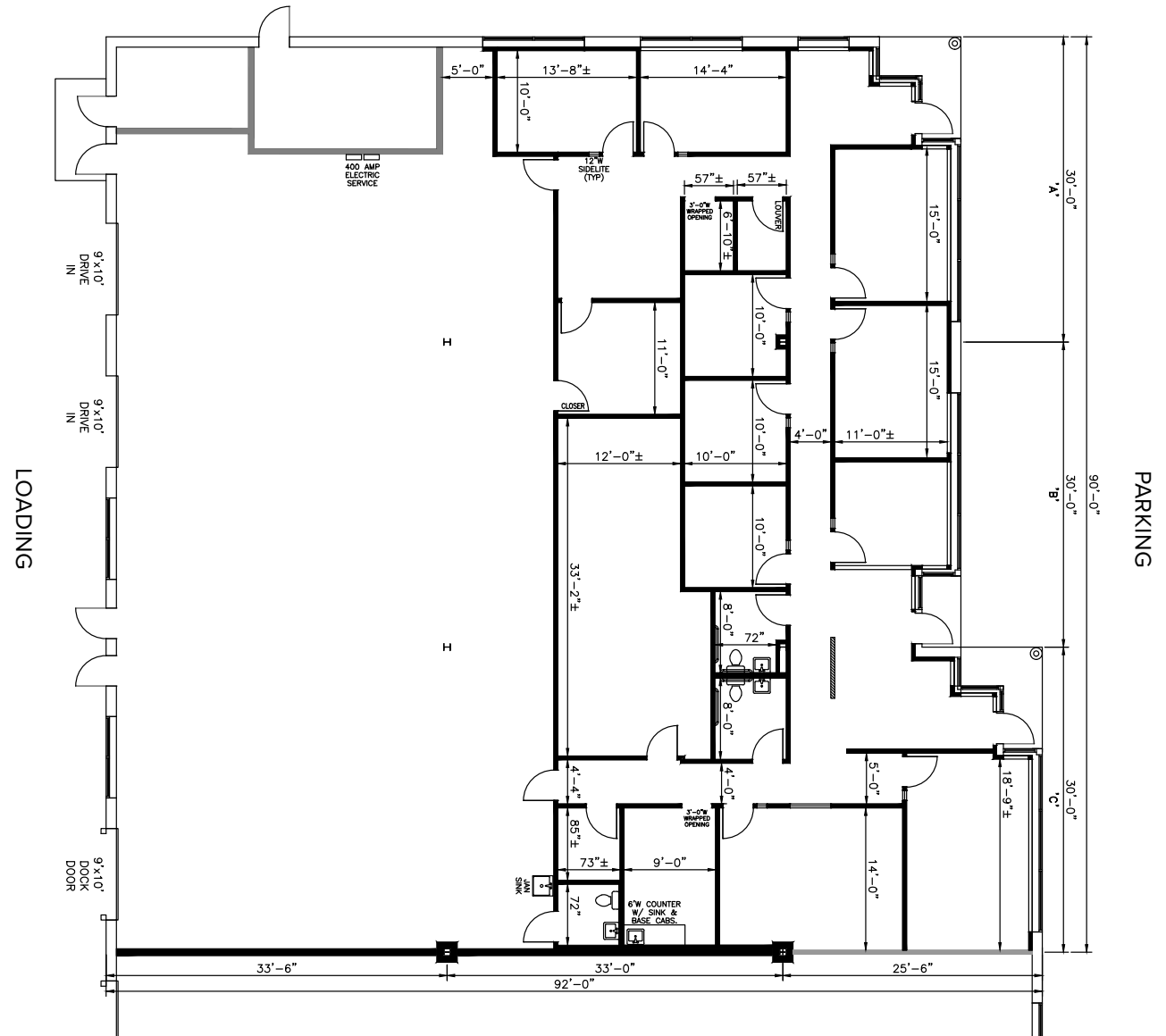
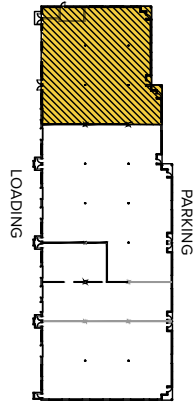


**MELFORD TOWN CENTER**  
4831 Tesla Drive | Bowie, MD 20715  
Suites A-C

**TOTAL SF AVAILABLE:**  
7,800 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.*



St. John Properties has perfected the flex/research & development (R&D) building by utilizing a unified architecture approach that is the backbone of our development.

Most flex/R&D buildings offer 30-foot-wide spaces and 16-foot clear ceiling heights for maximum flexibility.

“There are many great attributes to the park including ease of access to both the park and my practice, ample parking as well as the various amenities in close proximity to cater to my employees and clients. This park offers a welcoming environment for both my patients and employees.”

