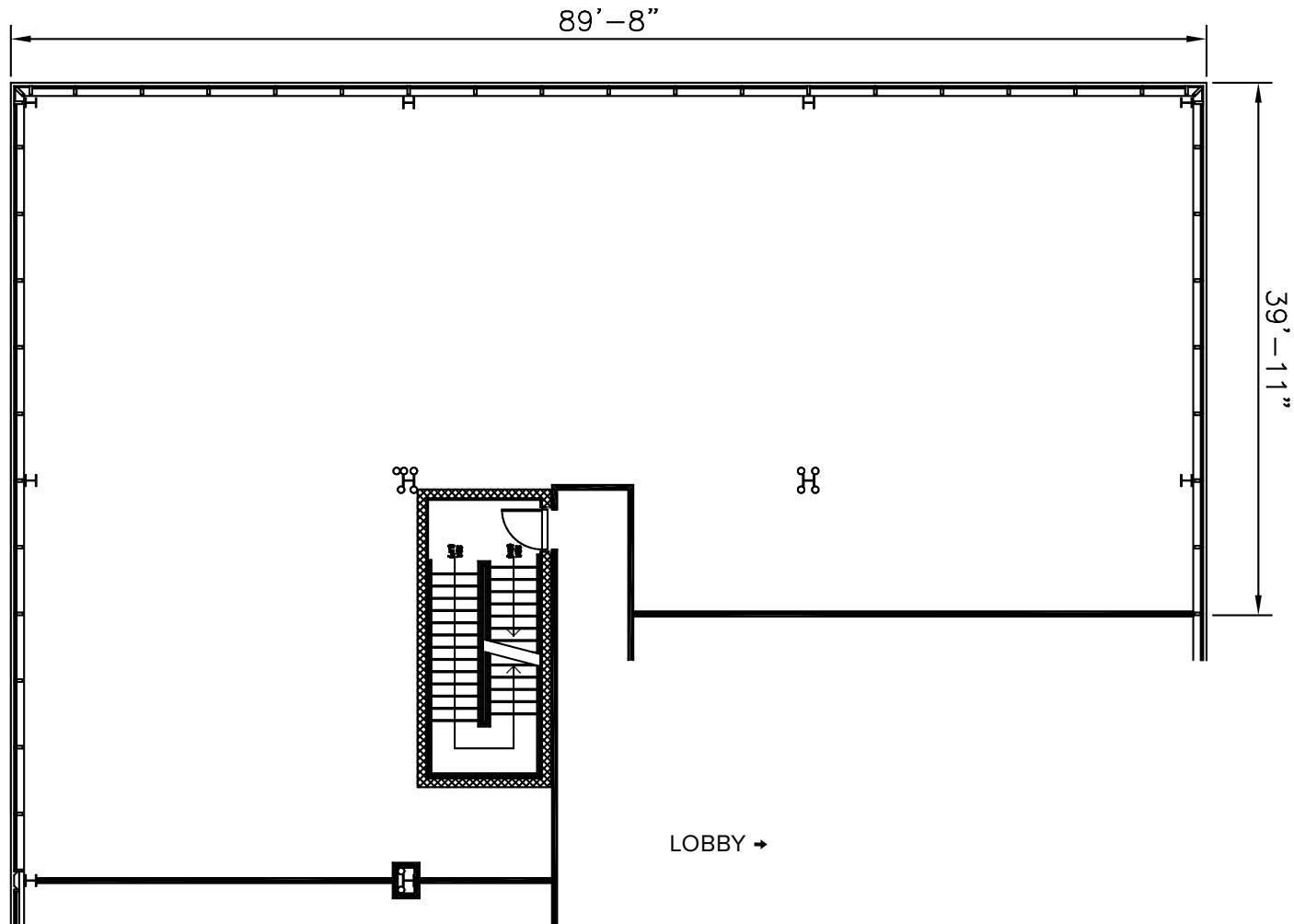
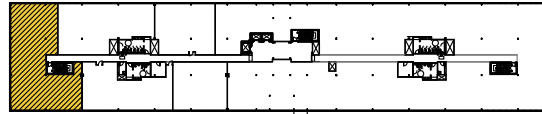
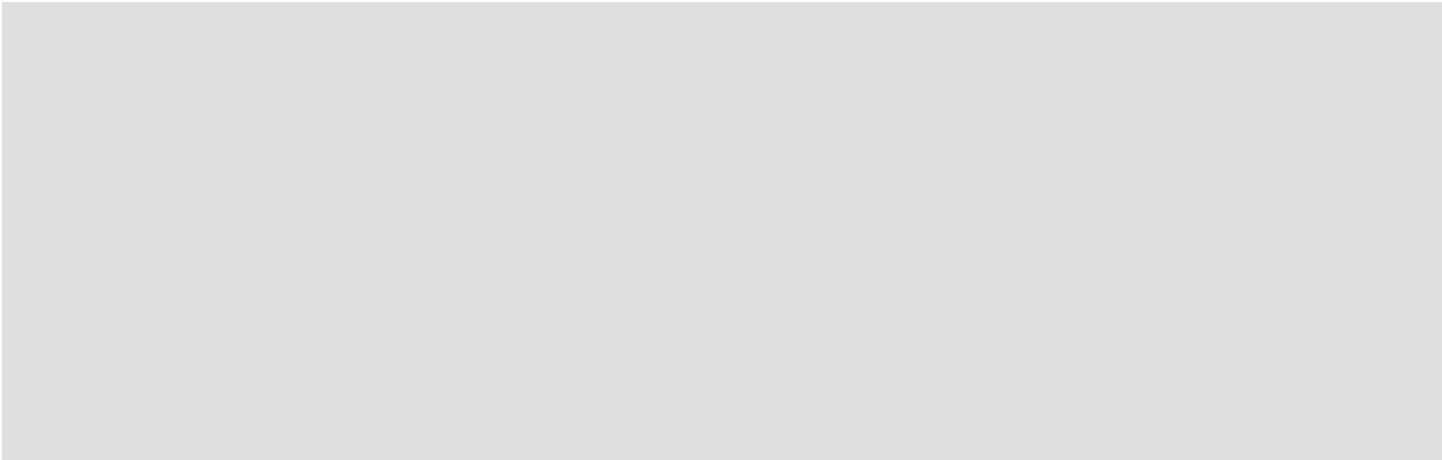


