

# **BWI Technology Park III**

1500 - 1520 West Nursery Road

Linthicum, MD 21090



## **About BWI Technology Park III**

BWI Technology Park III is a 15-acre business community located in Anne Arundel County off West Nursery Road and Baltimore-Washington Parkway (MD Route 295) near BWI Airport.

BWI Technology Park III includes a 118,357 square foot class 'A' office building with an on-site gym and a 6,000 square foot pad site housing a Cracker Barrell restaurant. The unified architecture of St. John Properties' two buildings, comprising 124,000 square feet of office and retail space, provides BWI Technology Park III a campus-like business environment.

For more information on BWI Technology Park III, visit: sjpi.com/bwitech3



## **MULTI-STORY OFFICE SPACE**

### **FOUR-STORY OFFICE BUILDINGS**

1500 West Nursey Road 118,357 SF LEED GOLD

### **FOUR-STORY OFFICE SPECIFICATIONS**

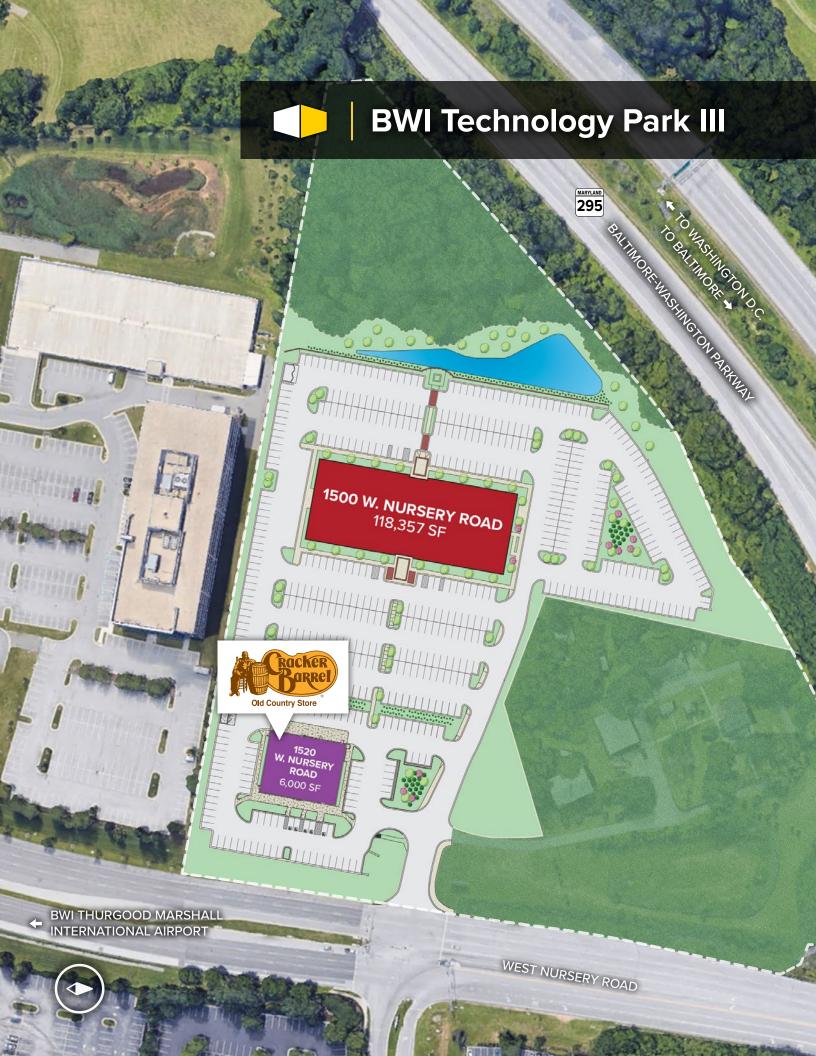
LEED	Core & shell
Suite Sizes	5,000 up to 118,357 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	4.5 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Zoning	C-4

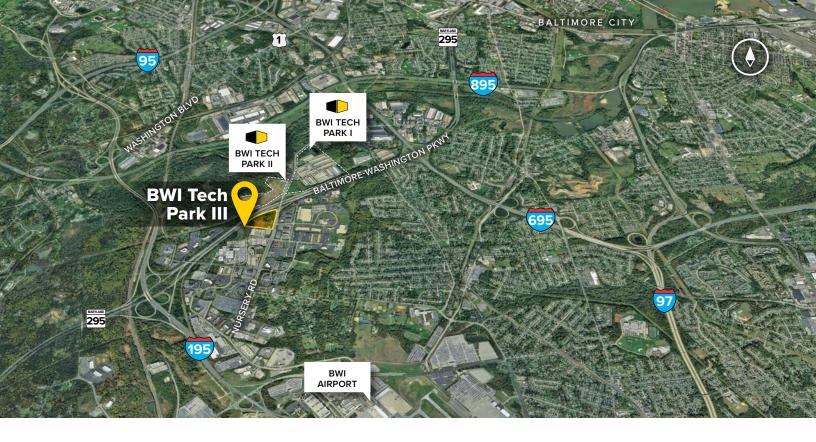


## **1520 WEST NURSERY ROAD**

The Cracker Barrel 6,000 SF







## **Distances to:**

Annapolis, MD (Downtown) ...... 22 miles Arundel Mills Mall ...... 4 miles Baltimore, MD (Downtown) ...... 8 miles BWI Airport ...... 2 miles Columbia, MD...... 12 miles I-495 (Capital Beltway) ...... 19 miles I-695 (Baltimore Beltway) ...... 3 miles MD 100 ...... 4 miles MD 295 ...... 0.1 mile



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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 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

> For additional leasing information or to schedule a tour, contact:

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