

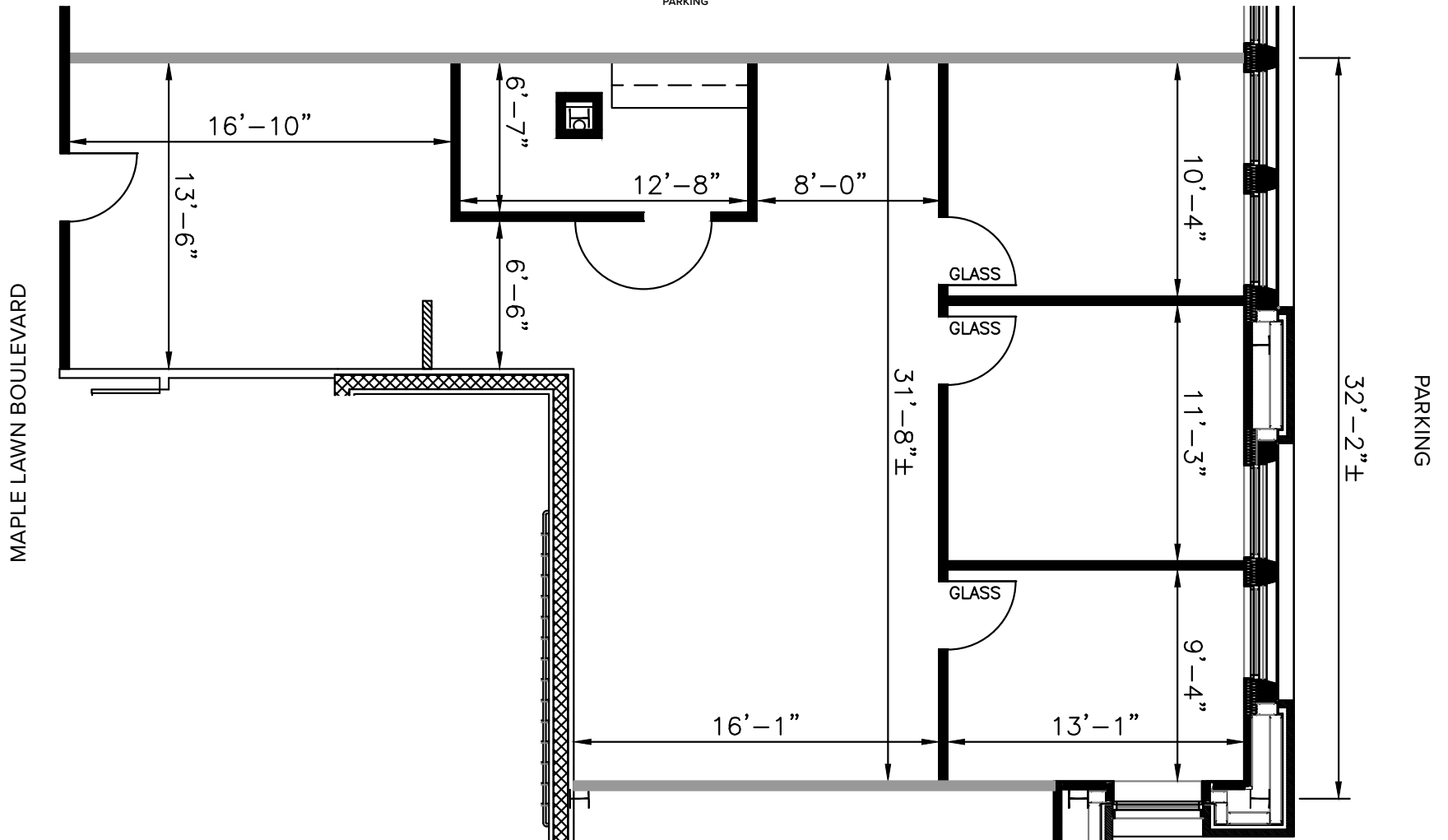
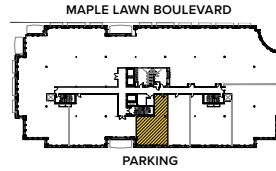
MAPLE LAWN MULTI-STORY OFFICE

