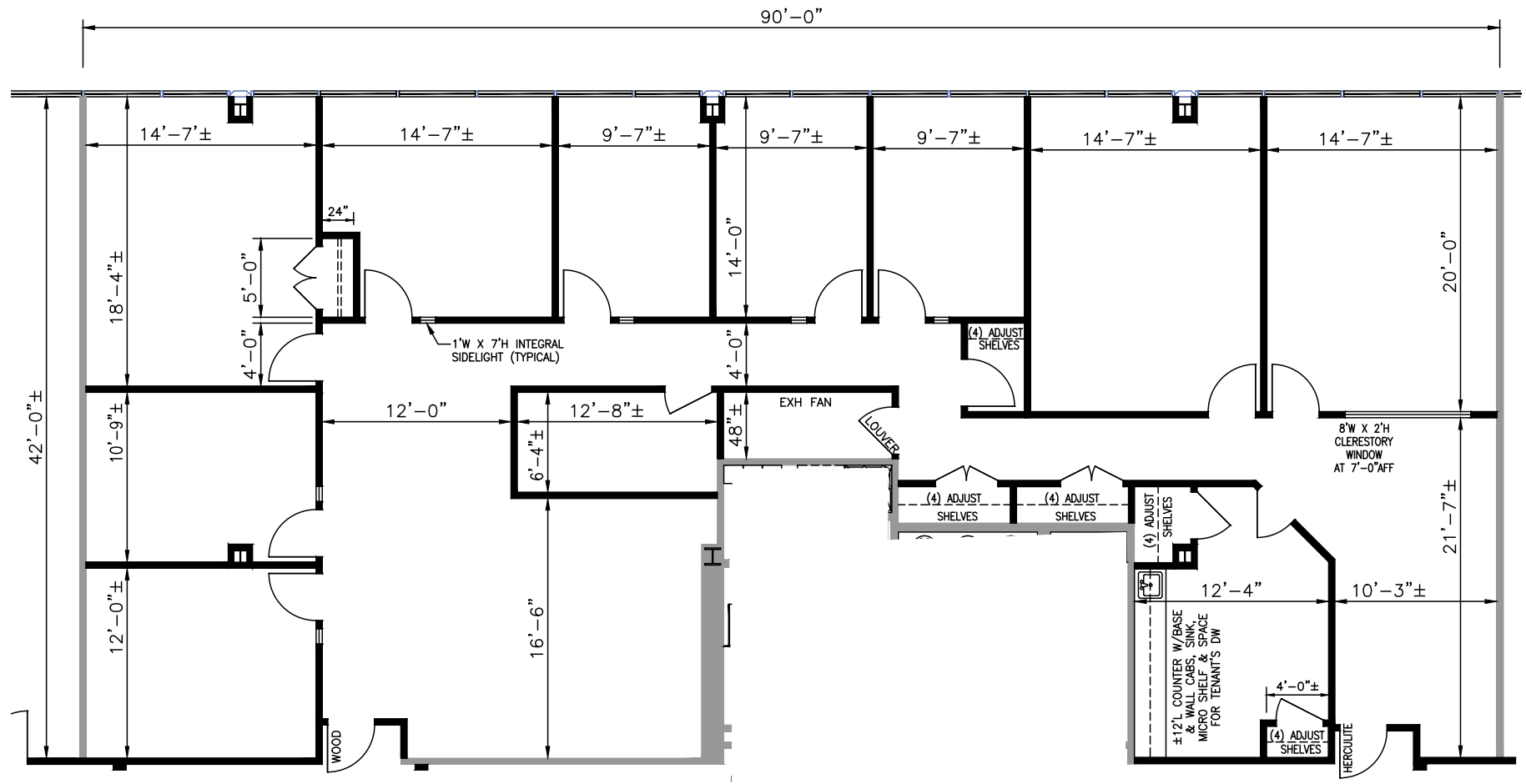


TOTAL SF AVAILABLE:
 3,792 SF

KEY PLAN
 NOT TO SCALE

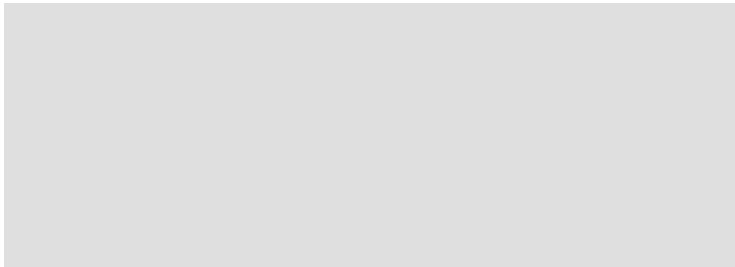


NOTE: THIS SPACE PLAN IS SUBJECT TO EXISTING FIELD CONDITIONS. THIS DRAWING IS PROPRIETARY AND THE EXCLUSIVE PROPERTY OF ST. JOHN PROPERTIES, INC. ANY DUPLICATIONS, DISTRIBUTION, OR OTHER UNAUTHORIZED USE IS STRICTLY PROHIBITED.



