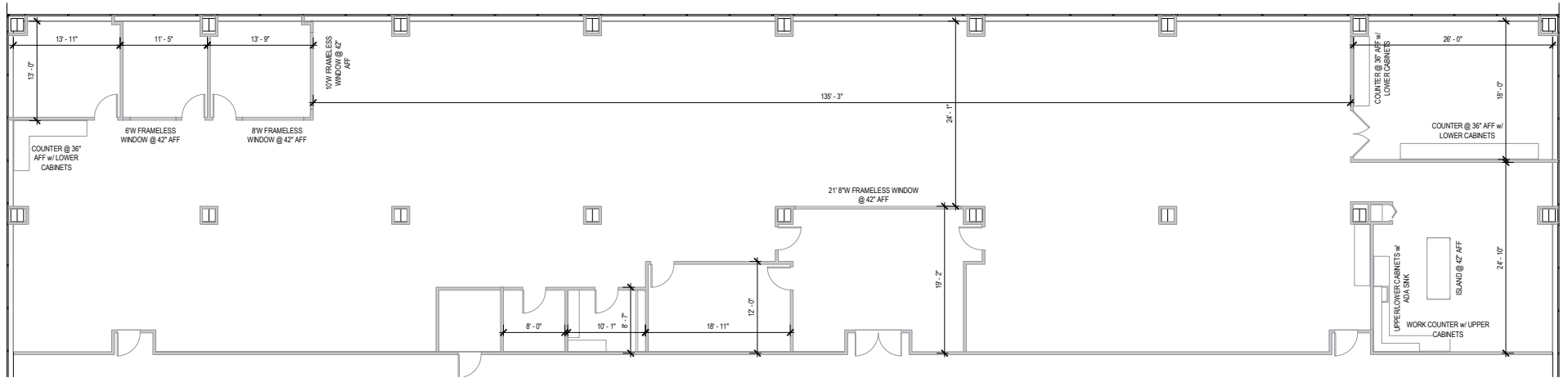
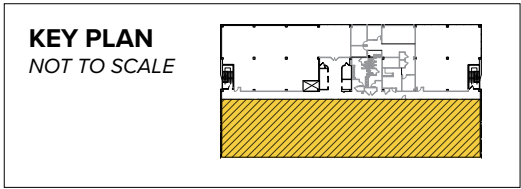


Total SF Available:
2,788 SF

[Take a Virtual Tour](#)



Building Features:

- Five story, 100,000 sq. ft. office building
- Exterior: steel construction with brick masonry and ribbon glass
- Abundant, free on-site parking
- LEED Gold certified
- Visible to 195,000+ vehicles per day along I-95
- Proximate to I-695, MD-295, and I-895
- On-site deli, catering and fitness center
- Baltimore City Enterprise Zone tax credits available to tenants
- Located in Baltimore City HubZone
- Three elevators serve all five floors

