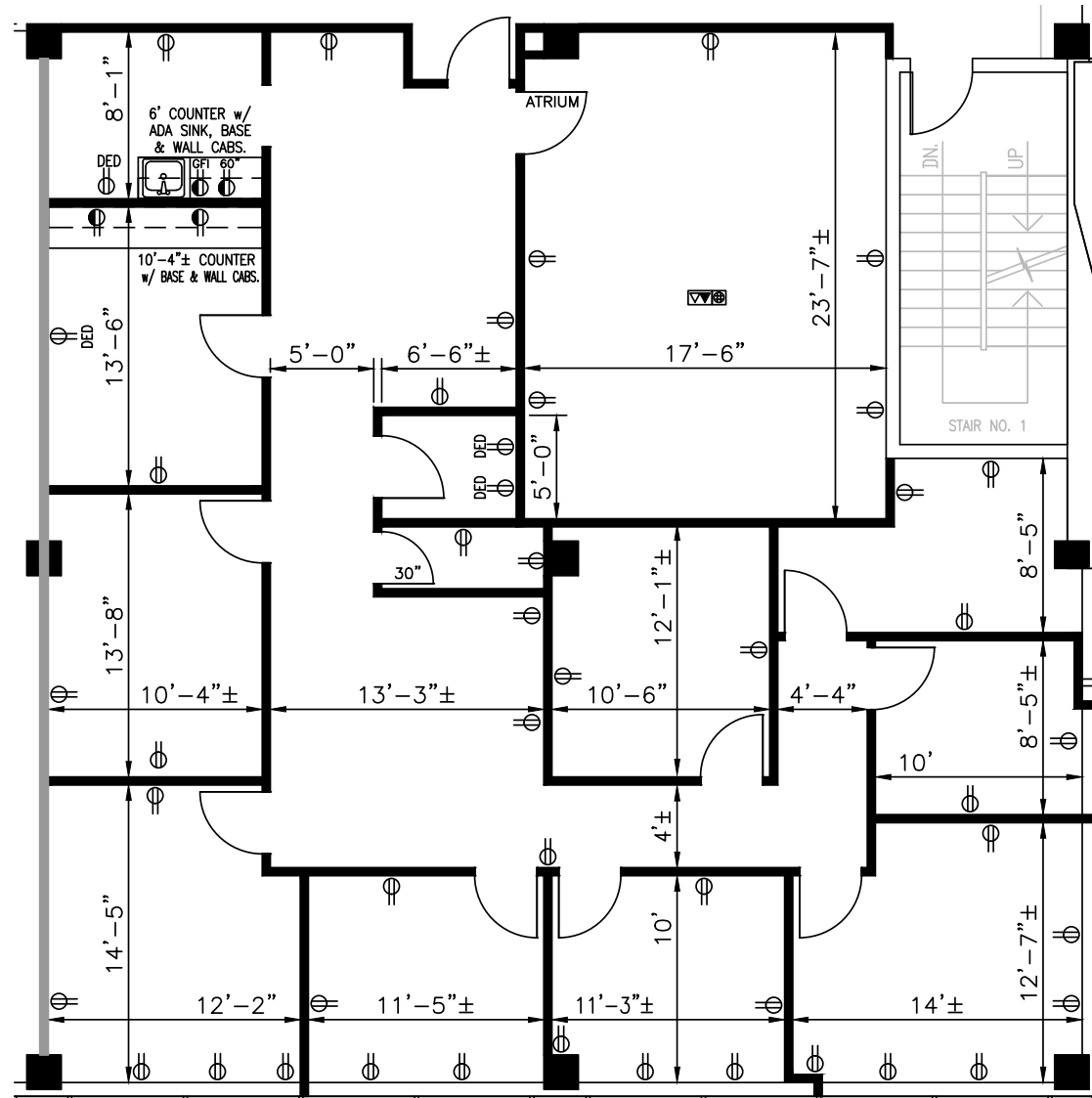
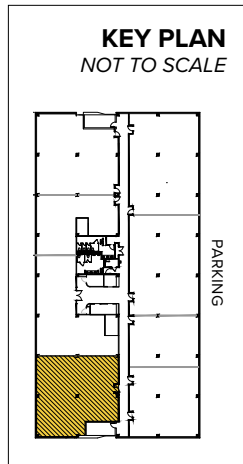