**Karen Gonzales, DDS**



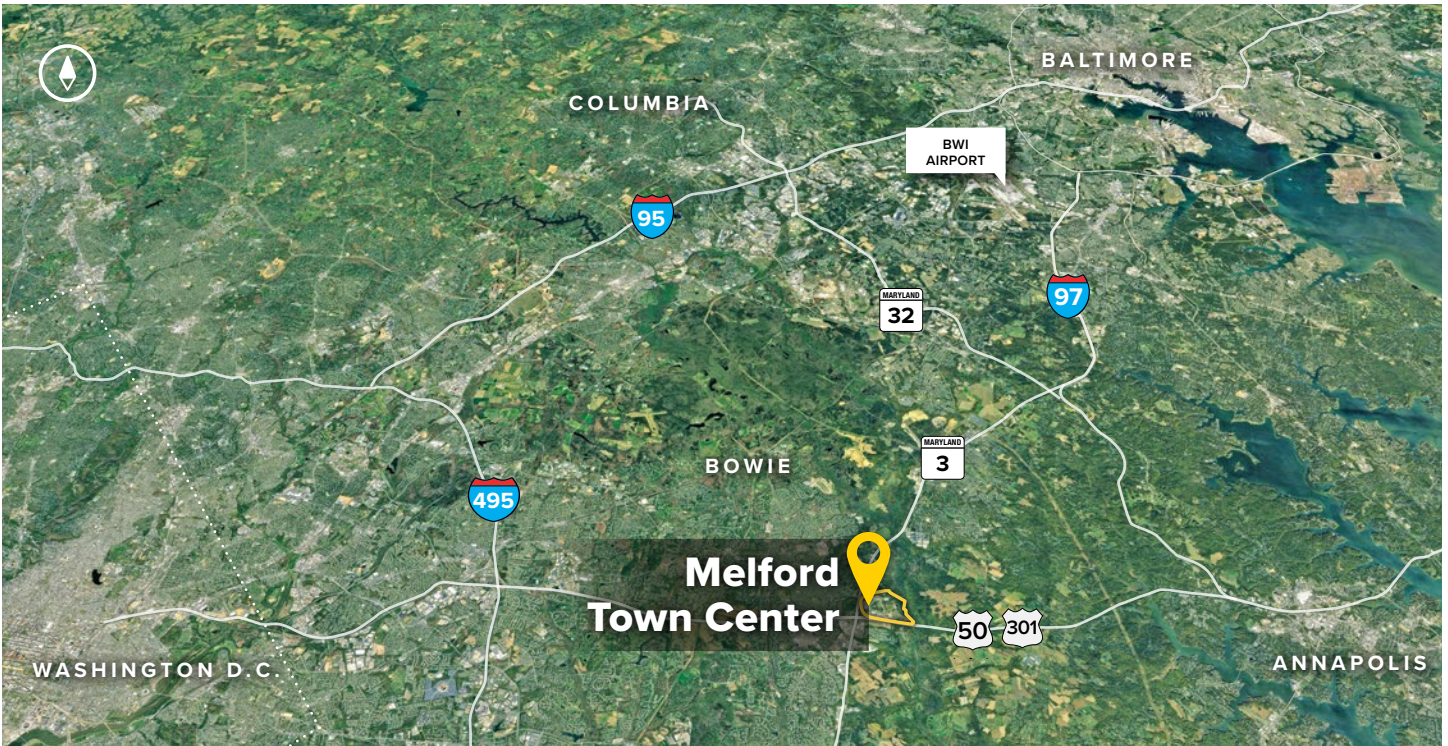
## FLEX / R&D SPACE

### SINGLE-STORY FLEX / R&D BUILDINGS

17201 Melford Boulevard	40,440 SF	
17351 Melford Boulevard	32,040 SF	FUTURE
17361 Melford Boulevard	36,120 SF	FUTURE
5001 Howerton Way	39,120 SF	LEED GOLD
5021 Howerton Way	39,120 SF	LEED GOLD
5041 Howerton Way	34,560 SF	
5061 Howerton Way	34,560 SF	
5081 Howerton Way	30,404 SF	
4801 Tesla Drive	33,120 SF	
4831 Tesla Drive	28,560 SF	
4861 Tesla Drive	29,560 SF	
4891 Tesla Drive	31,560 SF	
4901 Tesla Drive	31,560 SF	
4931 Tesla Drive	26,560 SF	
4961 Tesla Drive	25,560 SF	

### FLEX / R&D SPECIFICATIONS

LEED (on select buildings)	Core & Shell
Suite Sizes	2,520 up to 40,440 SF
Ceiling Height	16 - 18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber or TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	MXT



**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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