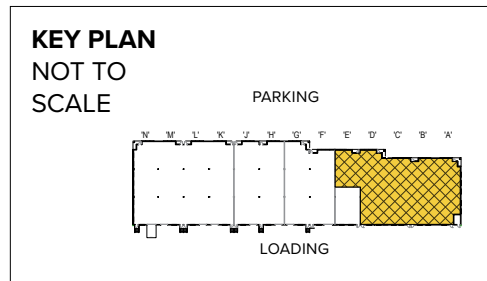


I-97 Business Park
1120 Benfield Boulevard | Millersville, MD 21108
Suites A—E(front)

Total SF Available:

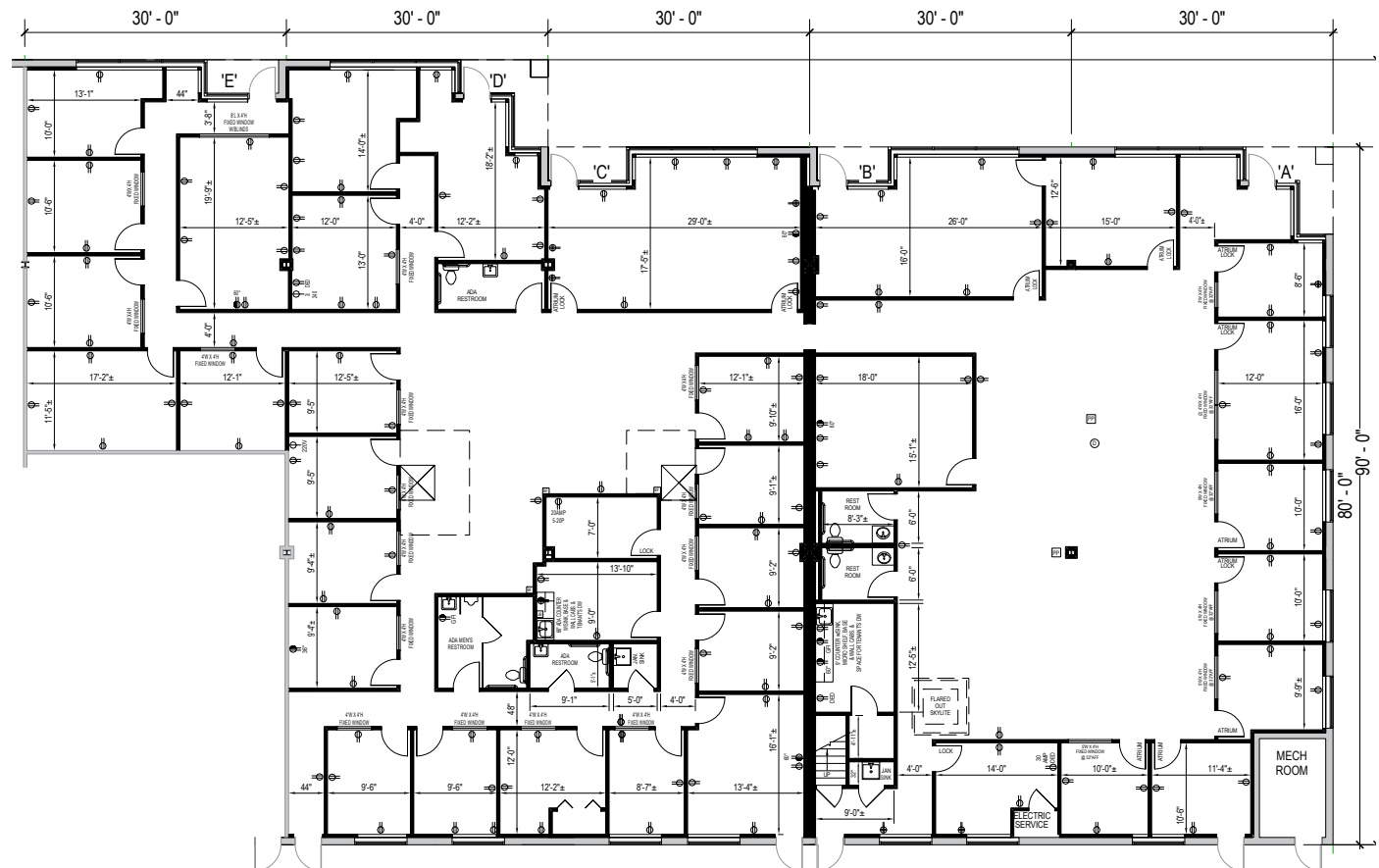
11,250 SF

*Fully built-out end unit with
open space for workstations,
built-out skylights & mulitple
conferencing opportunities;
good glass line*



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



About I-97 Business Park

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

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 SILVER DESIGNED
255 Najoles Road	33,120 SF	
258 Najoles Road	33,620 SF	LEED SILVER

