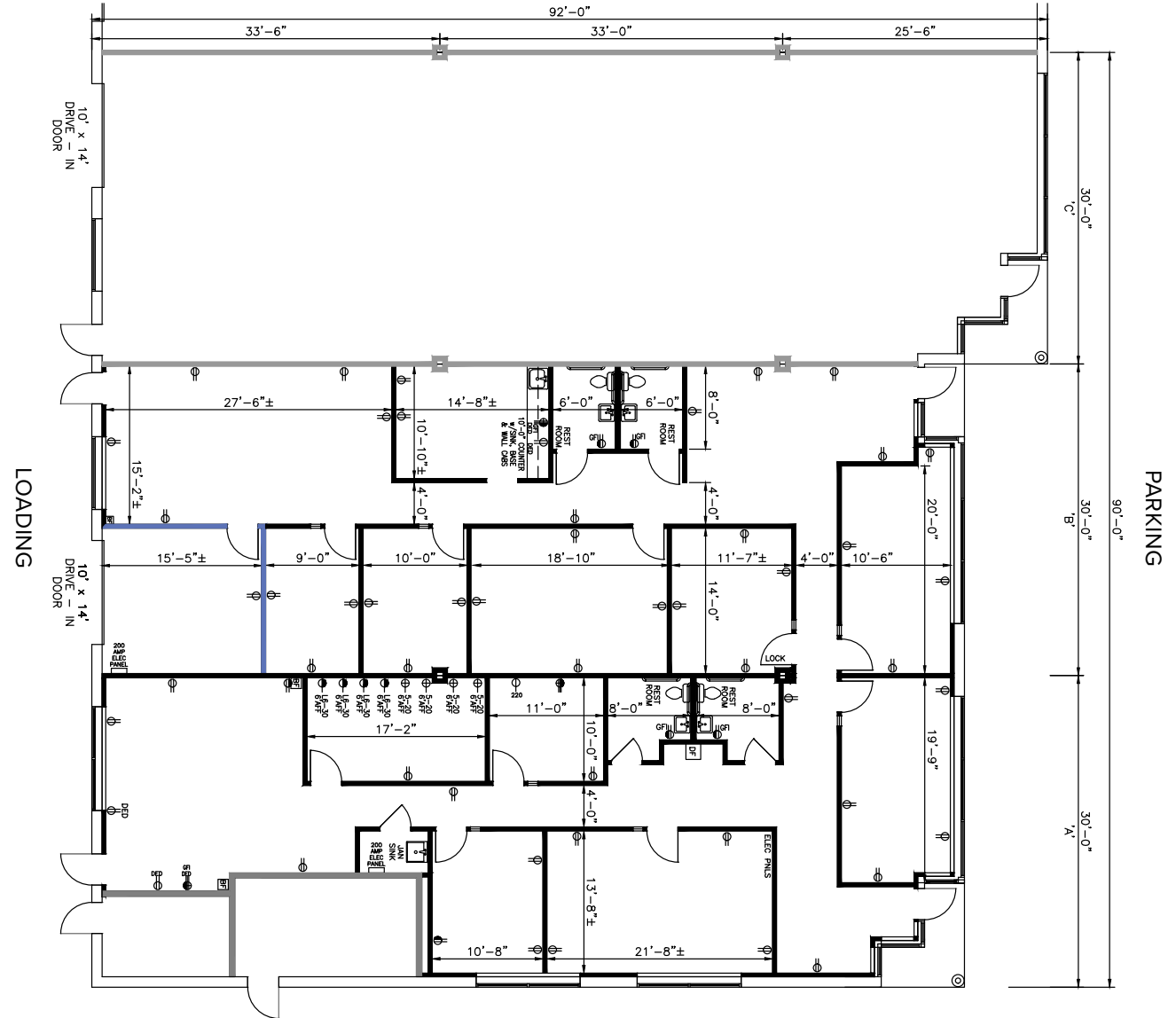
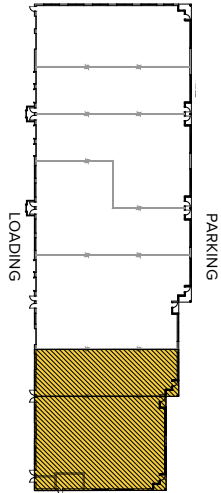


