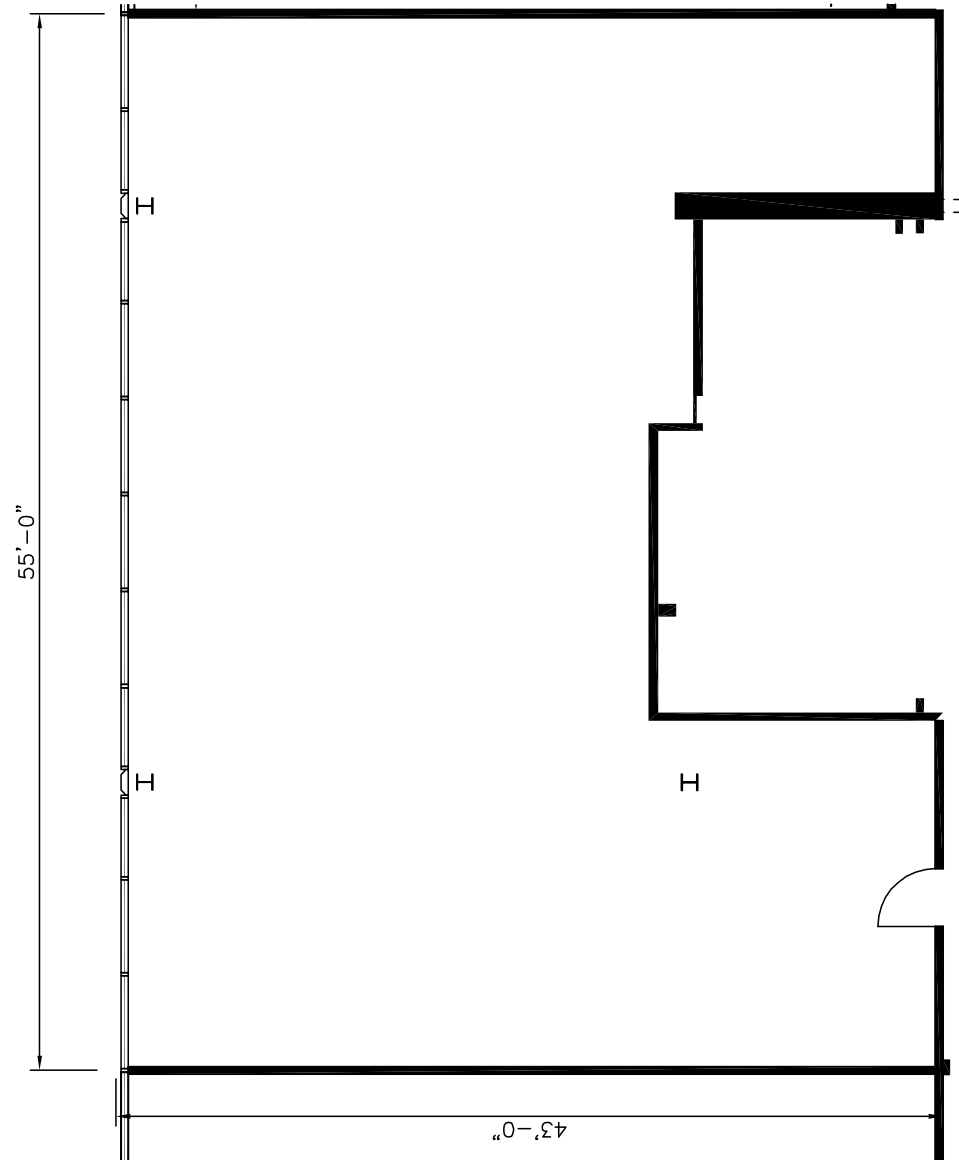
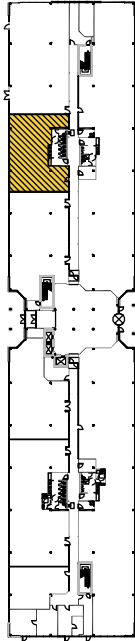


TOTAL SF AVAILABLE:
2,200 SF

KEY PLAN
NOT TO SCALE





The centerpiece of 16901 Melford Boulevard is a two-story atrium lobby, complete with original artwork and a unique rotating 16 ft. high metal sculpture.

