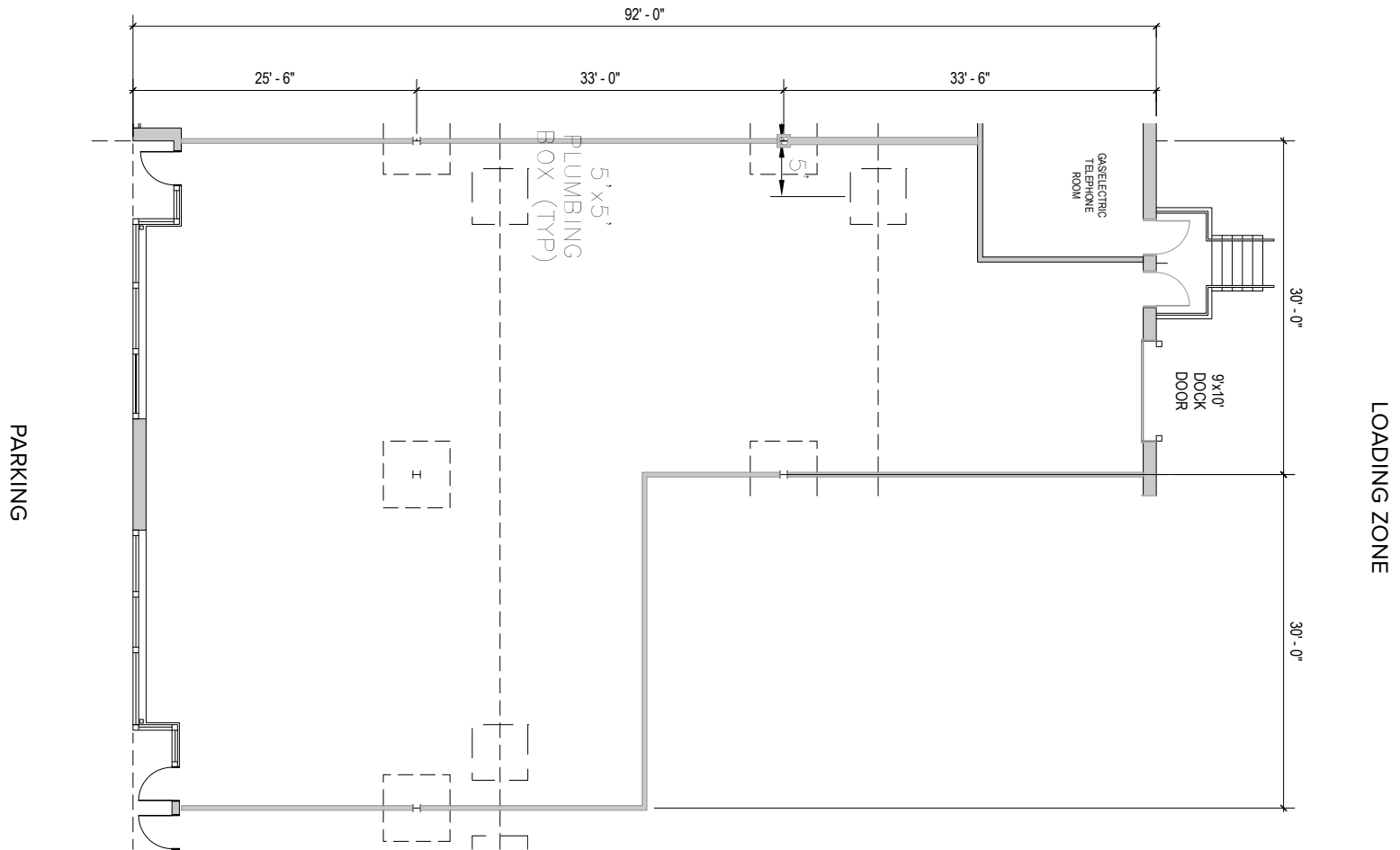
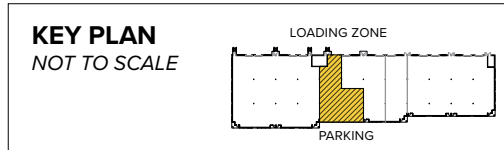


**Total SF Available:**  
4,030 SF





 **Flex/R&D Space**

**Flex/R&D Buildings**

11600 Crossroads Circle	34,080 SF	
11605 Crossroads Circle	40,080 SF	
11615 Crossroads Circle	31,920 SF	
11620 Crossroads Circle	42,120 SF	
11630 Crossroads Circle	51,120 SF	<b>LEED GOLD</b>
11640 Crossroads Circle	50,400 SF	
11650 Crossroads Circle	28,000 SF	<b>LEED GOLD</b>
11655 Crossroads Circle	59,400 SF	<b>LEED CERTIFIED</b>
11675 Crossroads Circle	40,080 SF	<b>LEED GOLD</b>
11685 Crossroads Circle	54,120 SF	<b>LEED GOLD</b>
11695 Crossroads Circle	33,120 SF	<b>LEED GOLD</b>
1300 Innovation Street	31,560 SF	FUTURE
1301 Innovation Street	45,120 SF	FUTURE
1310 Innovation Street	42,120 SF	<b>LEED DESIGNED</b>
1311 Innovation Street	44,160 SF	FUTURE
1320 Innovation Street	42,120 SF	<b>LEED DESIGNED</b>
1321 Innovation Street	39,120 SF	FUTURE
1330 Innovation Street	40,620 SF	<b>LEED DESIGNED</b>
1331 Innovation Street	50,160 SF	FUTURE
1340 Innovation Street	28,560 SF	FUTURE

**Flex/R&D Specifications**

LEED (select buildings)	Core & shell
Suite Sizes	2,520 up to 59,400 SF
Ceiling Height	
11600-11695 Crossroads Cir.	16 ft. clear minimum
1300-1340 Innovation St.	18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM or TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	ML-IM-M43



Flex/R&D interior



**Distances to:**

- Aberdeen, MD ..... 18 miles
- Amtrak/MARC Station ..... 1 mile
- Baltimore, MD (Downtown) ..... 11 miles
- BWI Airport ..... 20 miles
- Interstate 95 ..... 2 miles
- Interstate 695 (Baltimore Beltway) ..... 4 miles
- Martin State Airport ..... 1 mile
- Towson, MD ..... 10 miles



2560 Lord Baltimore Drive  
 Baltimore, MD 21244  
 410.788.0100 | SJPI.COM  
 MD | CO | LA | NV | PA | UT | VA | WI

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 05/20*

**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.

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

**OFFICE / FLEX SPACE**

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

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

**RETAIL SPACE**

**Bill Holzman**  
*Vice President, Retail Leasing*  
 410.369.1240 | bholzman@sjpi.com

**Eric Llewellyn**  
*Retail Leasing Representative*  
 443.464.1308 | ellewellyn@sjpi.com