**MELFORD TOWN CENTER**  
4861 Tesla Drive | Bowie, MD 20715  
Suites A-C

**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*



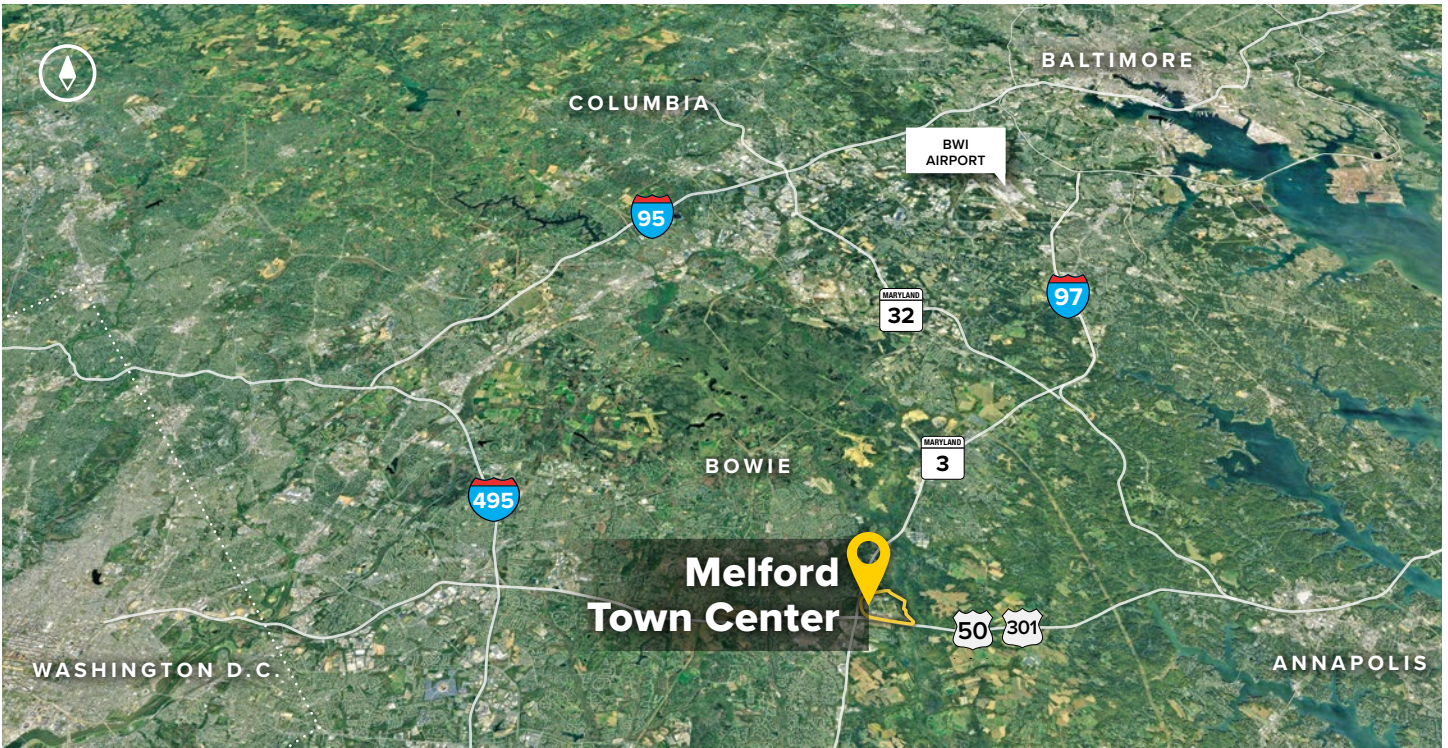
## FLEX / R&D SPACE

### 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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