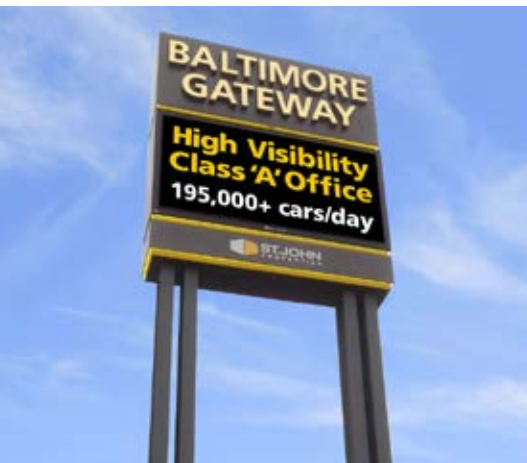




Baltimore Gateway

3700 Koppers Street

Baltimore, MD 21227



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

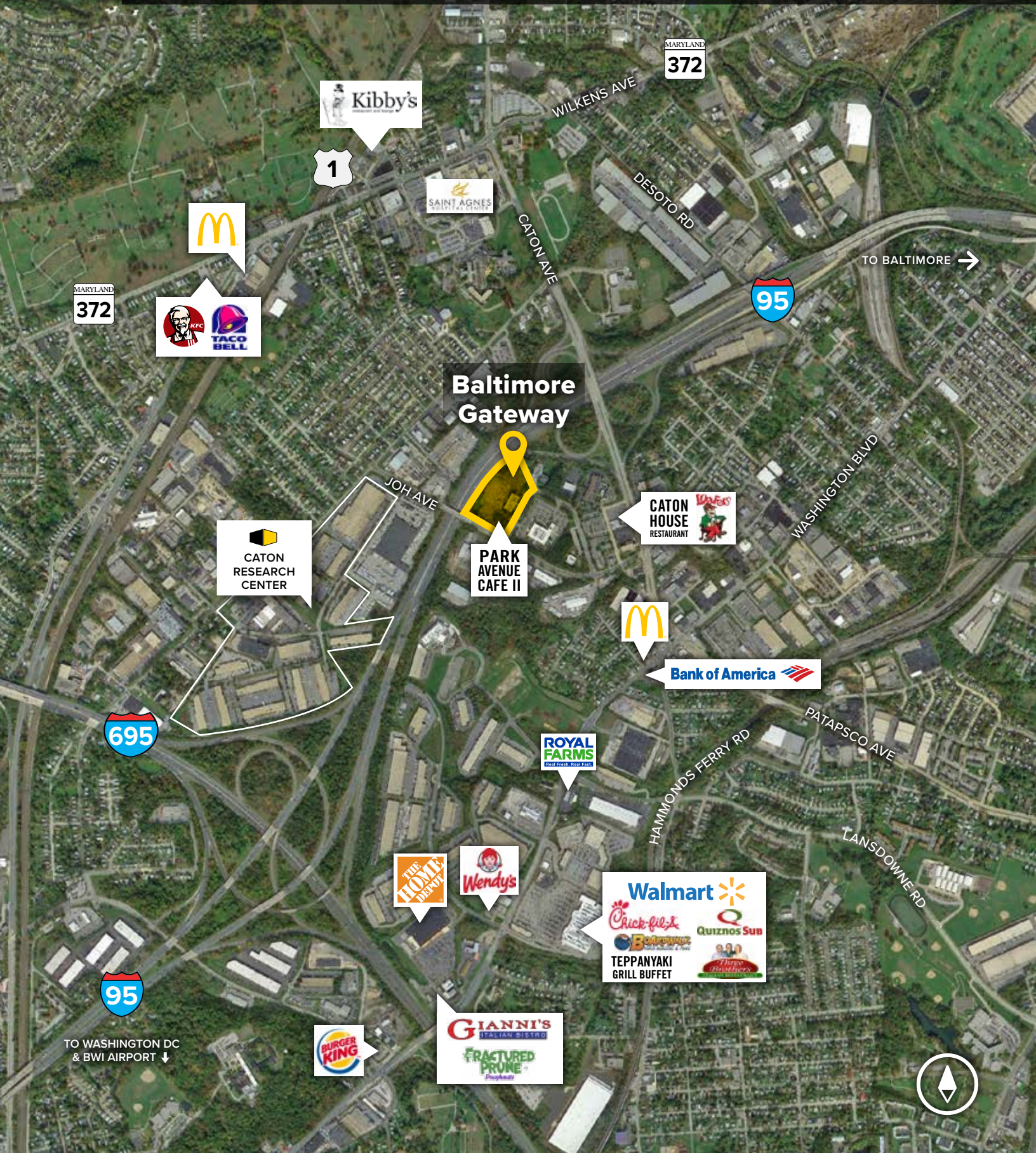
LEED	Gold Core & shell
Ceiling Height	9 ft. clear minimum
Suite Sizes	1,500 up to 100,000 SF
Elevator	Yes
Walls	Brick on steel
Office	Build to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Heat	Gas