*For more information on
Baltimore Gateway, visit:
sjpi.com/baltimoregateway*



Multi-Story C'ass 'A' Office

Five-Story Office Building

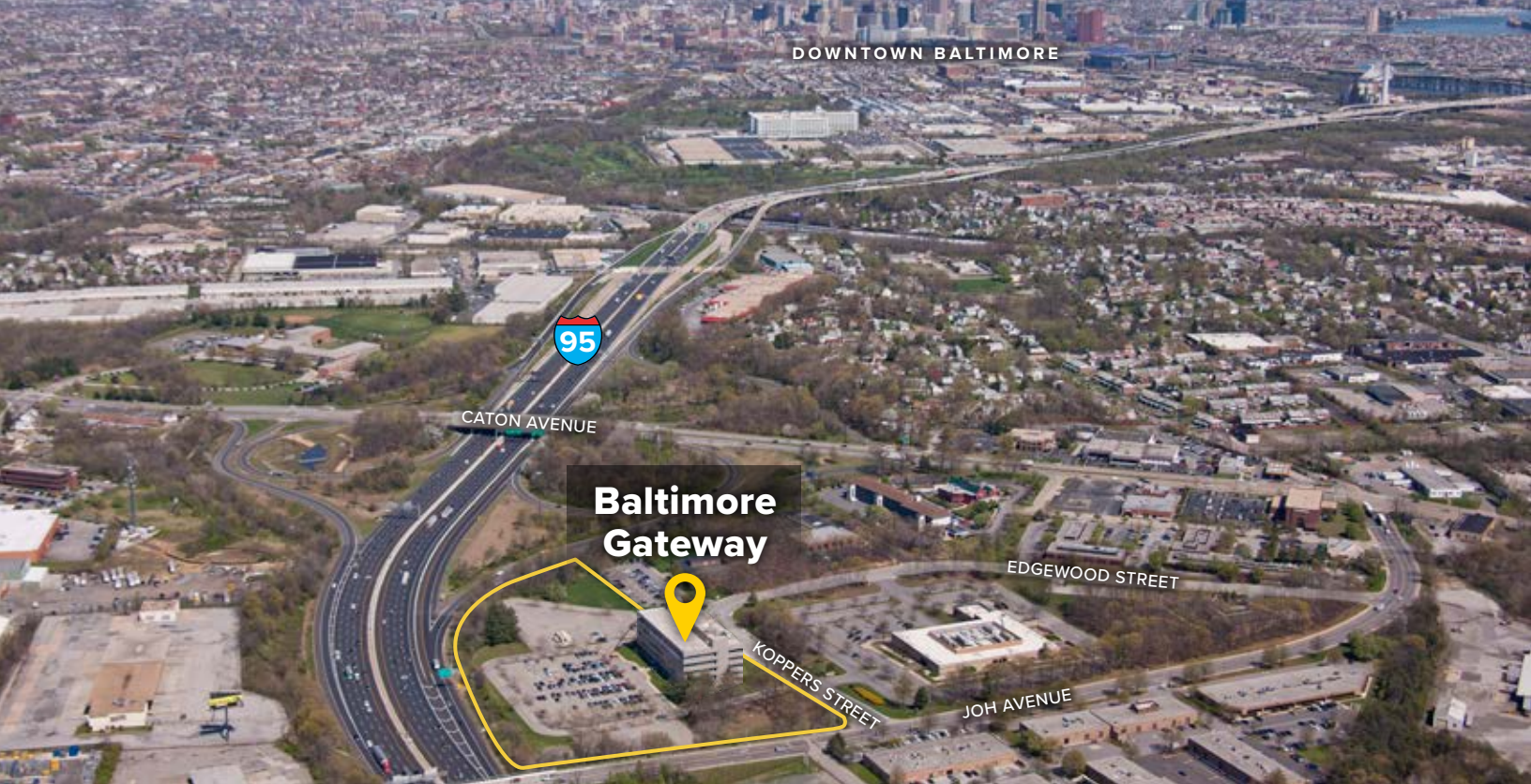
3700 Koppers Street 100,000 SF

Five-Story Specifications

LEED	Gold Core & shell
Ceiling Height	9 ft. clear minimum
Suite Sizes	1,500 up to 100,000 SF
Elevator	Yes
Walls	Brick on steel
Office	Build to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Heat	Gas



Pictured Clockwise From Top Right:
*Exterior glass line and landscaping of
3700 Koppers Street; lobby interior; on-
site fitness center available to tenants*



Baltimore Gateway

Distances to:

- Baltimore, MD (Downtown) 2 miles
- BWI Airport 7 miles
- Columbia, MD 15 miles
- Interstate 95 1.5 miles
- Interstate 97 5 miles
- Interstate 495 (Capital Beltway) 22 miles
- Interstate 695 (Baltimore Beltway) 2 miles
- Interstate 895 3 miles
- MD 295 3 miles
- Washington, D.C. (Downtown) 35 miles

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



2560 Lord Baltimore Drive
Baltimore, MD 21244

410.788.0100 | SJPI.COM

MD | CO | LA | NV | PA | UT | VA | WI

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

Matt Lenihan
Vice President, Leasing
410.369.1202 | mlenihan@sjpi.com

Sean Doordan
Senior VP, Leasing & Acquisitions
410.369.1211 | sdoordan@sjpi.com

Connect with us @stjohnprop    



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 08/19