




St. John Properties' flex/R&D buildings offer first class, highly efficient work environments in an attractive business park setting.

Flex/R&D buildings provide drive-in or dock height access for integration, production or R&D work.

We are leasing in a wide range of configurations, from small office/warehouse/integration space to entire buildings improved for 100% high-tech office space.

 **FLEX / R&D SPACE**

SINGLE-STORY FLEX / R&D BUILDINGS

6145 Guardian Gateway	54,120 SF	FUTURE
6155 Guardian Gateway	39,120 SF	FUTURE
6165 Guardian Gateway	51,120 SF	LEED GOLD
6175 Guardian Gateway	54,120 SF	LEED GOLD
6240 Guardian Gateway	59,977 SF	

FLEX / R&D SPECIFICATIONS

LEED (on select buildings)	Core & Shell
Suite Sizes	2,520 up to 59,977 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber or TPO
Exterior Walls	ATFP
Loading	Dock or drive-in





THE GATE
 ABERDEEN PROVING GROUND
 OFFICE & TECH PARK



2560 Lord Baltimore Drive
 Baltimore, MD 21244

410.788.0100 | SJPI.COM

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

Connect with us @stjohnprop



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

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