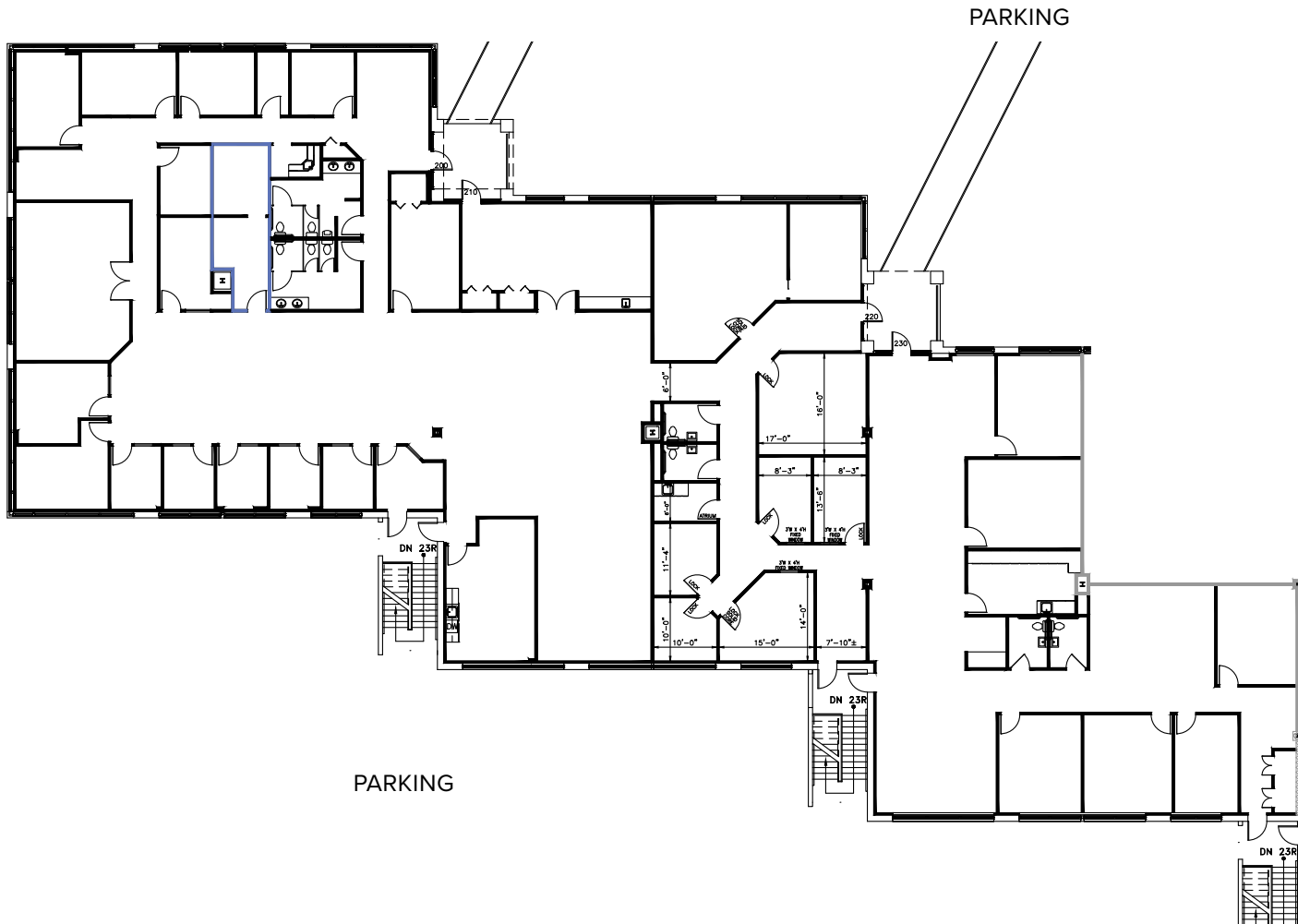
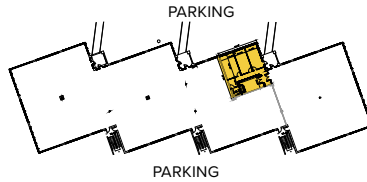


