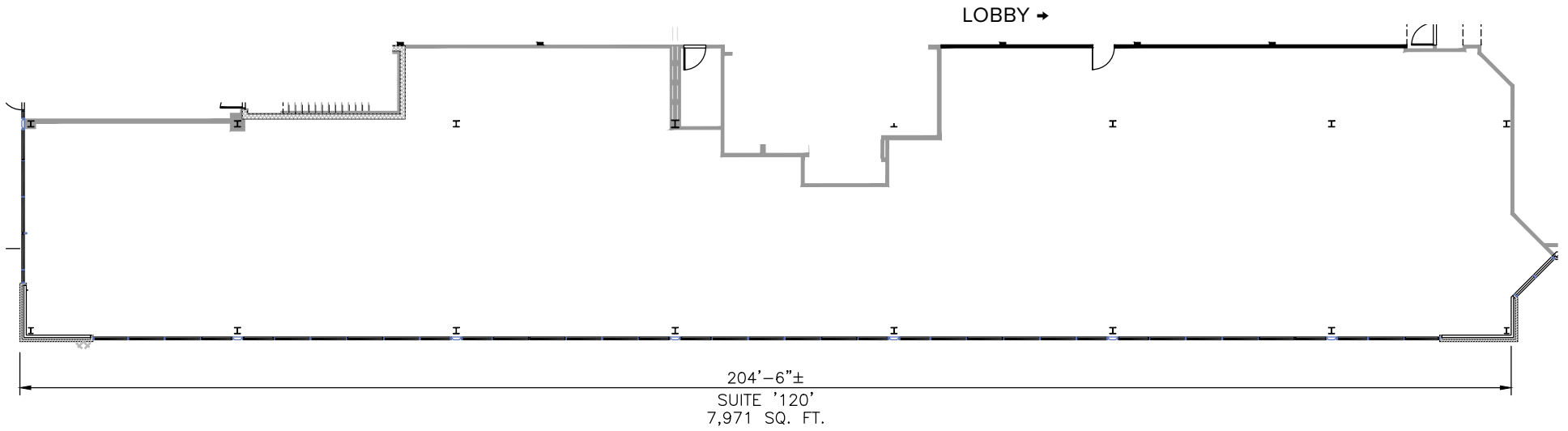
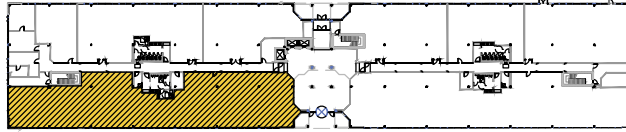


TOTAL SF AVAILABLE:
7,971 SF

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 |

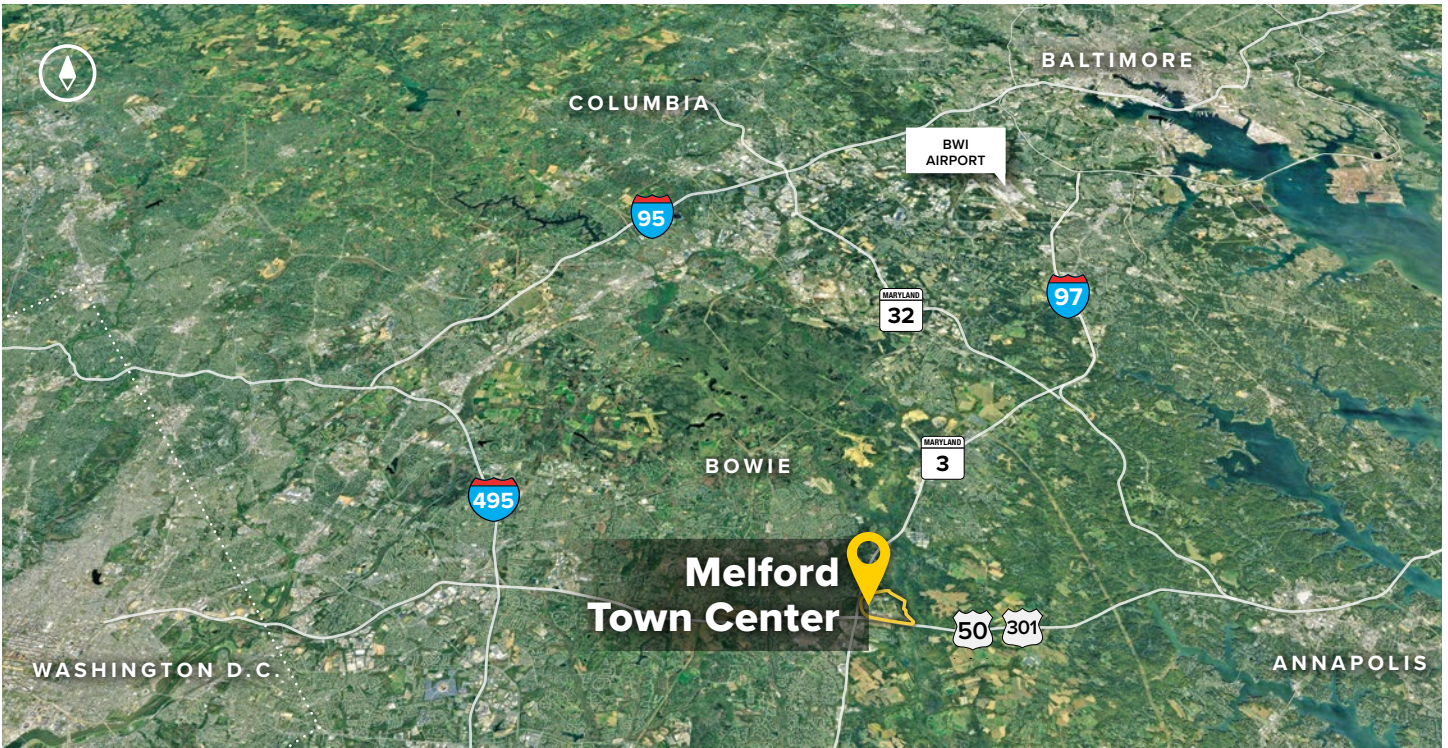
THREE-STORY OFFICE BUILDING

| | | |
|-------------------------|-----------|--------|
| 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



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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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