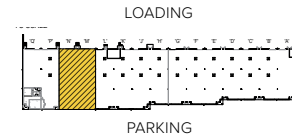




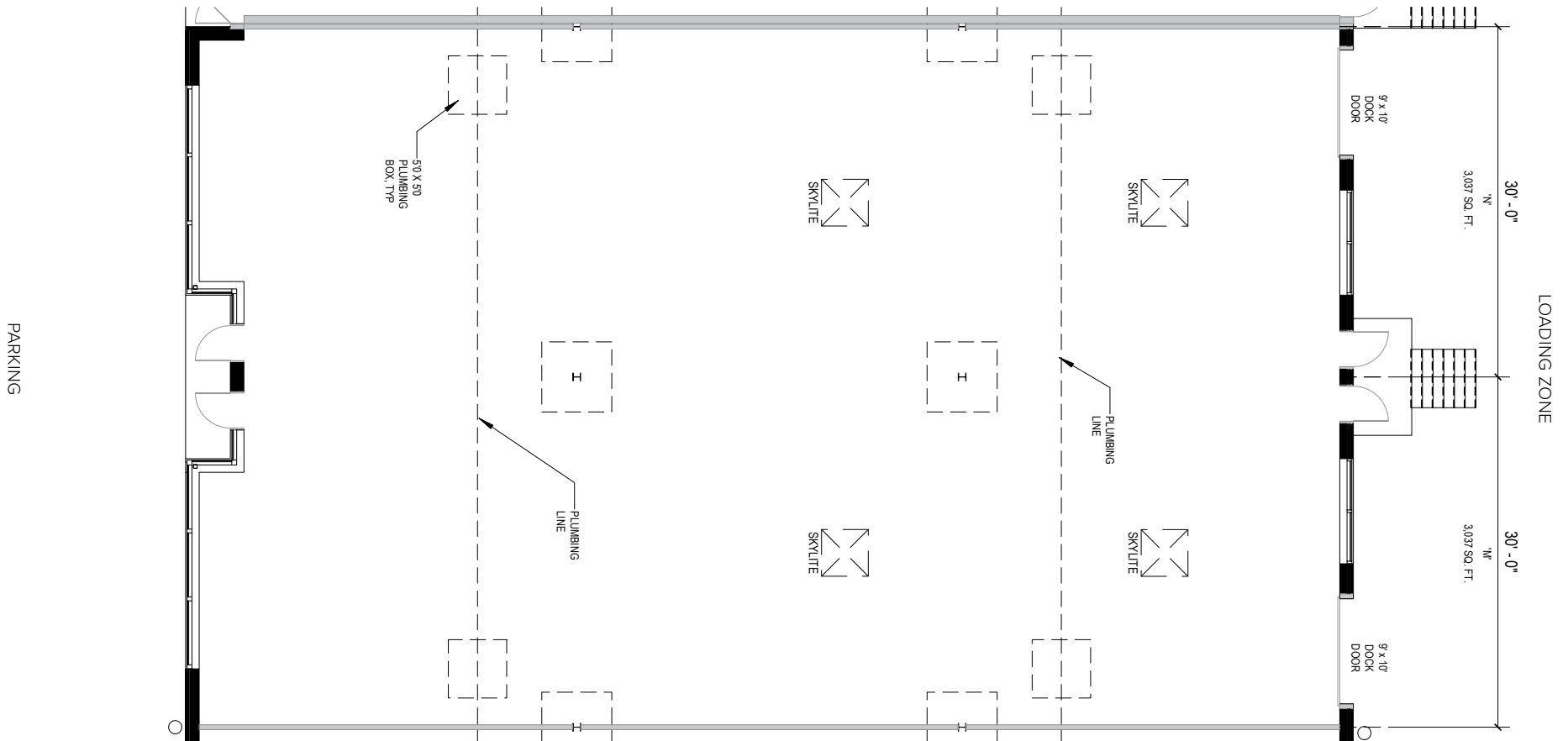
Total SF Available:
3,037-6,074 SF

*New flex/R&D shell space,
18 ft. clear height, drive-in loading*

KEY PLAN
NOT TO SCALE



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.



PARKING

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	LEED GOLD
11640 Crossroads Circle	50,400 SF	
11650 Crossroads Circle	28,000 SF	LEED GOLD
11655 Crossroads Circle	59,400 SF	LEED CERTIFIED
11675 Crossroads Circle	40,080 SF	LEED GOLD
11685 Crossroads Circle	54,120 SF	LEED GOLD
11695 Crossroads Circle	33,120 SF	LEED GOLD
1300 Innovation Street	31,560 SF	FUTURE
1301 Innovation Street	45,120 SF	FUTURE
1310 Innovation Street	42,120 SF	LEED DESIGNED
1311 Innovation Street	44,160 SF	FUTURE
1320 Innovation Street	42,120 SF	LEED DESIGNED
1321 Innovation Street	39,120 SF	FUTURE
1330 Innovation Street	40,620 SF	LEED DESIGNED
1331 Innovation Street	50,160 SF	FUTURE
1340 Innovation Street	28,560 SF	FUTURE

Flex/R&D Specifications

LEED (<i>select buildings</i>)	Core & shell
Suite Sizes	2,520 up to 59,400 SF
Ceiling Height	
<i>11600-11685 Crossroads Cir.</i>	16 ft. clear minimum
<i>11695 Crossroads Cir. 1300-1340 Innovation St.</i>	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



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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 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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