Flex/R&D Specifications

LEED (<i>select buildings</i>)	Silver Core & shell
Suite Sizes	2,160 up to 50,642 SF
Ceiling Height	
1110–1131 Benfield Boulevard 253 & 255 Najoles Road	16 ft. clear minimum
254 & 258 Najoles Road	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

Five-Story Office Building

231 Najoles Road	126,500 SF
Five-Story Office Specifications	
LEED	Gold Core & shell
Ceiling Height	10 ft. clear minimum
Suite Sizes	Up to 126,500 SF
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Zoning	W1

Two-Story Office Building

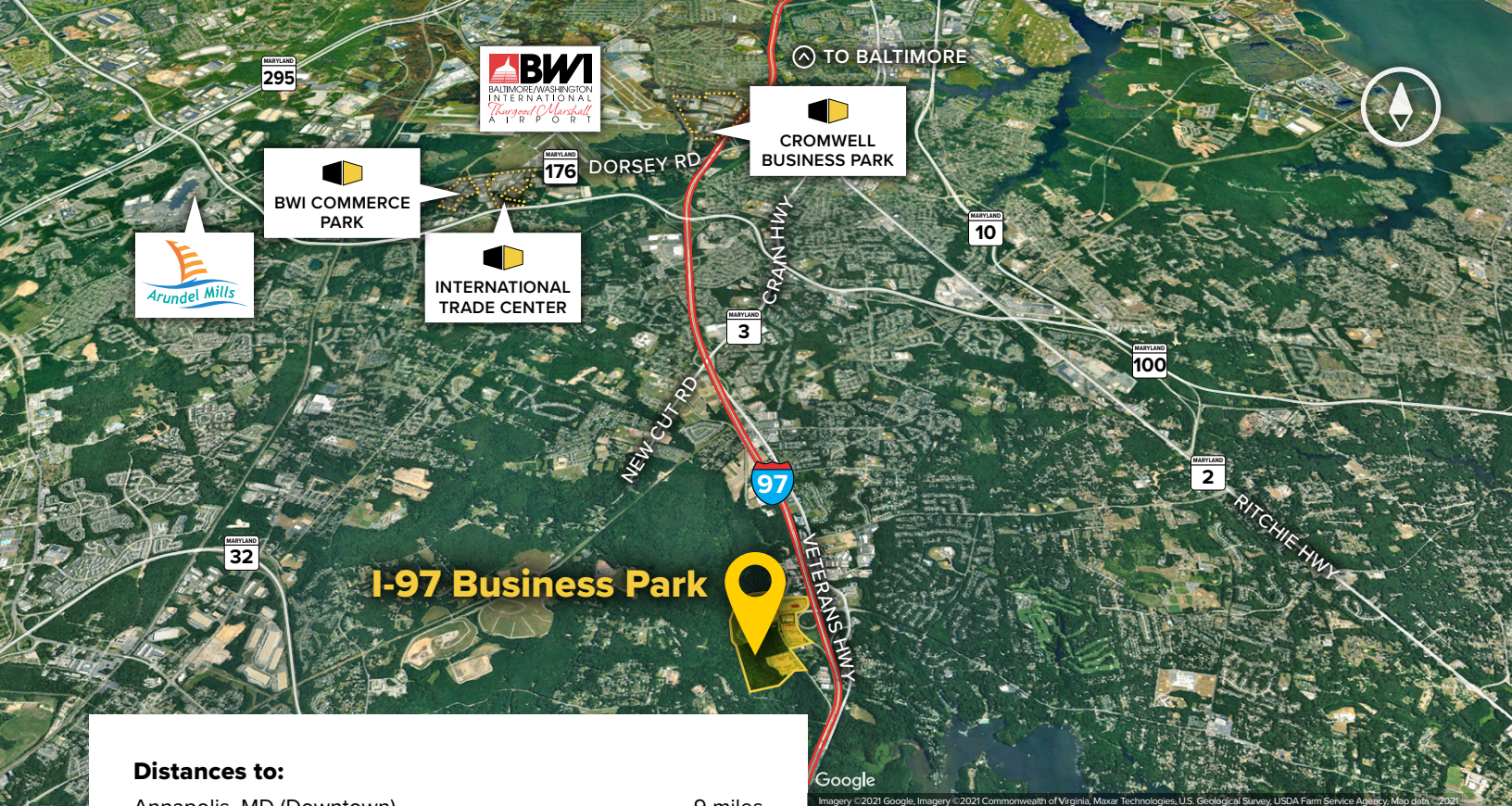
1111 Benfield Boulevard	40,800 SF
Two-Story Office Specifications	
Suite Sizes	1,275 SF up to 40,800 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
HVAC: 1 st Floor	Heat pump
HVAC: 2 nd Floor	Gas
Zoning	W1

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
HVAC	Gas
Zoning	W1

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





Distances to:

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



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

St. John Properties, Inc. is a full-service commercial real estate firm headquartered in Baltimore, Maryland. The company has developed, constructed, and owns more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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REV 06/21