



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 Barrel 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 Nursery Road 118,357 SF **LEED GOLD DESIGNED**

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



PAD SITE

1520 WEST NURSERY ROAD

The Cracker Barrel 6,000 SF





BW Technology Park III



MARYLAND
295

TO WASHINGTON D.C.
TO BALTIMORE
BALTIMORE-WASHINGTON PARKWAY

1500 W. NURSERY ROAD
118,357 SF



1520 W. NURSERY ROAD
6,000 SF

BW THURGOOD MARSHALL
INTERNATIONAL AIRPORT

WEST NURSERY ROAD



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



2560 Lord Baltimore Drive
Baltimore, MD 21244

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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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