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

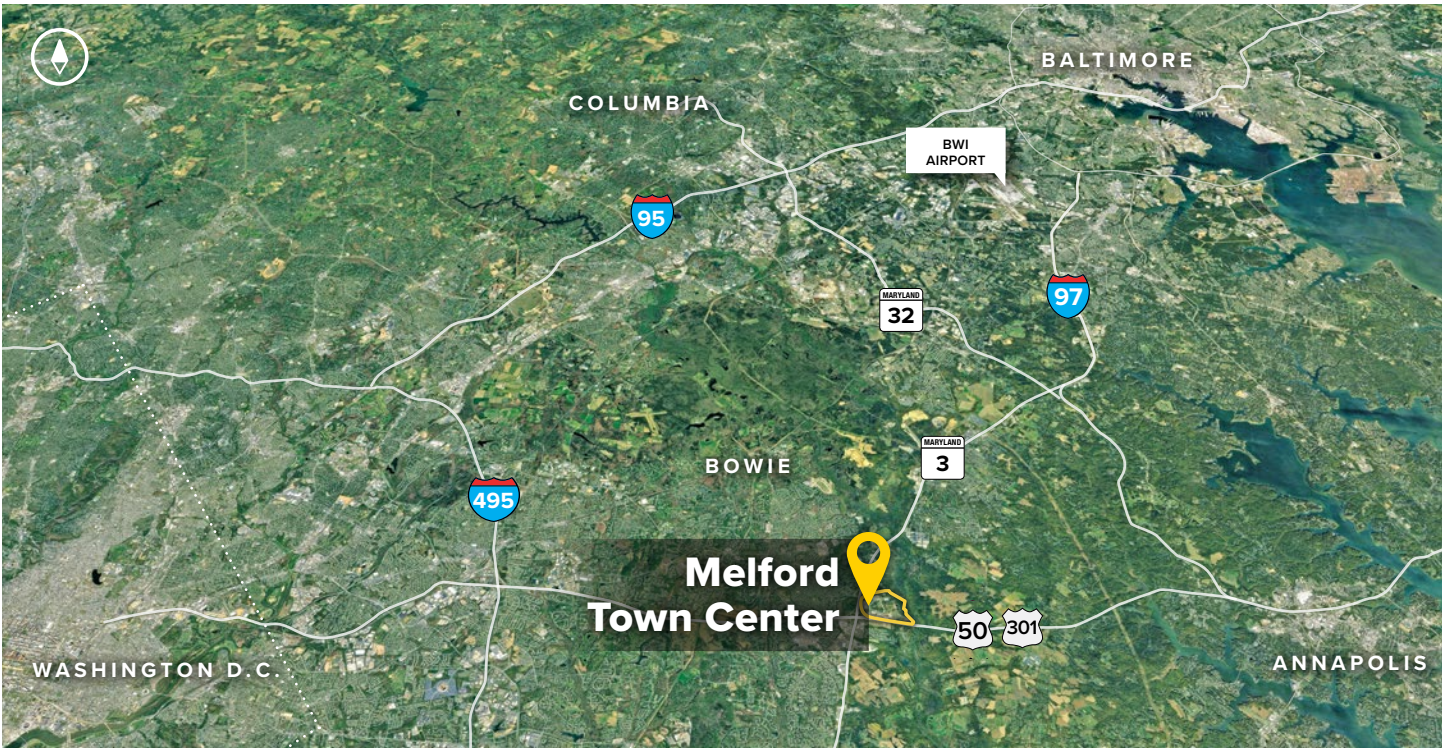
THREE-STORY OFFICE BUILDING

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 18.5 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.

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