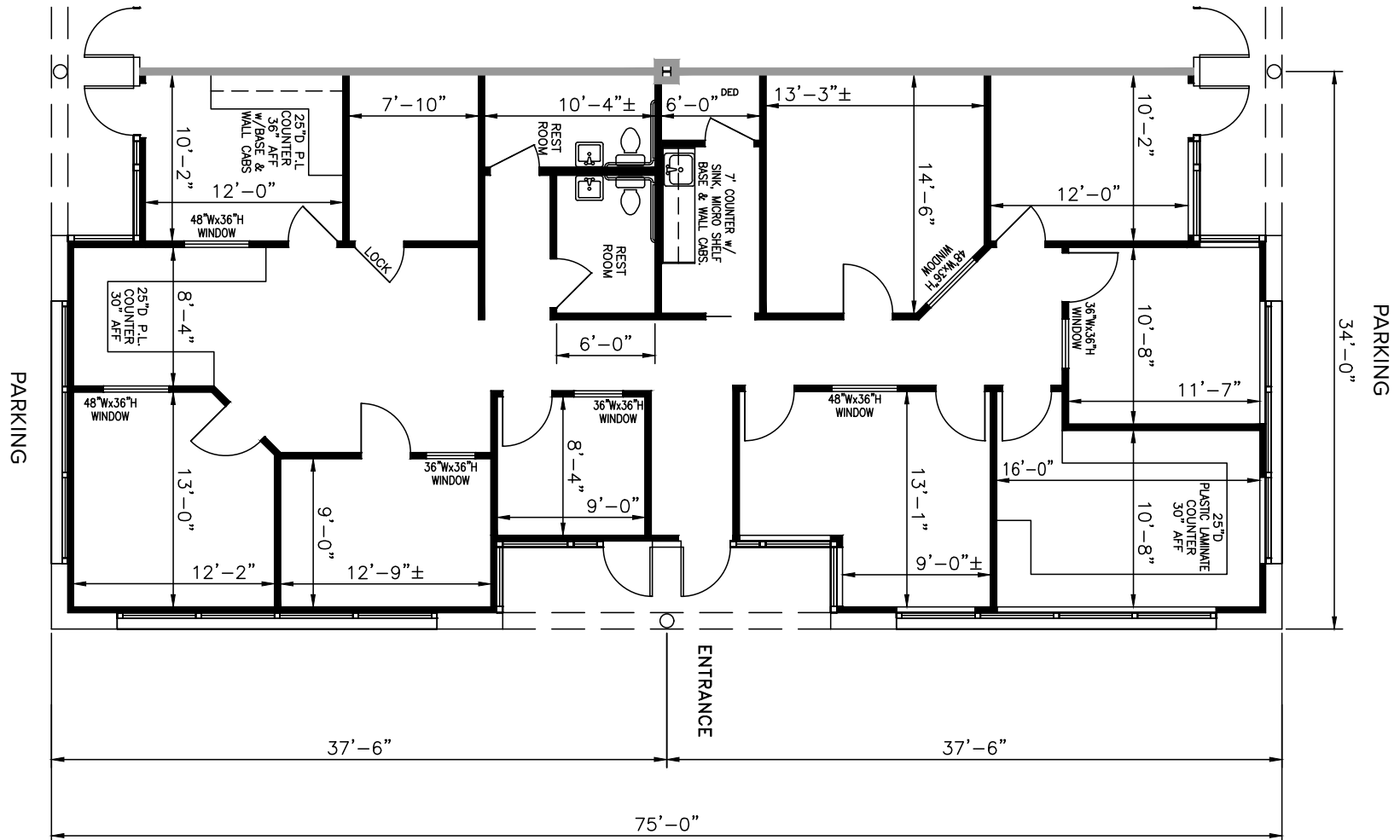
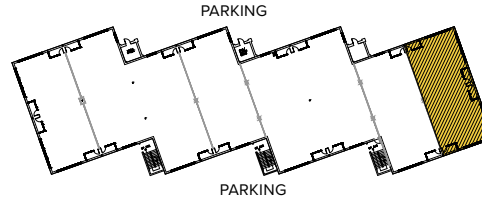


TOTAL SF AVAILABLE:
2,550 SF

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.

About I-97 Business Park

I-97 Business Park is a 67-acre business community located on Benfield Blvd. and Najoles Road off exit 10 of Interstate 97, near the Baltimore-Washington International Thurgood Marshall Airport in Anne Arundel County.



FLEX/R&D SPACE

SINGLE-STORY FLEX/R&D BUILDINGS

| | | |
|-------------------------|-----------|------------------|
| 1110 Benfield Boulevard | 42,420 SF | |
| 1114 Benfield Boulevard | 33,300 SF | |
| 1120 Benfield Boulevard | 36,300 SF | |
| 1121 Benfield Boulevard | 50,642 SF | |
| 1127 Benfield Boulevard | 33,300 SF | |
| 1131 Benfield Boulevard | 44,400 SF | |
| 253 Najoles Road | 30,120 SF | |
| 254 Najoles Road | 30,240 SF | LEED DESIGNED |
| 255 Najoles Road | 33,120 SF | |
| 258 Najoles Road | 33,620 SF | LEED DESIGNED |

FLEX/R&D SPECIFICATIONS

| | |
|----------------|-------------------------|
| Suite Sizes | 2,160 up to 50,642 SF |
| Ceiling Height | 16-18 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 | W1 |



Flex/R&D exterior



MULTI-STORY OFFICE SPACE

FIVE-STORY OFFICE BUILDING

| | | |
|------------------|------------|-----------------------|
| 231 Najoles Road | 126,500 SF | LEED GOLD DESIGNED |
|------------------|------------|-----------------------|

