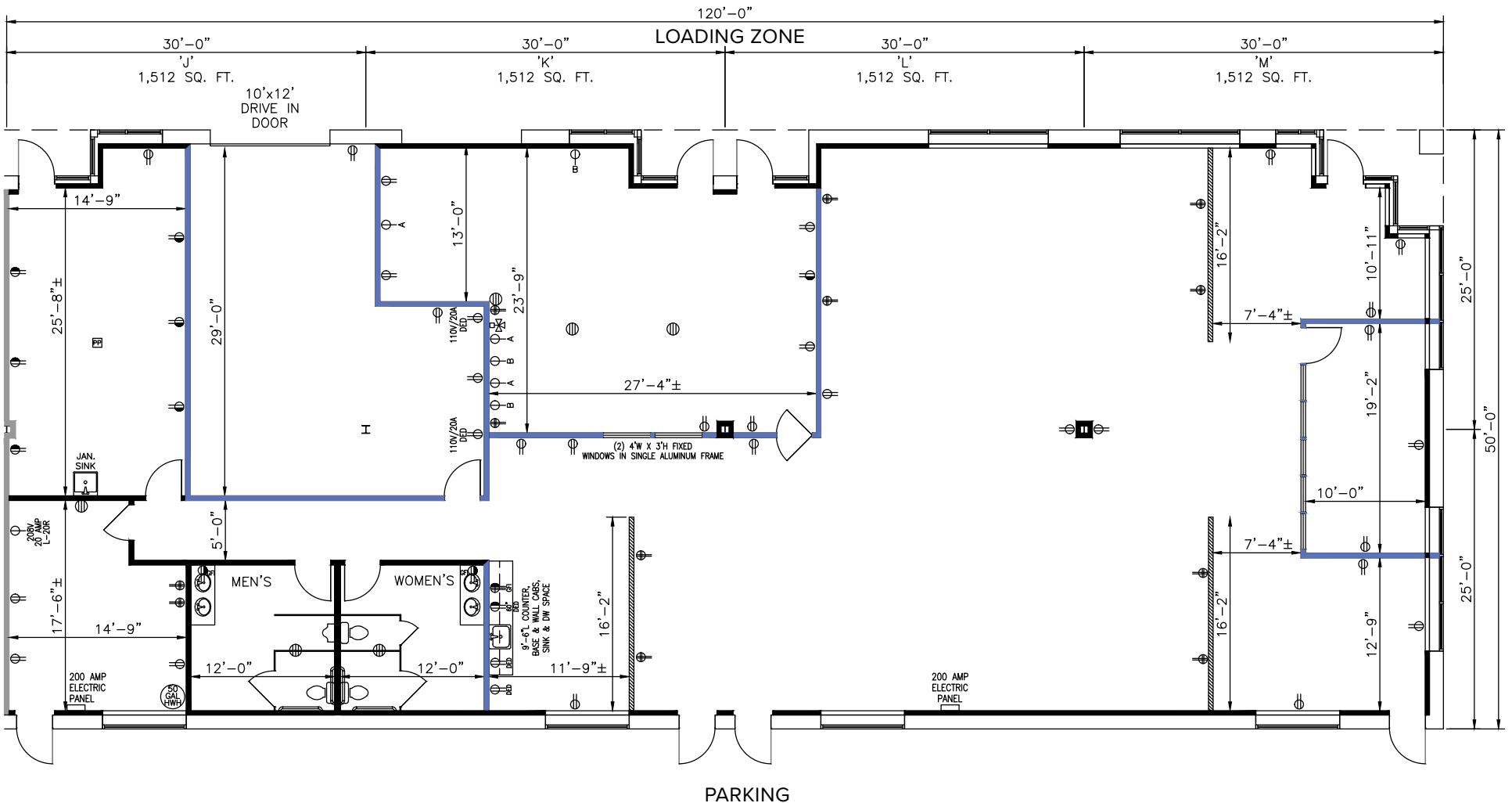
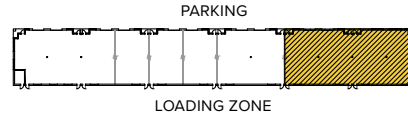


DOLFIELD BUSINESS PARK
7 Easter Court | Owings Mills, MD 21117
Suites J-M

TOTAL SF AVAILABLE:
6,048 SF

KEY PLAN
NOT TO SCALE



About Dolfield Business Park

Dolfield Business Park is a 44-acre Baltimore County business community located near Red Run Boulevard in Owings Mills, MD. The unified architecture of St. John Properties' eight completed buildings, which comprise more than 247,000 square feet of flex/R&D and office product, provides Dolfield Business Park a campus-like business environment.

An additional three flex/R&D buildings totaling more than 130,000 square feet are planned for development. The park also includes 11155 Dolfield Boulevard, a two-story, 71,400 square foot office building located across Dolfield Boulevard.

For more information on Dolfield Business Park, visit: sjpi.com/dolfield



TWO-STORY OFFICE SPACE

TWO-STORY OFFICE BUILDINGS

11155 Dolfield Boulevard 71,400 SF

TWO-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,275 up to 71,400 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	4.5 spaces per 1,000 SF
HVAC: 1 st Floor	Heat pump (Electric)
HVAC: 2 nd Floor	Gas
Roof	EPDM Rubber
Exterior Walls	Brick on block
Zoning	ML-IM



FLEX/R&D SPACE

SINGLE-STORY FLEX/R&D BUILDINGS

1 Easter Court	32,158 SF	
3 Easter Court	31,121 SF	
5 Easter Court	32,700 SF	
7 Easter Court	18,000 SF	
8 Easter Court	31,560 SF	LEED GOLD
9 Easter Court	30,120 SF	LEED GOLD
10 Easter Court	39,120 SF	LEED GOLD
11 Easter Court	33,120 SF	LEED GOLD
Building G	45,120 SF	FUTURE
Building H	51,120 SF	FUTURE
Building I	34,200 SF	FUTURE

FLEX/R&D SPECIFICATIONS

LEED	Core & shell
Suite Sizes	1,500 up to 51,120 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber & TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	
1 Easter Court	BM-IM
3-11 Easter Court & Buildings G-I	ML-IM





Distances to:

Baltimore (Downtown)	15 miles
BWI Airport	22 miles
Foundry Row	2 miles
I-95	15 miles
I-695 (Baltimore Beltway)	4 miles
I-795	2 miles
Mill Station	2 miles
Towson	13 miles
Westminster	16 miles



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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