

**TOTAL SF AVAILABLE:**  
2,587 SF



### About Route 100 Tech Park

Route 100 Tech Park is a mixed-use business and retail community located in Anne Arundel County at the intersection of Dorsey Road and Coca Cola Drive in Hanover, Maryland.

The unified architecture of St. John Properties' planned four buildings, comprising approximately 125,000 square feet of office, flex/R&D and retail space, provide Route 100 Tech Park a campus-like business environment. Tenant sizes from 2,455 square feet to 48,120 square feet. of space will offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Free, generous parking is available.

The retail component of Route 100 Tech Park consists of 10,725 square feet of space featuring frontage on Dorsey Road.

*For more information on Route 100 Tech Park, visit: [sjpi.com/route100](http://sjpi.com/route100)*

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	2,374	55,925	148,709
Avg. Household Income	\$124,731	\$125,790	\$125,194



### RETAIL SPACE

RETAIL BUILDING	
1741 Dorsey Road	10,725 SF



### FLEX/R&D SPACE

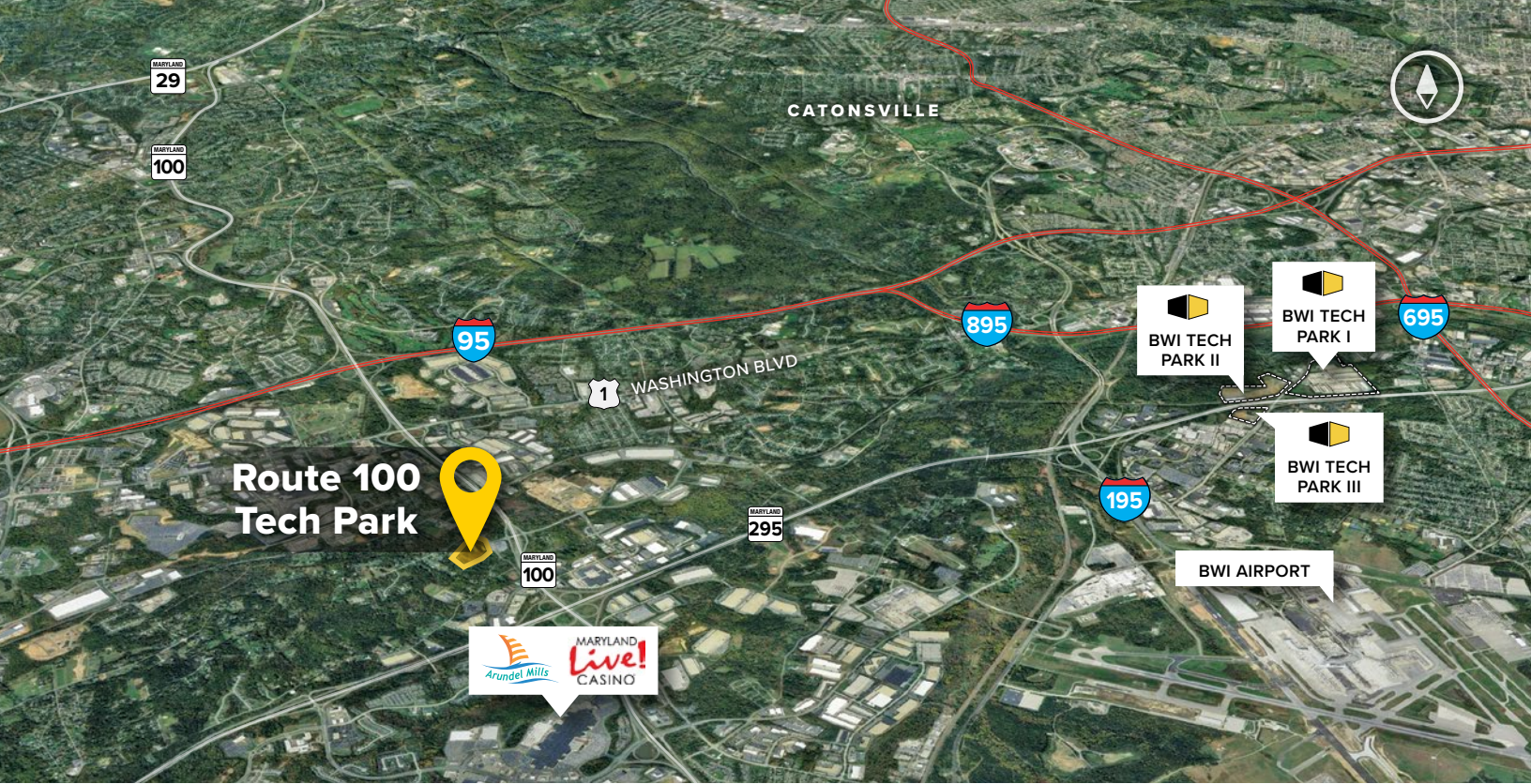
FLEX/R&D BUILDINGS		
1745 Dorsey Road	48,120 SF	LEED SILVER DESIGNED
1747 Dorsey Road	42,120 SF	LEED SILVER DESIGNED
FLEX/R&D SPECIFICATIONS		
LEED	Core & shell	
Suite Sizes	2,520 up to 48,120 SF	
Ceiling Height	16 ft. clear minimum	
Offices	Built to suit	
Parking	4 spaces per 1,000 SF	
Heat	Gas	
Roof	TPO	
Exterior Walls	Brick on block	
Loading	Dock or drive-in	
Zoning	W-1	



### SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS		
1743 Dorsey Road	24,190 SF	LEED GOLD
SINGLE-STORY OFFICE SPECIFICATIONS		
LEED	Core & shell	
Suite Sizes	2,455 up to 10,989 SF	
Ceiling Height	10 ft. clear minimum	
Offices	Built to suit	
Parking	5 spaces per 1,000 SF	
Heat	Gas	
Roof	TPO	
Exterior Walls	Brick on block	
Zoning	W-1	





**Distances to:**

- Annapolis (Downtown) ..... 25 miles
- Arundel Mills Mall ..... 2 miles
- Baltimore (Downtown) ..... 12 miles
- BWI Airport ..... 5 miles
- Columbia, MD ..... 10 miles
- Fort Meade/NSA ..... 5 miles
- I-95 ..... 2 miles
- I-695 (Baltimore Beltway) ..... 6 miles
- MD Route 97 ..... 6 miles
- MD 295 (Balto.-Wash. Pkwy) ..... 0.5 miles
- Washington, D.C. (Downtown) ..... 28 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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