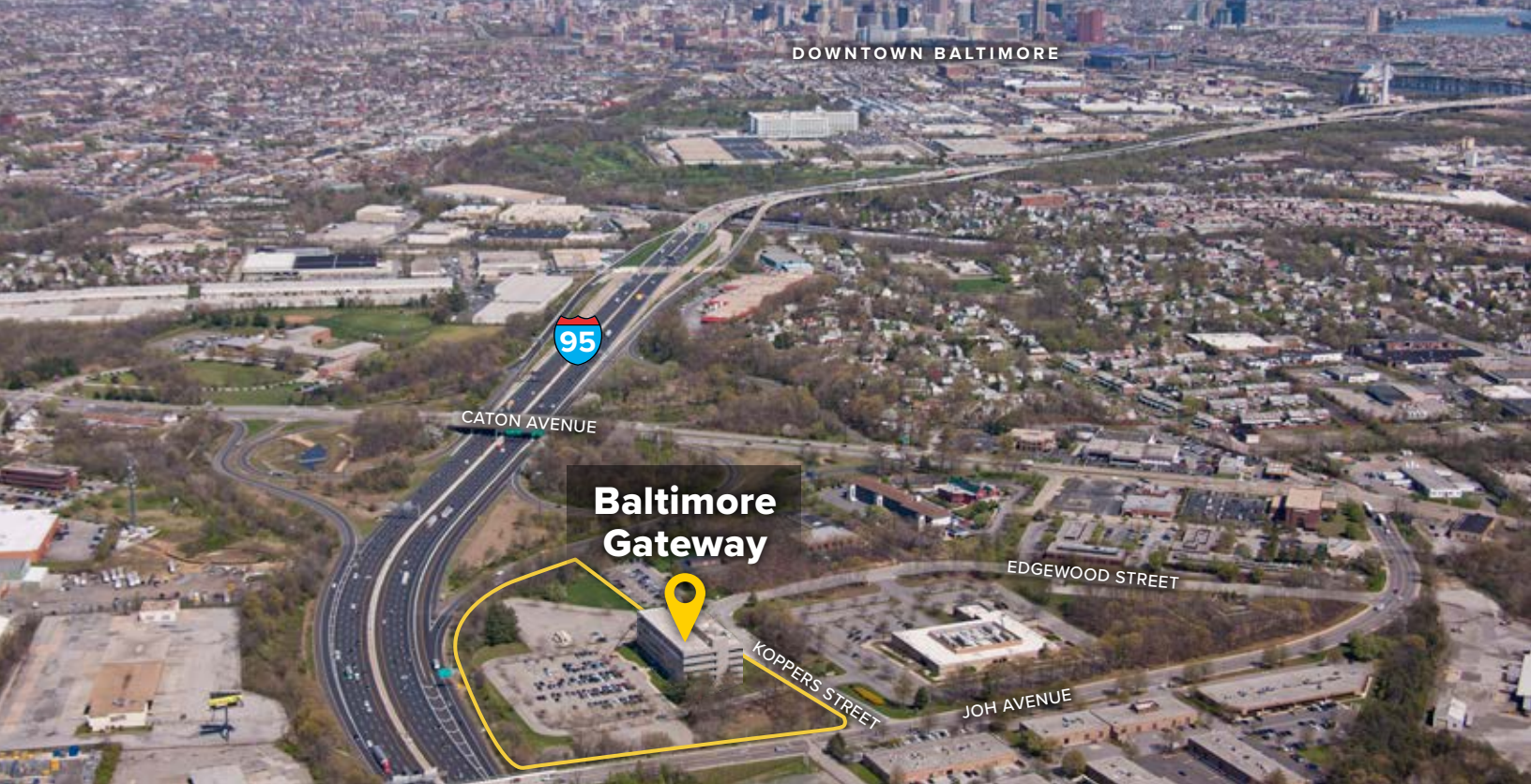


Pictured Clockwise From Top Right:
*Exterior glass line and landscaping of
3700 Koppers Street; lobby interior; on-
site fitness center available to tenants*



Baltimore Gateway | Amenities





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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