8171 Maple Lawn Boulevard | Fulton, MD 20759

Suite 245 | Second Floor

TOTAL SF AVAILABLE:
1,432 SF

KEY PLAN
NOT TO SCALE

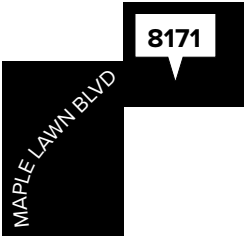


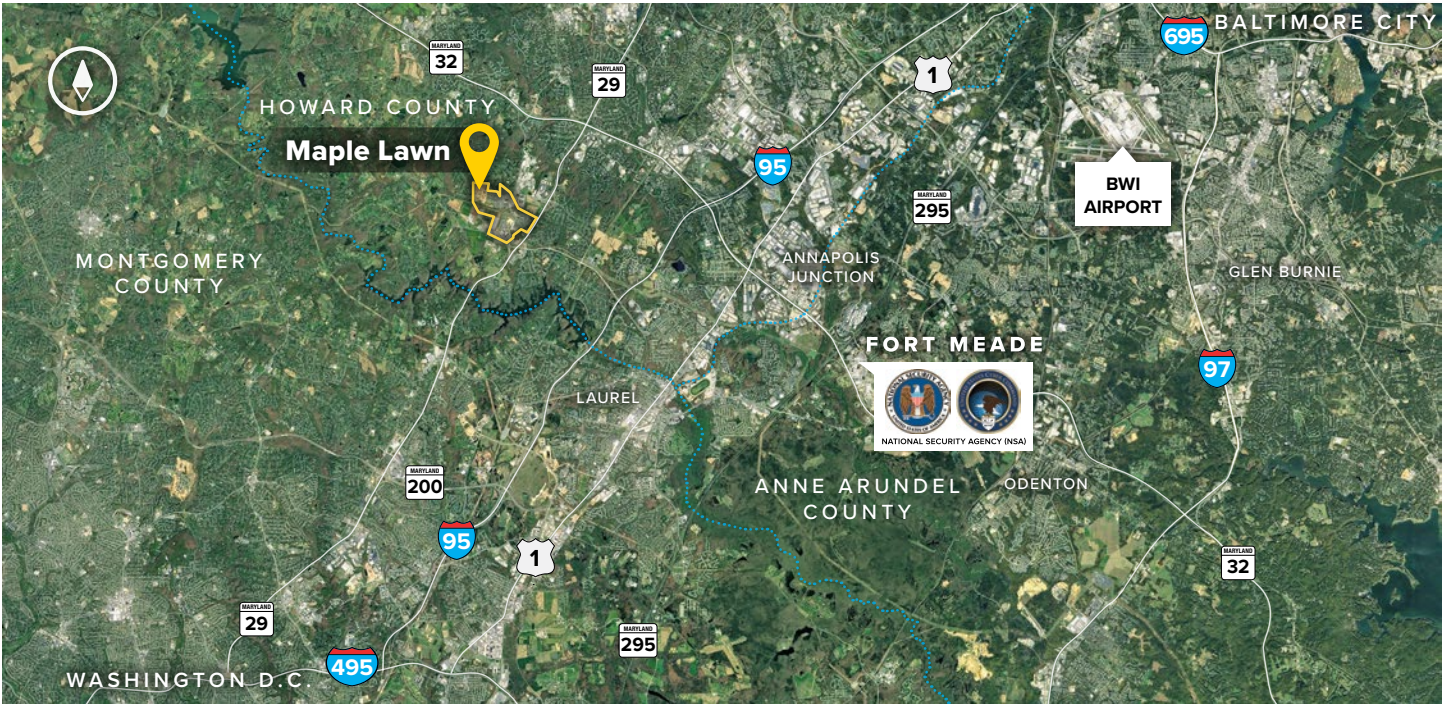
Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.

8171 Maple Lawn Boulevard

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

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

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