I-97 BUSINESS PARK
 1111 Benfield Boulevard | Millersville, MD 21108
 Suites 200-230 | Second Floor

TOTAL SF AVAILABLE:
 14,025 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
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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
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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



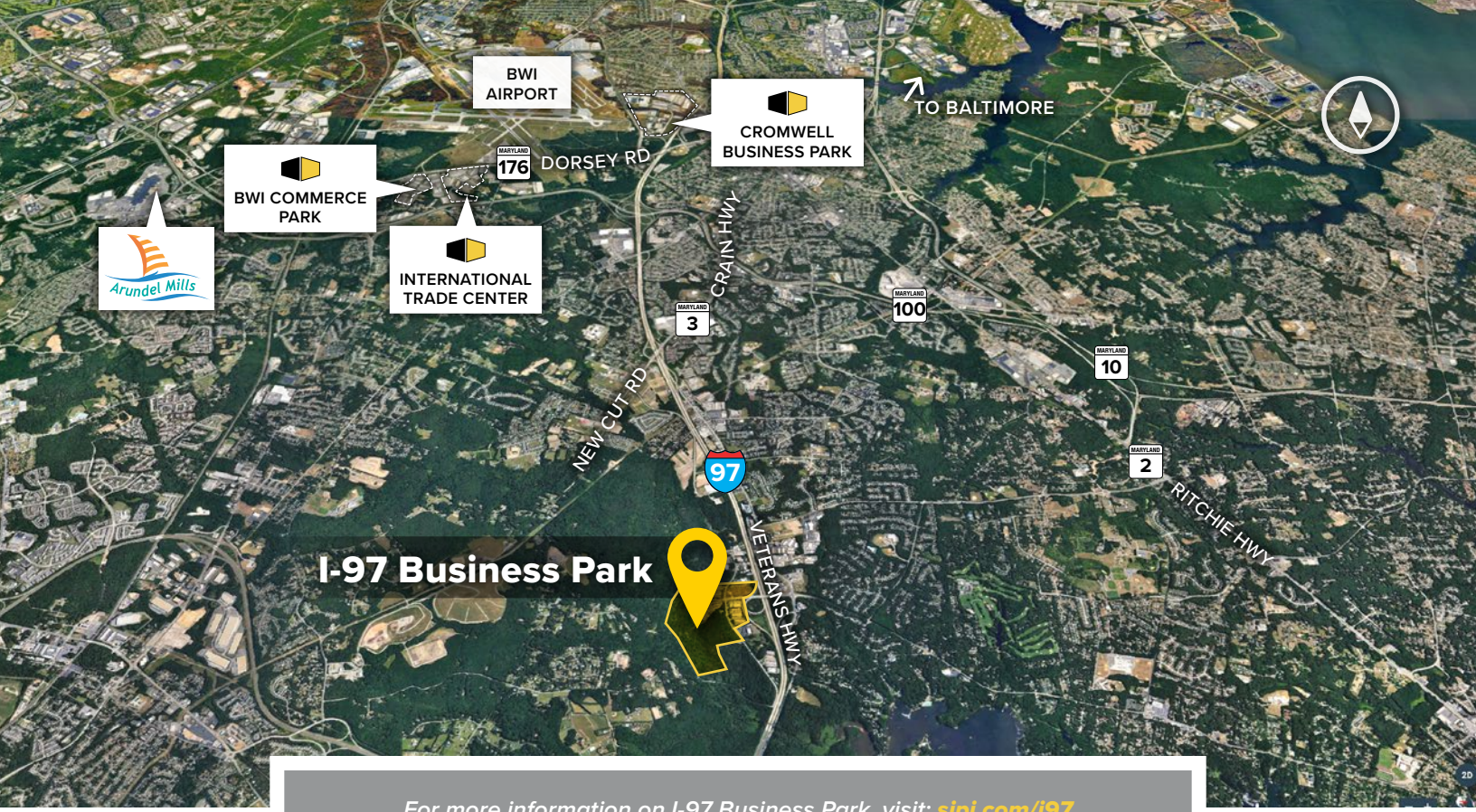
SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS

251 Najoles Road	17,400 SF
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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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