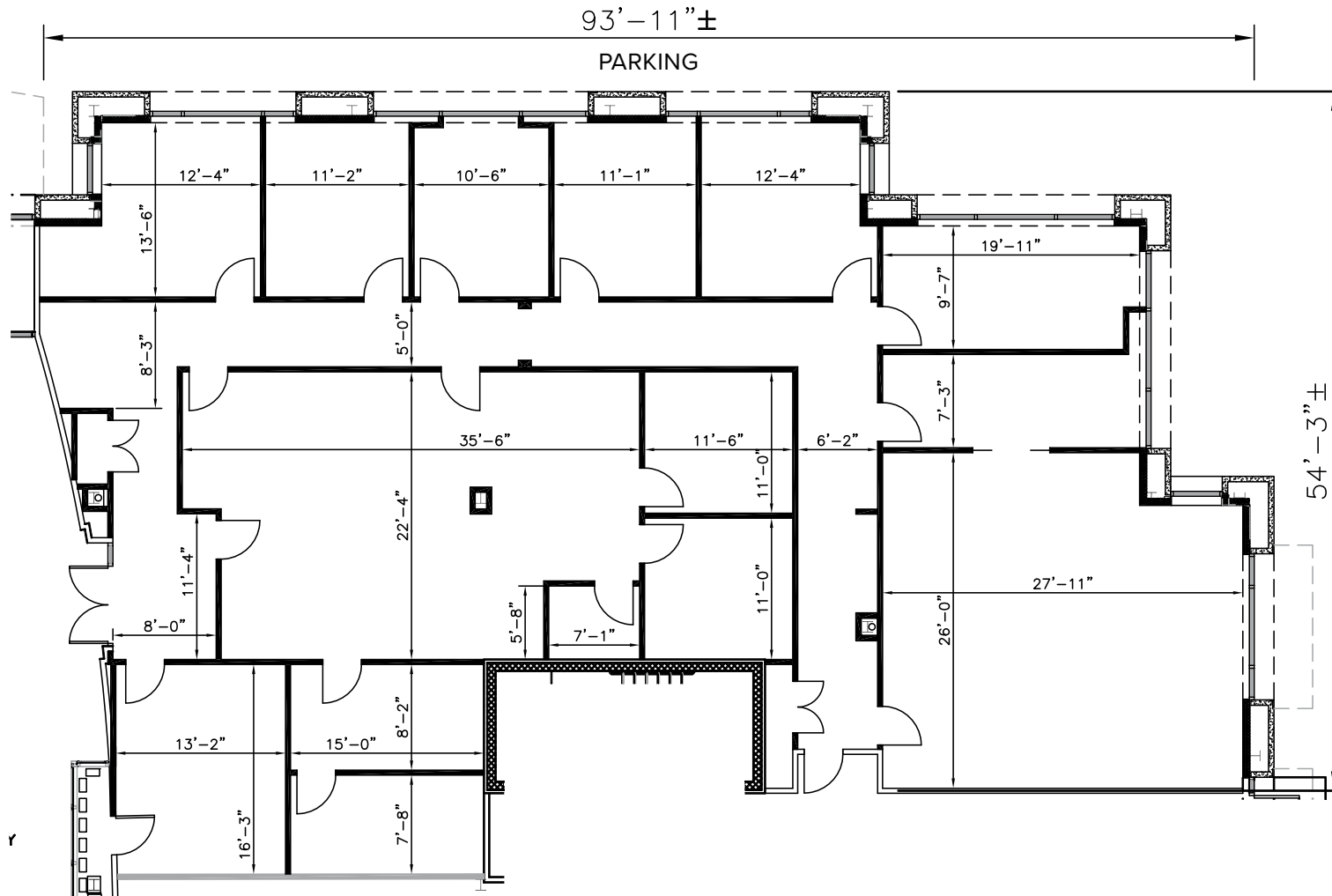
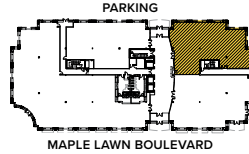


