



# Arundel Overlook

Dorsey Road at Airport 100 Way  
Hanover, MD 21076



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

[SJPI.COM](http://SJPI.COM) | 410.788.0100

## About Arundel Overlook

Arundel Overlook is a 68-acre flex/R&D community located at the intersection of Dorsey Road (MD Route 176) and Airport 100 Way in Anne Arundel County, just minutes from Baltimore-Washington International Airport (BWI).

The unified architecture of St. John Properties' eight buildings, comprising over 312,840 square feet of flex/R&D space, provides Arundel Overlook a campus-like business environment.

Tenant sizes from 2,520 square feet to 45,120 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/R&D buildings feature 30 foot wide spaces combined with 16-foot high ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

St. John Properties features an in-house and fully-staffed property management division to ensure that the building continually operates at peak performance.

For more information on Arundel Overlook, visit: [sjpi.com/arundeloverlook](http://sjpi.com/arundeloverlook)



### Flex/R&D Buildings

901 Mercantile Drive	33,120 SF	
921 Mercantile Drive	42,120 SF	
941 Mercantile Drive	42,120 SF	
961 Mercantile Drive	42,120 SF	
980 Mercantile Drive	45,120 SF	
1503 Signature Drive	42,120 SF	LEED DESIGNED
1513 Signature Drive	30,000 SF	LEED DESIGNED
1523 Signature Drive	36,120 SF	LEED SILVER

### Flex/R&D Specifications

LEED	Silver   Core & shell
Suite Sizes	2,520 up to 45,120 SF
Ceiling Height	
<i>901-980 Mercantile Drive &amp; 1523 Signature Drive</i>	16 ft. clear minimum
<i>1503 &amp; 1513 Signature Drive</i>	18 ft. clear minimum
Loading	Dock or drive-in
Roof	EPDM Rubber & TPO
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	W-1



MARYLAND  
295



# Arundel Overlook | Site Plan



BWI THURGOOD  
MARSHALL  
INTERNATIONAL  
AIRPORT

RESERVED  
WOODLANDS

980 MERCANTILE DR  
45,120 SF

961 MERCANTILE DR  
42,120 SF

941 MERCANTILE DR  
42,120 SF

921 MERCANTILE DR  
42,120 SF

901 MERCANTILE DR  
33,120 SF

1523 SIGNATURE DR  
36,120 SF

1513 SIGNATURE DR  
30,000 SF

1503 SIGNATURE DR  
42,120 SF

WRIGHT ROAD

MARYLAND  
100

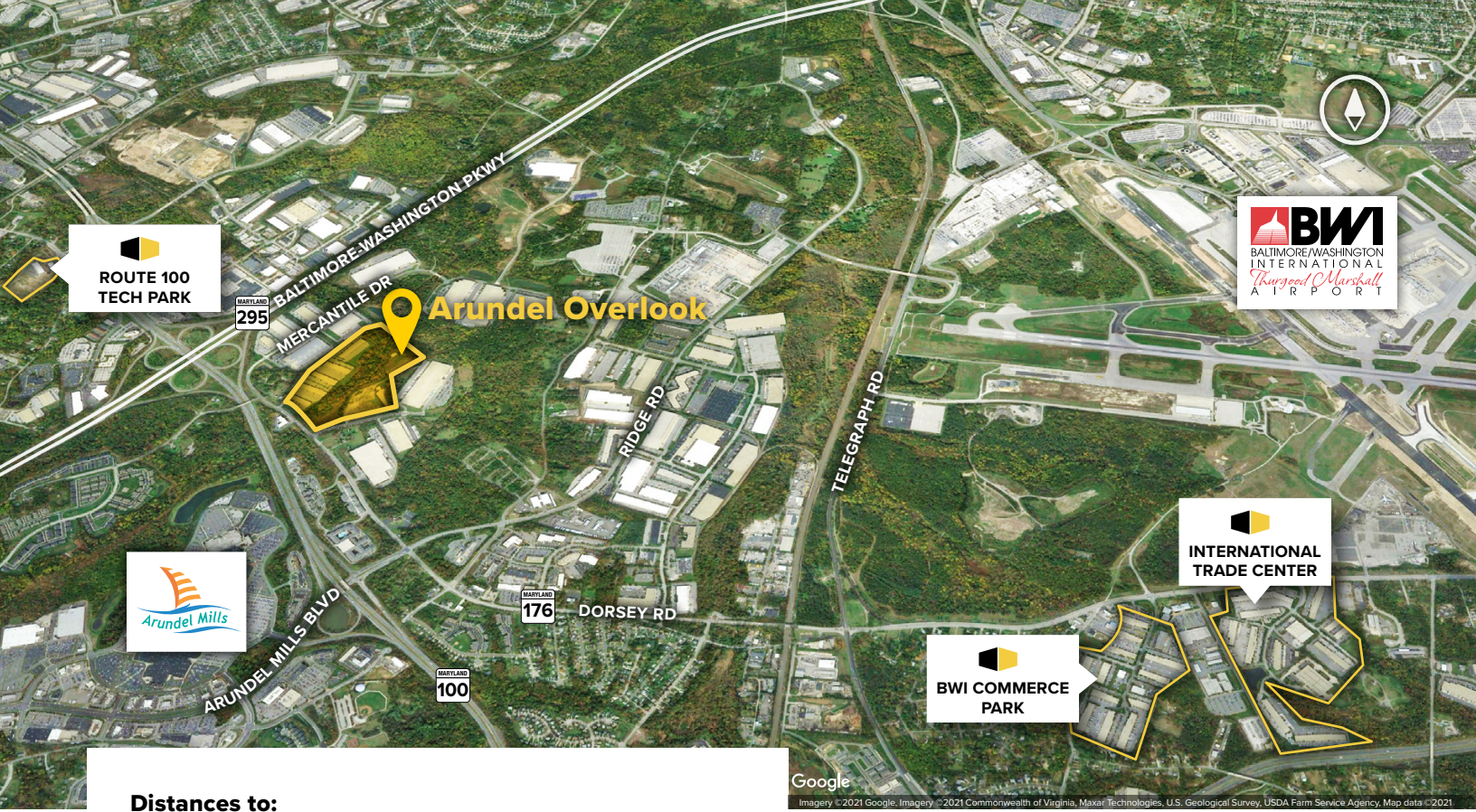
MARYLAND  
176

DORSEY ROAD

SIGNATURE DRIVE

AIRPORT 100 WAY





**Distances to:**

Annapolis, MD (Downtown) .....	20 miles
Baltimore, MD (Downtown) .....	12 miles
BWI Airport .....	4 miles
Columbia, MD .....	9 miles
Fort Meade/NSA .....	6 miles
Interstate 95 .....	3 miles
Interstate 695 (Baltimore Beltway) .....	6 miles
MD 100 .....	1 mile
MD 295 .....	0.5 miles
Washington, D.C. (Downtown) .....	28 miles

# Contact Us

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**BWI COMMERCE PARK**

**INTERNATIONAL TRADE CENTER**

**Arundel Overlook**

**ROUTE 100 TECH PARK**



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**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

Connect with us @stjohnprop



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