- Blue ribbon glass and brick exterior
- Virtually column-free construction on 37,500 sq. ft. floor plates
- Just 3 mi. from Bowie Town Center, a 684,000 sq. ft. “Main Street” mall
- Free surface parking lot (600 spaces) adjacent to building



MULTI-STORY OFFICE SPACE

FOUR-STORY OFFICE BUILDING

16701 Melford Boulevard	150,000 SF
16901 Melford Boulevard	150,000 SF LEED SILVER

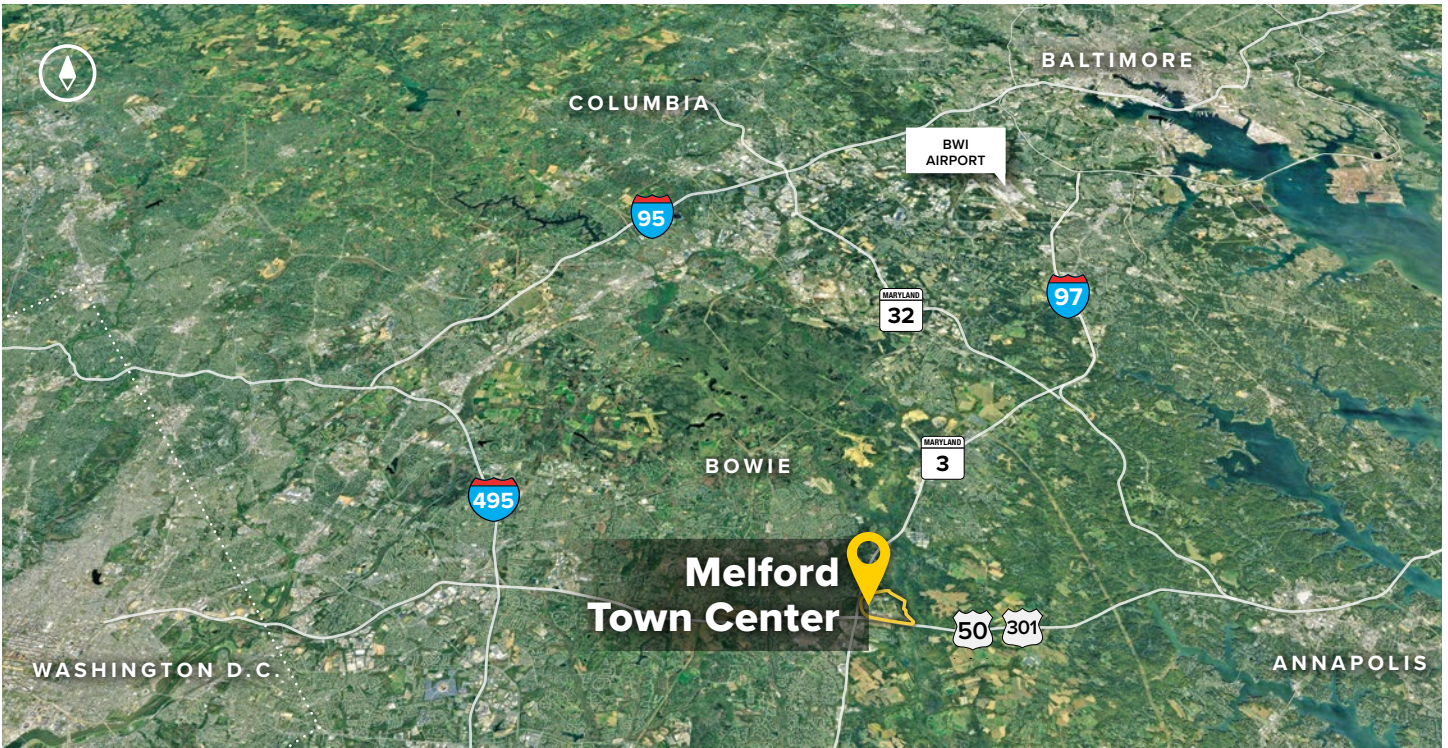
THREE-STORY OFFICE BUILDING

17301 Melford Boulevard	42,000 SF	FUTURE
-------------------------	-----------	--------

MULTI-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,252 up to 150,000 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
Heat	VAV with zone control
Zoning	EIA





Distances to:

- Annapolis (Downtown) 13 miles
- Baltimore (Downtown) 25 miles
- BWI Airport 18 miles
- Columbia 25 miles
- I-495 (Capital Beltway) 8 miles
- I-695 (Baltimore Beltway) 20 miles
- Regan National Airport 24 miles
- Washington, D.C. (Downtown) 27 miles



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 09/18

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:

OFFICE / FLEX SPACE
Stephanie Caronna
Leasing Representative
 410.369.1235 | scaronna@sjpi.com

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

RETAIL SPACE
Bill Holzman
Vice President, Retail Leasing
 410.369.1240 | bholzman@sjpi.com

Eric Llewellyn
Retail Leasing Representative
 443.464.1308 | ellewellyn@sjpi.com