TOTAL SF AVAILABLE:
4,563 SF

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

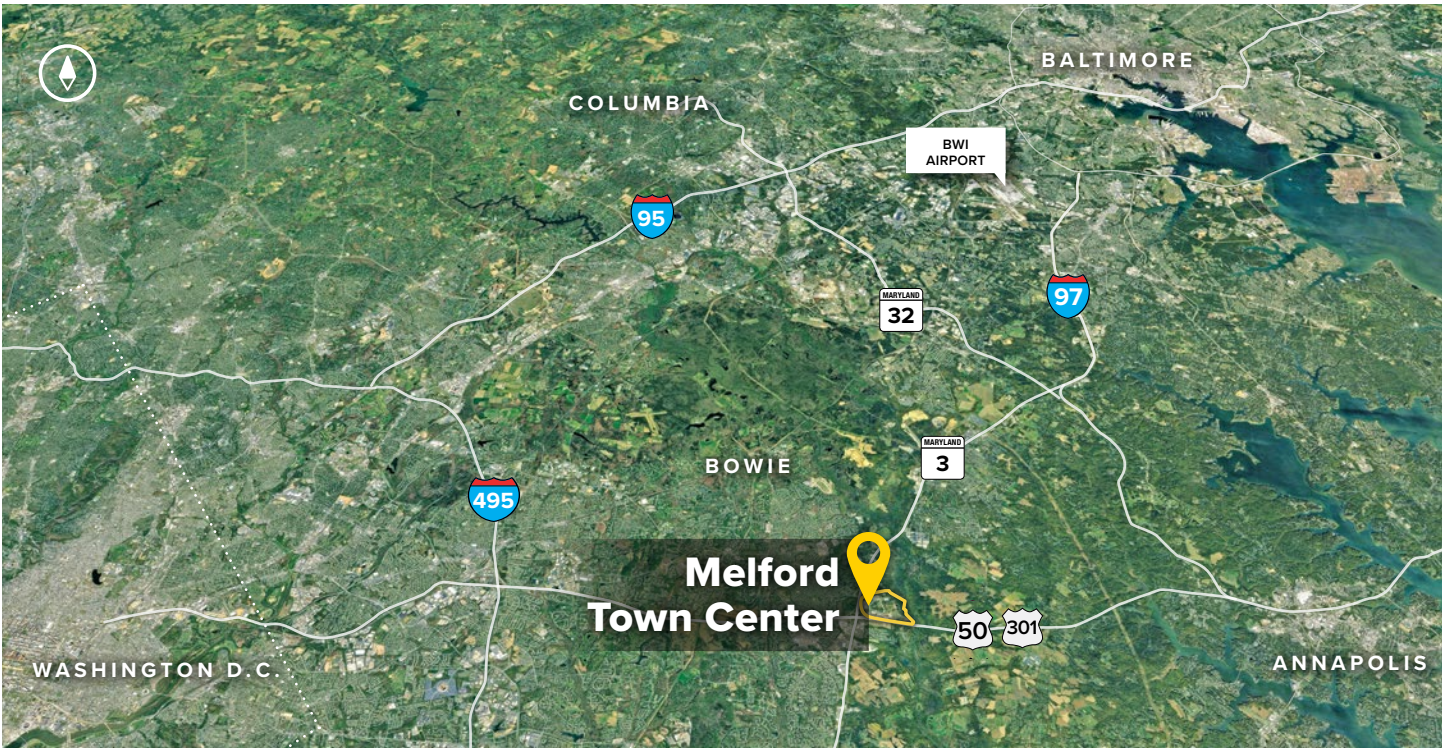
17301 Melford Boulevard 42,000 SF FUTURE

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

FUTURE





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

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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.

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