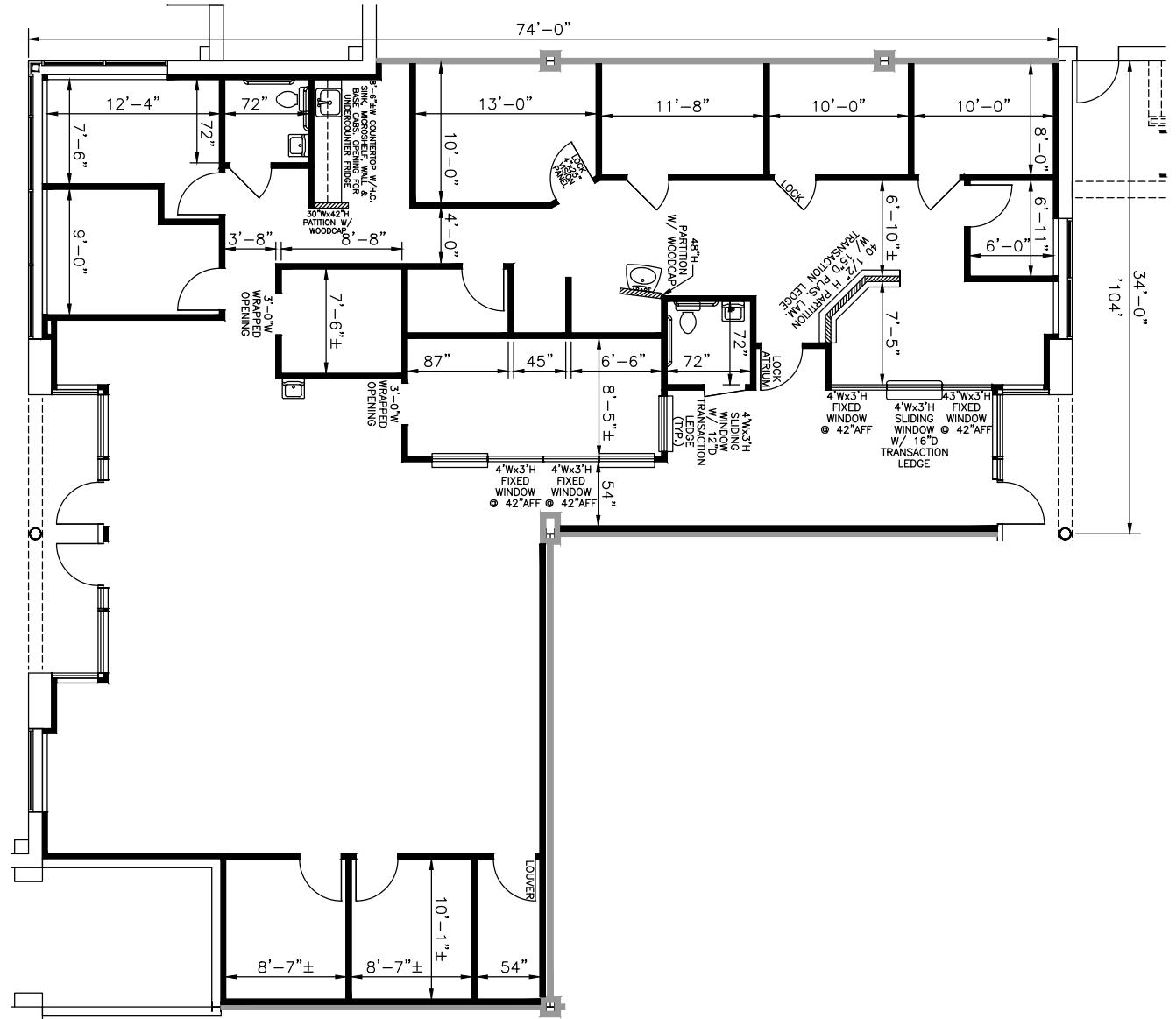
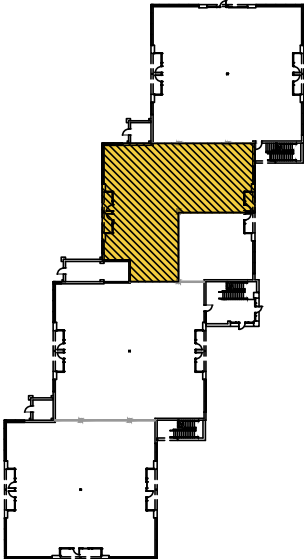


