

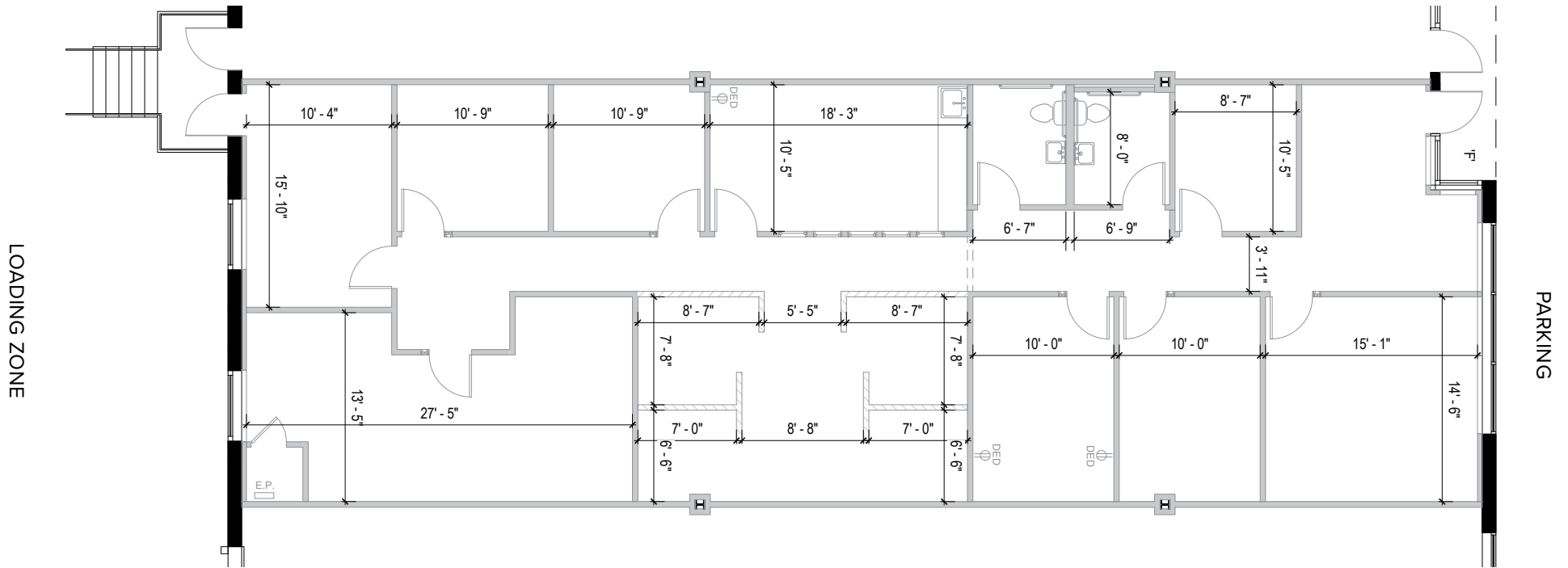
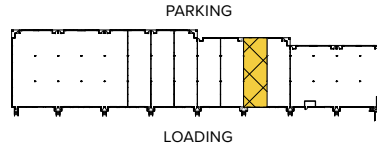
**I-97 BUSINESS PARK**

1131 Benfield Boulevard | Millersville, MD 21108

Suite F

**TOTAL SF AVAILABLE:**  
2,700 SF

**KEY PLAN**  
NOT TO SCALE



## 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 SPACE

### 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 DESIGNED

### 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 Blvd 253 & 255 Najoles Rd	16 ft. clear minimum
254 & 258 Najoles Rd	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



## MULTI-STORY OFFICE SPACE

### FIVE-STORY OFFICE BUILDING

231 Najoles Road 126,500 SF **LEED GOLD**

### 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 SPACE

### TWO-STORY OFFICE BUILDING

111 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 <sup>st</sup> Floor	Heat pump
HVAC: 2 <sup>nd</sup> Floor	Gas
Zoning	W1



