

## Maple Lawn Multi-Story Office

8120 Maple Lawn Boulevard | Fulton, MD 20759

Suites 100–155 | First Floor

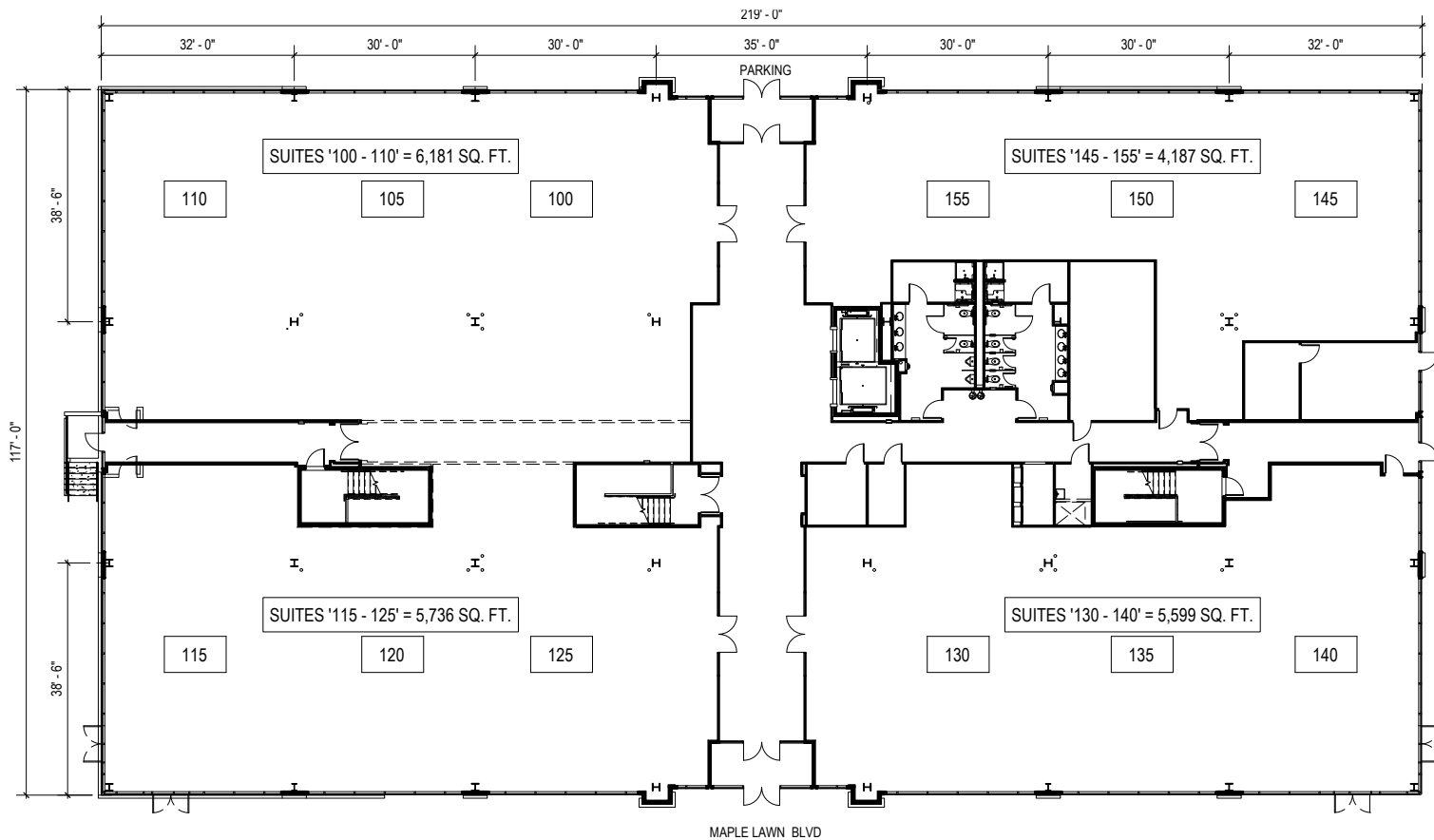


### Total SF Available:

4,187–21,703 SF

*New LEED Gold Class 'A' office in the heart of Maple Lawn's business district*

*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.*





# 8120 Maple Lawn Boulevard

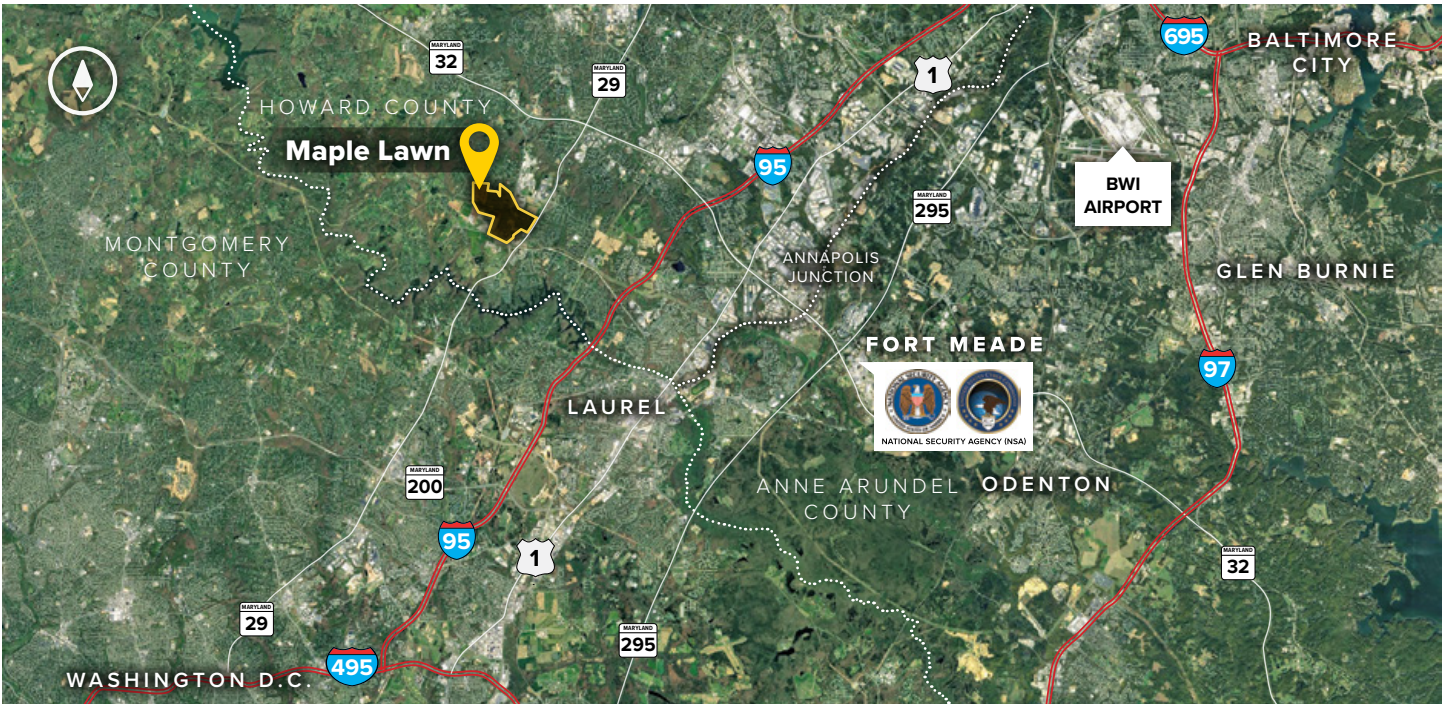
Four-Story Class 'A' Office • 103,755 Sq. Ft.

8120 Maple Lawn Boulevard	
LEED	Gold   Core & shell
Suite Sizes	2,500 up to 103,755 SF
Office	Build to suit
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service

**BUSINESS DISTRICT**

MAPLE LAWN BLVD





**Distances to:**

AMTRAK/Marc Station at BWI Airport .....	20 miles
Annapolis, MD (Downtown) .....	31 miles
Baltimore, MD (Downtown) .....	22 miles
BWI Airport .....	19 miles
Columbia, MD (Downtown) .....	6 miles
Interstate 95 .....	3 miles
Interstate 495 (Capital Beltway) .....	10 miles
Interstate 695 (Baltimore Beltway) .....	16 miles
Intercounty Connector (ICC)/MD 200 .....	4.5 miles
JHU Applied Physics Laboratory .....	1 mile
MD Route 29 .....	1 mile
MD 295 (Baltimore-Washington Parkway) .....	8 miles
MD Route 32 .....	2.7 miles
National Institute of Health .....	21 miles
NSA/Fort Meade .....	9 miles
Reagan-National Airport .....	32 miles
Washington-Dulles International Airport .....	44 miles
Washington, D.C. (Downtown) .....	28 miles

**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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Connect with us @stjohnprop    



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