**TOTAL SF AVAILABLE:**  
4,831 SF

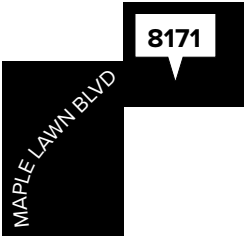
**KEY PLAN**  
NOT TO SCALE

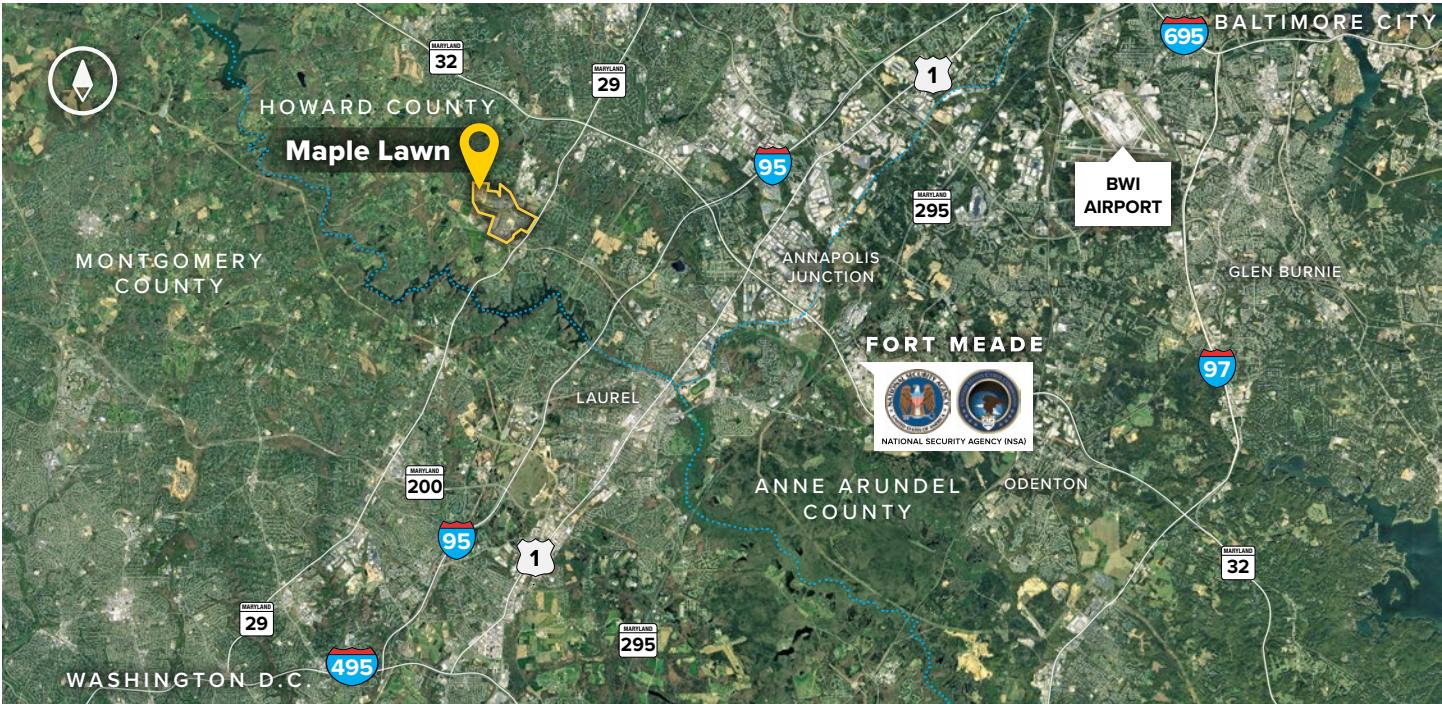


# 8171 Maple Lawn Boulevard

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

CLASS 'A' OFFICE SPECIFICATIONS	
<b>HVAC</b>	Gas, VAV with zone control
<b>Lease Type</b>	Full Service
<b>Office</b>	Build to suit
<b>Parking</b>	4 spaces per 1,000 SF
<b>Suite Sizes</b>	2,500 - 84,721 SF
<b>Elevator</b>	Yes





**Distances to:**

AMTRAK .....	20 miles
Annapolis (Downtown) .....	31 miles
Baltimore (Downtown) .....	22 miles
BWI Airport .....	19 miles
Columbia (Downtown) .....	6 miles
I-95 .....	3 miles
I-495 (Capital Beltway) .....	10 miles
I-695 (Baltimore Beltway) .....	16 miles
Inter-County Connector (ICC) .....	4.5 miles
JHU APL .....	1 mile
MD Rt. 29 .....	0.5 mile
MD-295 (Balt-Wash. Pkwy) .....	8 miles
MD Rt. 32 .....	2.7 miles
NIH .....	25 miles
NSA and Ft. Meade .....	9 miles
Reagan-National Airport .....	32 miles
Washington-Dulles Intl. 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 19 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:**

**Claire Cobert**  
*Leasing Representative*  
 410.369.1274 | ccobert@sjpi.com

**Richard Williamson**  
*Senior VP, Leasing & Marketing*  
 410.369.1222 | rwilliamson@sjpi.com

Master Developer: **GREENEBAUM ENTERPRISES**



2560 Lord Baltimore Drive  
 Baltimore, MD 21244  
 410.788.0100 | SJPI.COM

CO | MD | NV | PA | LA | 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 10/18*