**TOTAL SF AVAILABLE:**  
3,825 SF

**KEY PLAN**  
NOT TO SCALE





## TWO-STORY OFFICE SPACE

### TWO-STORY OFFICE BUILDINGS

16900 Science Drive	40,800 SF
17000 Science Drive	40,800 SF
17251 Melford Boulevard	27,526 SF

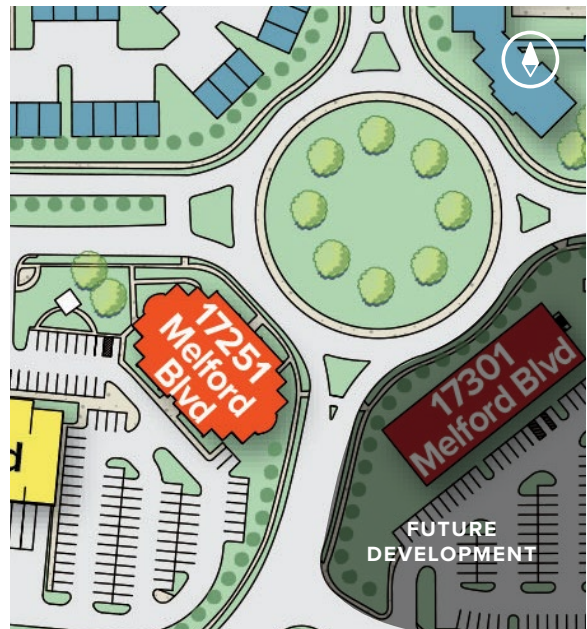
### TWO-STORY OFFICE SPECIFICATIONS

Suite Sizes	2,010 - 40,800 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	4-6 spaces per 1,000 SF
Heat: 1st Floor	Heat pump
Heat: 2nd Floor	Gas
Zoning	EIA

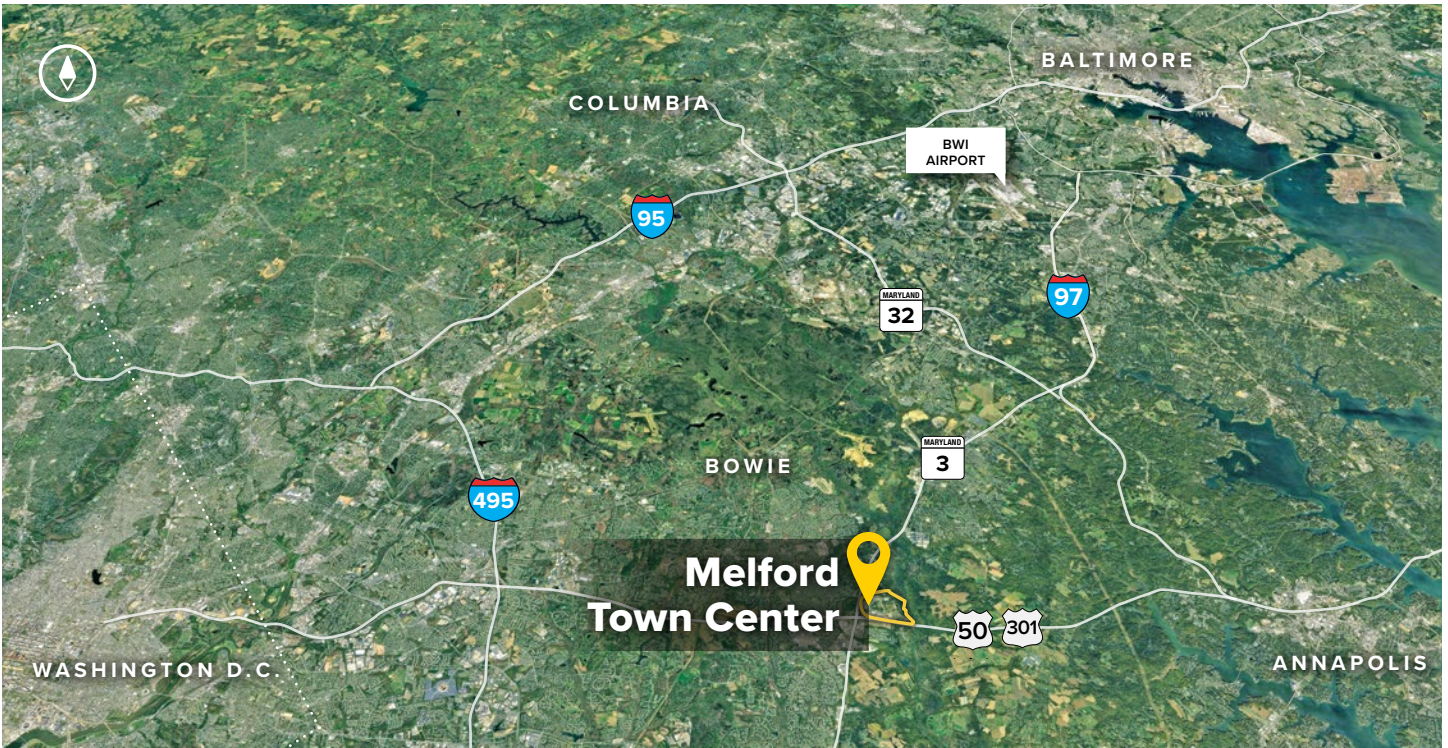
Melford Town Center's two-story office buildings located along Science Drive offer an over-and-under style of architecture. This style provides direct street access from the second floor.



17251 Melford Boulevard







**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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