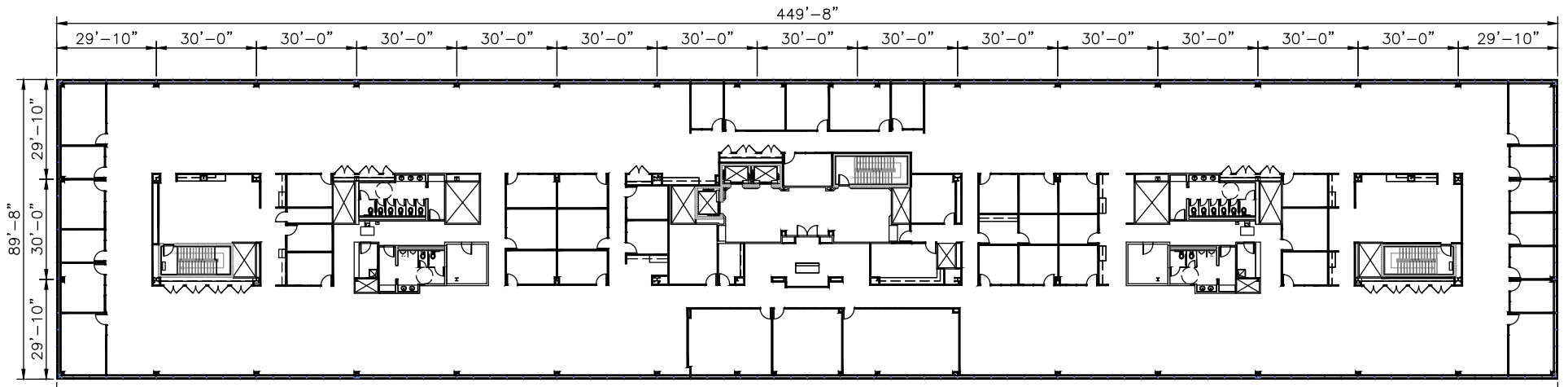


TOTAL SF AVAILABLE:
41,782 SF





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

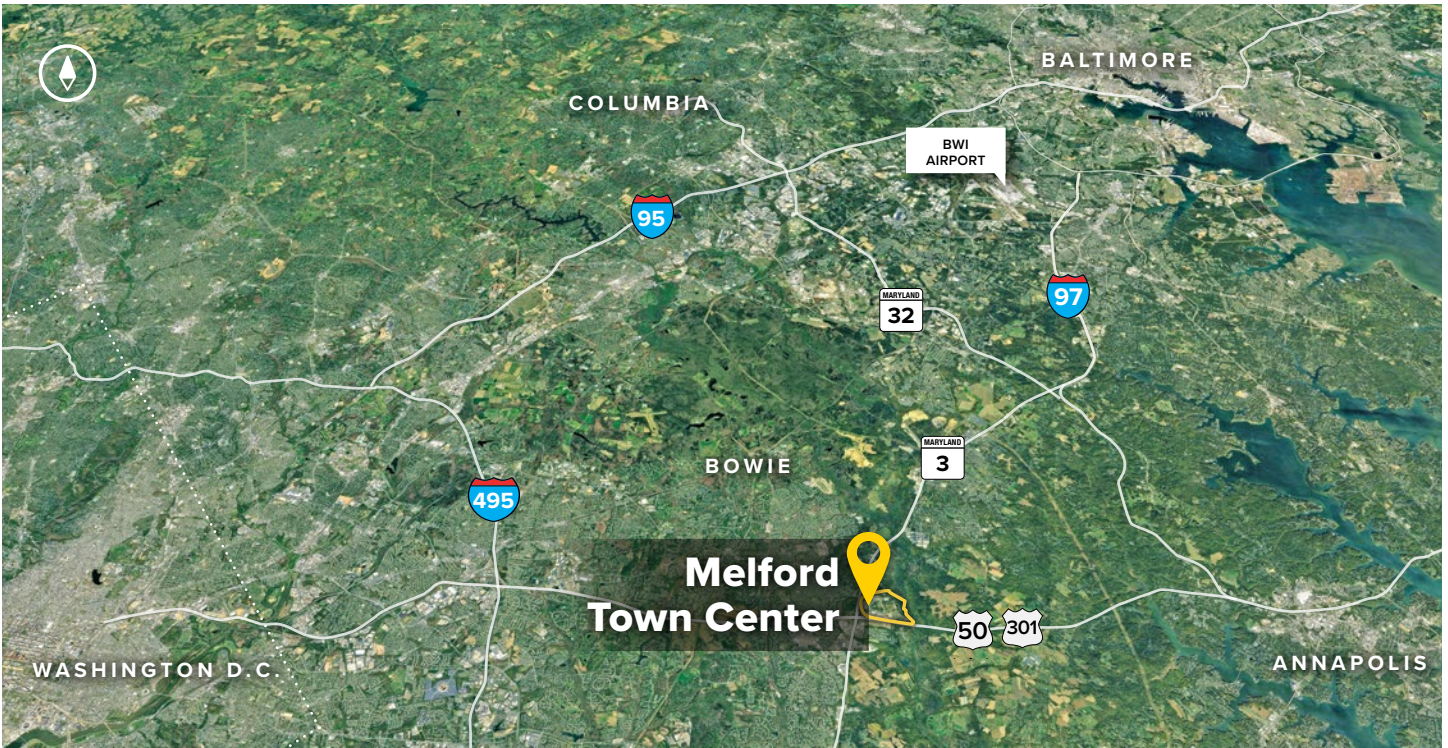
THREE-STORY OFFICE BUILDING

17301 Melford Boulevard	42,000 SF	FUTURE
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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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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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