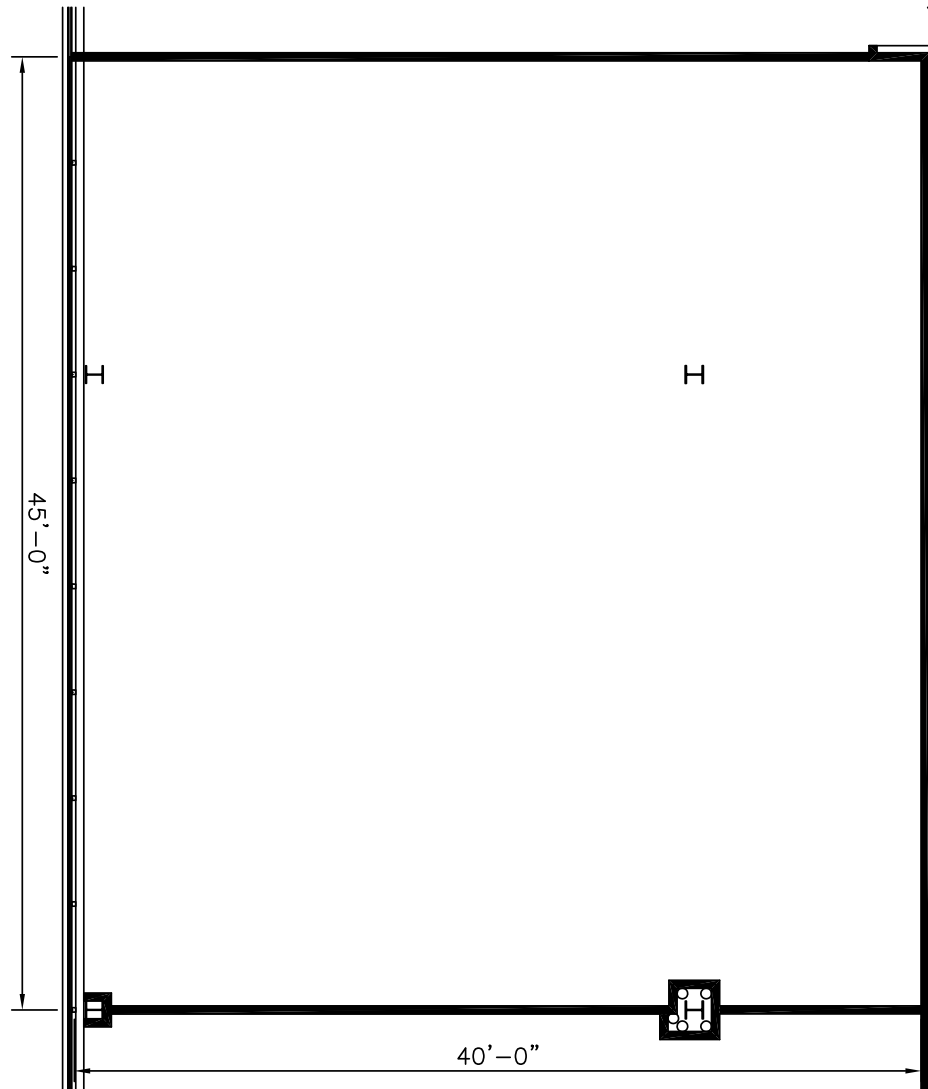
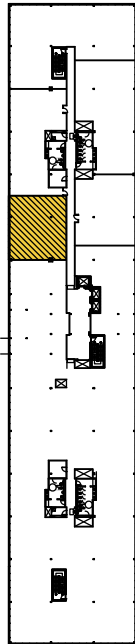


**TOTAL SF AVAILABLE:**

2,054 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 <b>LEED SILVER</b>

**THREE-STORY OFFICE BUILDING**

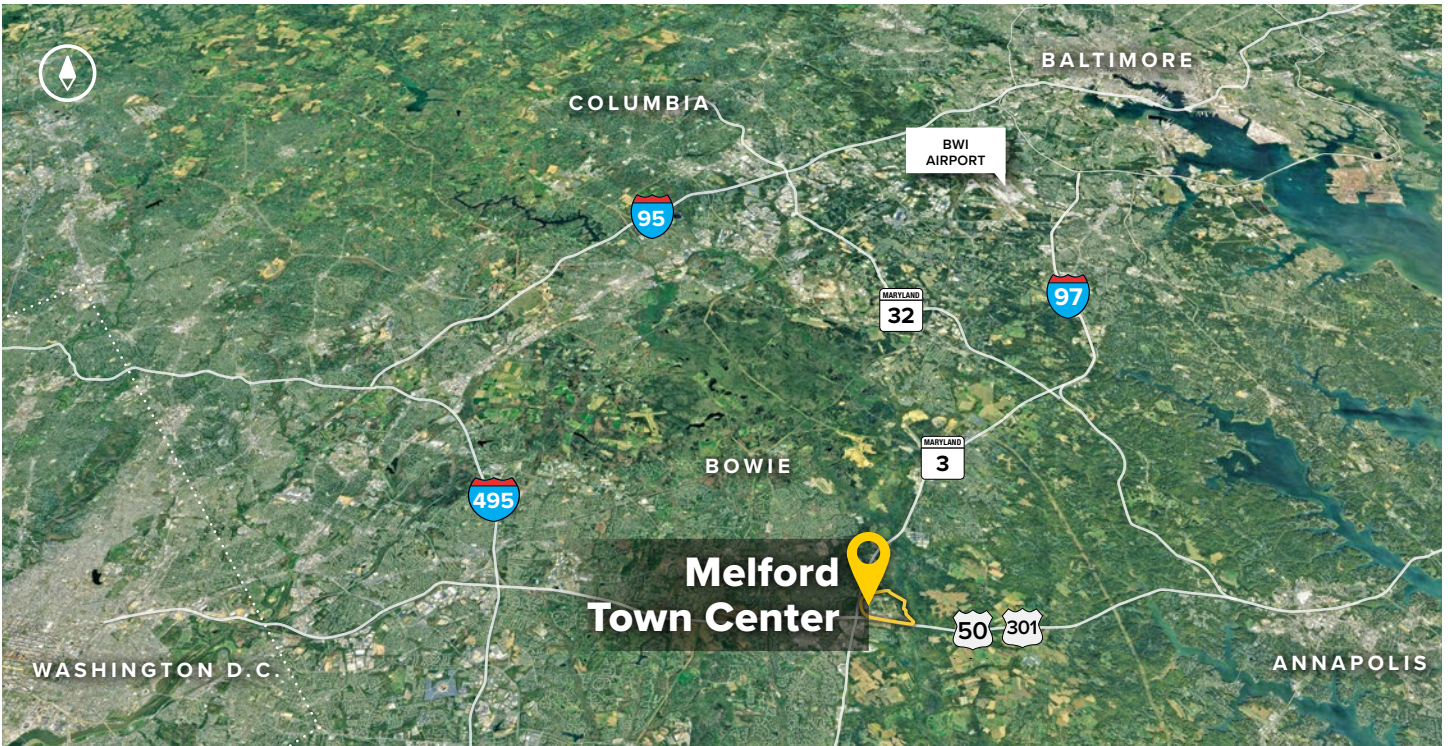
17301 Melford Boulevard	42,000 SF	FUTURE
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**MULTI-STORY OFFICE SPECIFICATIONS**

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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*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.

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