**Total SF Available:**  
2,714 SF

[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](http://sjpi.com/baltimoregateway)*



## Multi-Story C'ass 'A' Office

### Five-Story Office Building

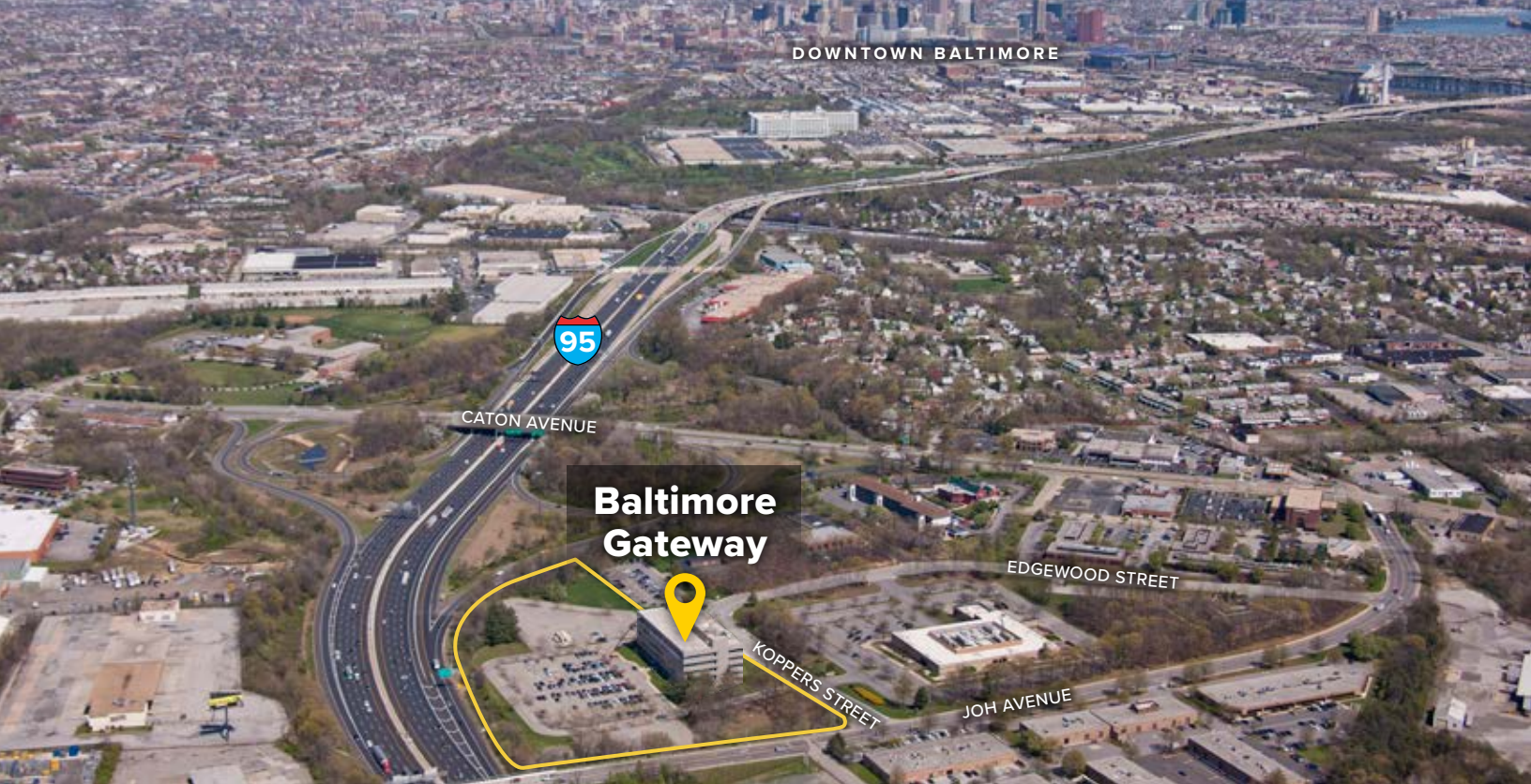
3700 Koppers Street      100,000 SF

### 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.



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