FIVE-STORY OFFICE SPECIFICATIONS

| | |
|-------------|----------------------------|
| LEED | Core & shell |
| Suite Sizes | Up to 126,500 SF |
| Office | Built to suit |
| Elevator | Yes |
| Parking | 5 spaces per 1,000 SF |
| HVAC | Gas, VAV with zone control |
| Zoning | W1 |



TWO-STORY OFFICE SPACE

TWO-STORY OFFICE BUILDINGS

| | |
|-------------------------|-----------|
| 1111 Benfield Boulevard | 40,800 SF |
|-------------------------|-----------|

TWO-STORY OFFICE SPECIFICATIONS

| | |
|-----------------|--------------------------|
| Suite Sizes | 1,275 SF up to 40,800 SF |
| Ceiling Height | 10 ft. clear minimum |
| Offices | Built to suit |
| Parking | 5 spaces per 1,000 SF |
| Heat: 1st Floor | Heat pump |
| Heat: 2nd Floor | Gas |
| Zoning | W1 |



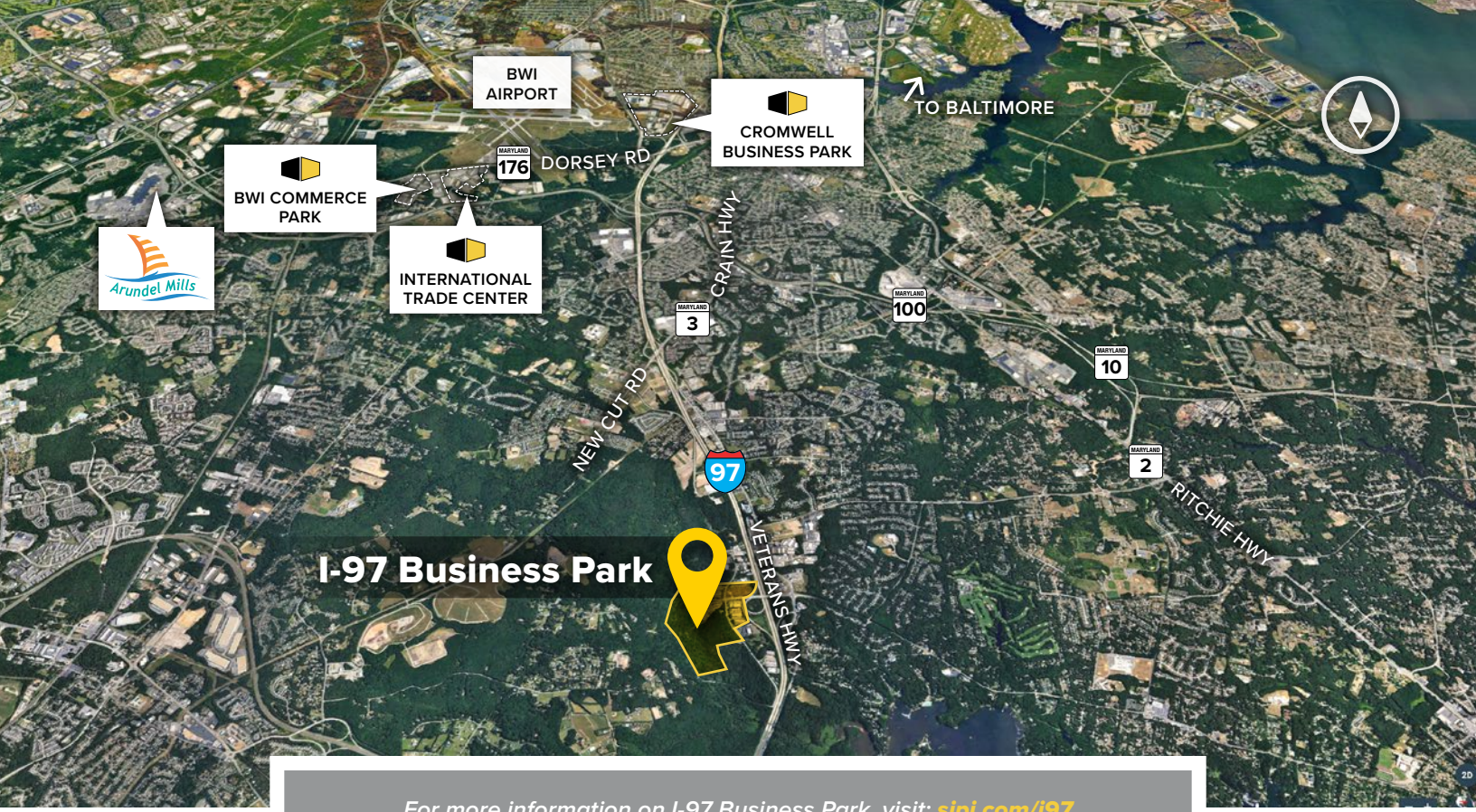
SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS

| | |
|------------------|-----------|
| 251 Najoles Road | 17,400 SF |
|------------------|-----------|

SINGLE-STORY OFFICE SPECIFICATIONS

| | |
|----------------|--------------------------|
| Suite Sizes | 1,800 SF up to 17,400 SF |
| Ceiling Height | 10 ft. clear minimum |
| Offices | Built to suit |
| Parking | 5 spaces per 1,000 SF |
| Heat | Gas |
| Zoning | W1 |



For more information on I-97 Business Park, visit: sjpi.com/i97

Distances to:

- Annapolis (Downtown) 9 miles
- Baltimore (Downtown) 13 miles
- BWI Airport 6 miles
- Ft. Meade/NSA 9 miles
- Columbia 12 miles
- I-495 (Capital Beltway) 13 miles
- I-695 (Baltimore Beltway) 7 miles
- Washington, D.C. (Downtown) 20 miles



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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.

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