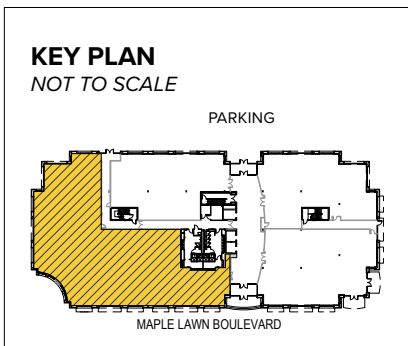


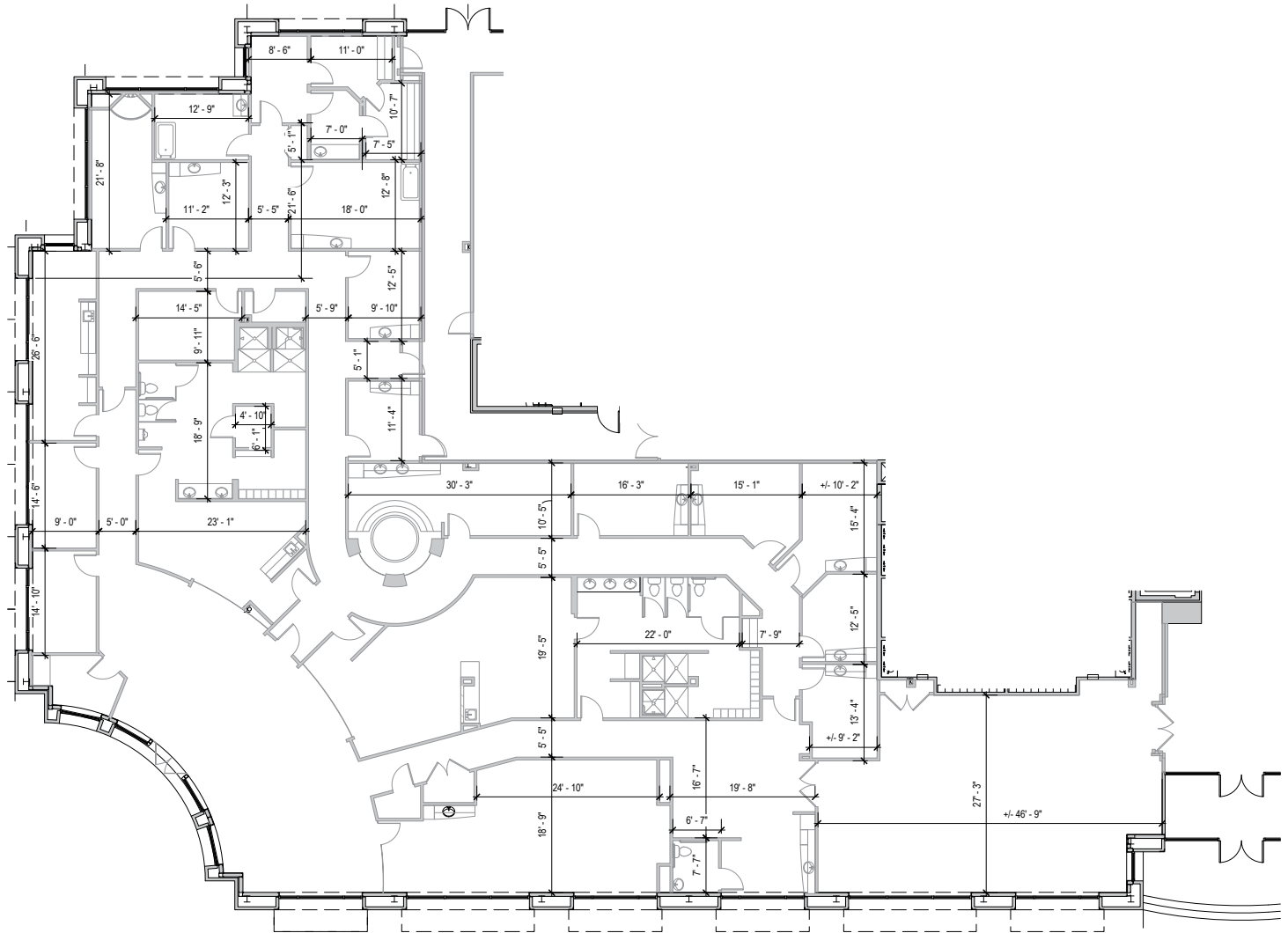


Total SF Available:
11,480 SF

1st floor, turn-key, high end spa space with direct entry



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.