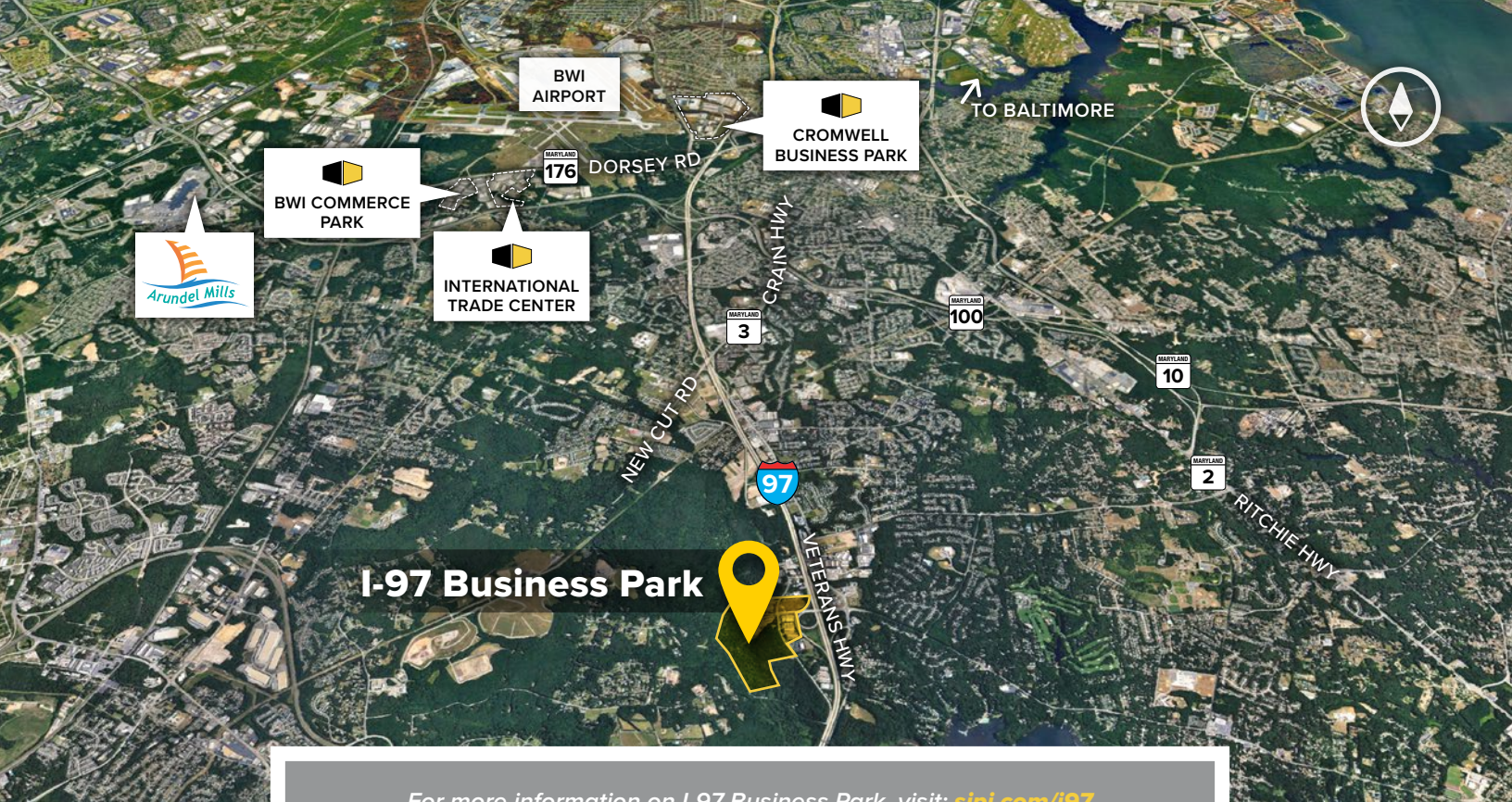
## SINGLE-STORY OFFICE SPACE

### 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
HVAC	Gas
Zoning	W1



**Distances to:**

- Annapolis, MD (Downtown) ..... 9 miles
- Baltimore, MD (Downtown) ..... 13 miles
- BWI Airport ..... 6 miles
- Ft. Meade/NSA ..... 9 miles
- Columbia, MD ..... 12 miles
- I-495 (Capitol 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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