8171 Maple Lawn Boulevard

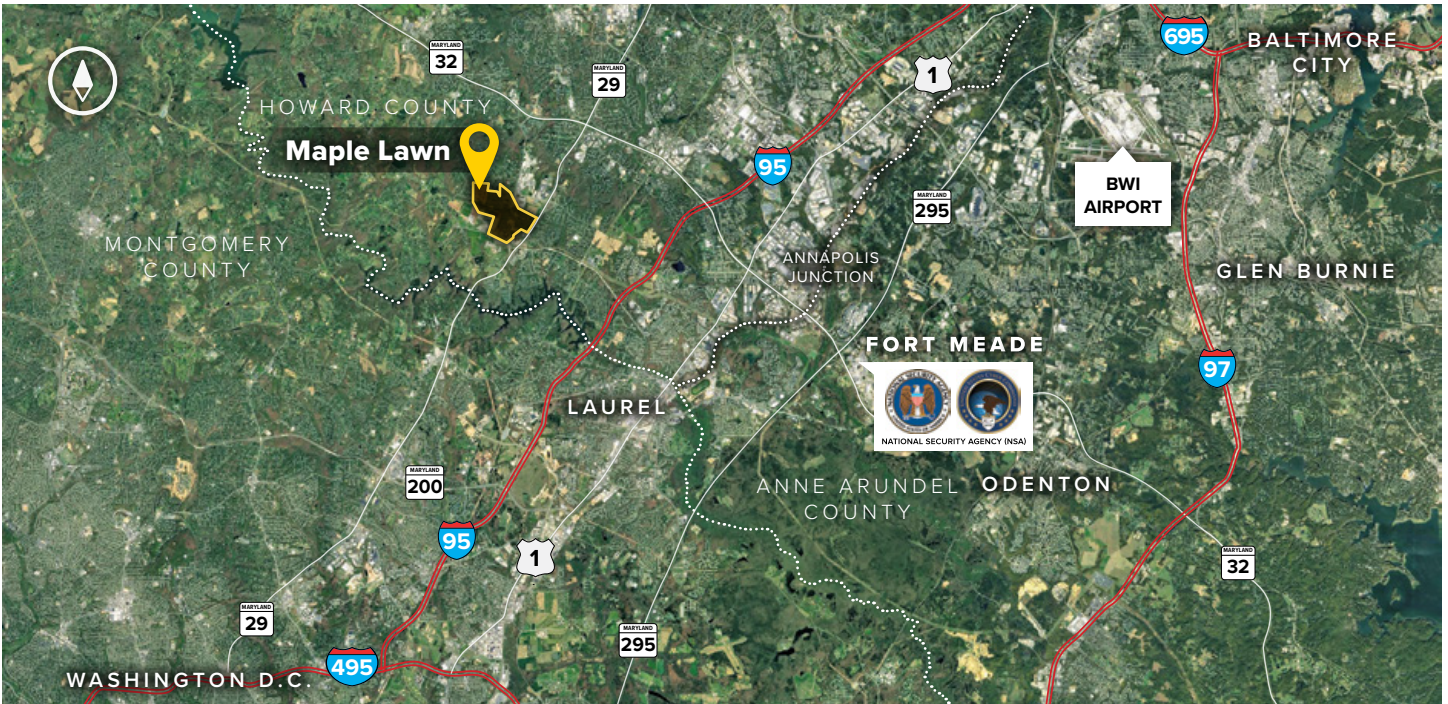
Three-Story Class 'A' Office • 84,721 Sq. Ft.

8171 Maple Lawn Boulevard	
Suite Sizes	2,500 up to 84,721 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.

For additional leasing information or to schedule a tour, contact:

Bill Jautze
Leasing Representative
 410.369.1213 | bjautze@sjpi.com

Matt Lenihan
Vice President, Leasing
 410.369.1202 | mlenihan@sjpi.com

Master Developer:  **GREENEBAUM**
 ENTERPRISES



2560 Lord Baltimore Drive
 Baltimore, MD 21244

410.788.0100 | SJPI.COM

MD | CO | LA | NV | PA | UT | VA | WI

Connect with us @stjohnprop    



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 03/21