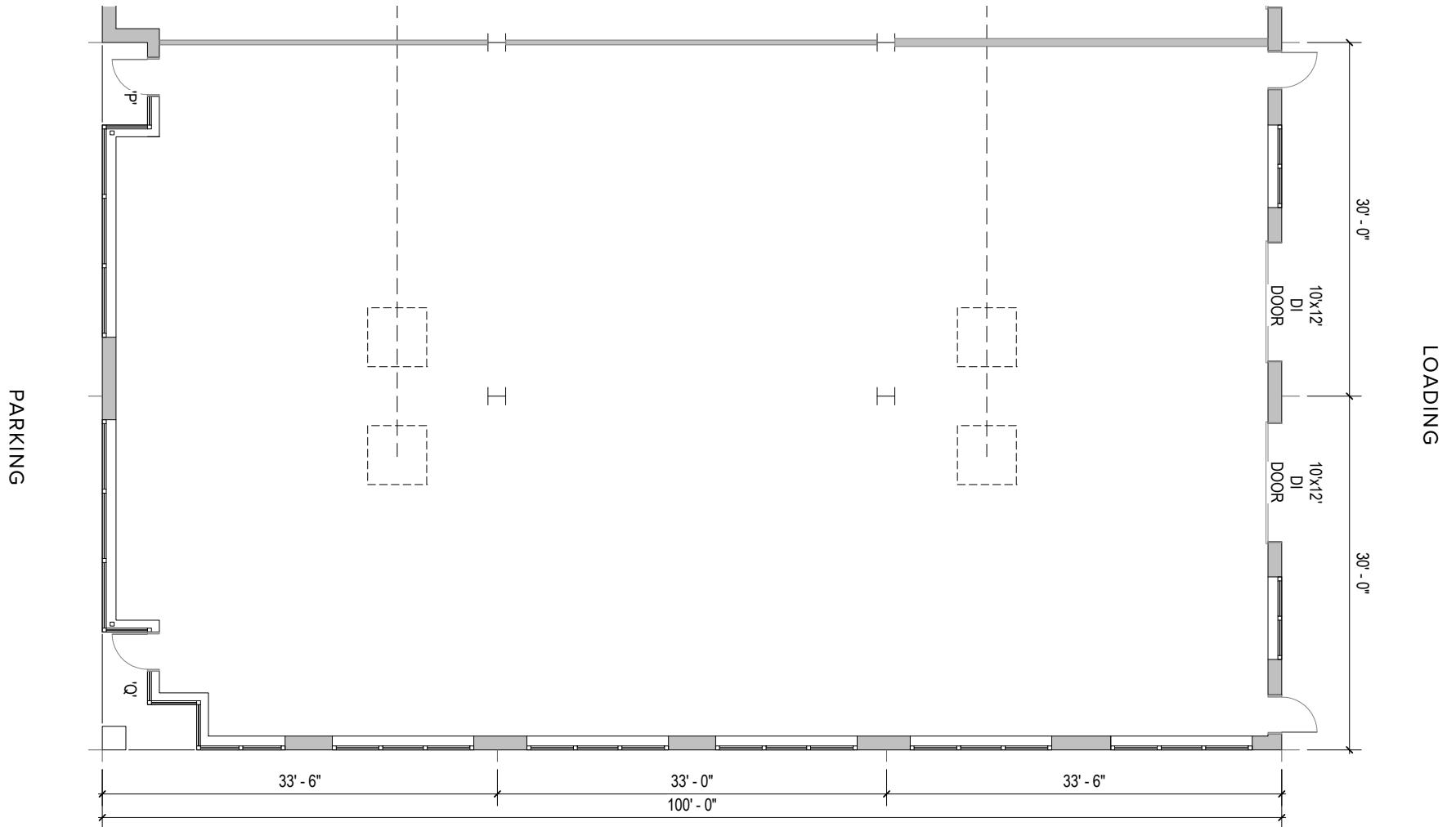


TOTAL SF AVAILABLE:
6,072 SF



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' four buildings, comprising of 125,150 square feet of office, flex/R&D and retail space, provide Route 100 Tech Park a campus-like business environment. Tenant sizes from 2,520 square feet to 48,120 square feet of space offers 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 10,776 square feet of space featuring frontage on Dorsey Road.

For more information on Route 100 Tech Park, visit: 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 10,776 SF



FLEX/R&D SPACE

FLEX/R&D BUILDINGS

1745 Dorsey Road 48,120 SF **LEED GOLD**

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

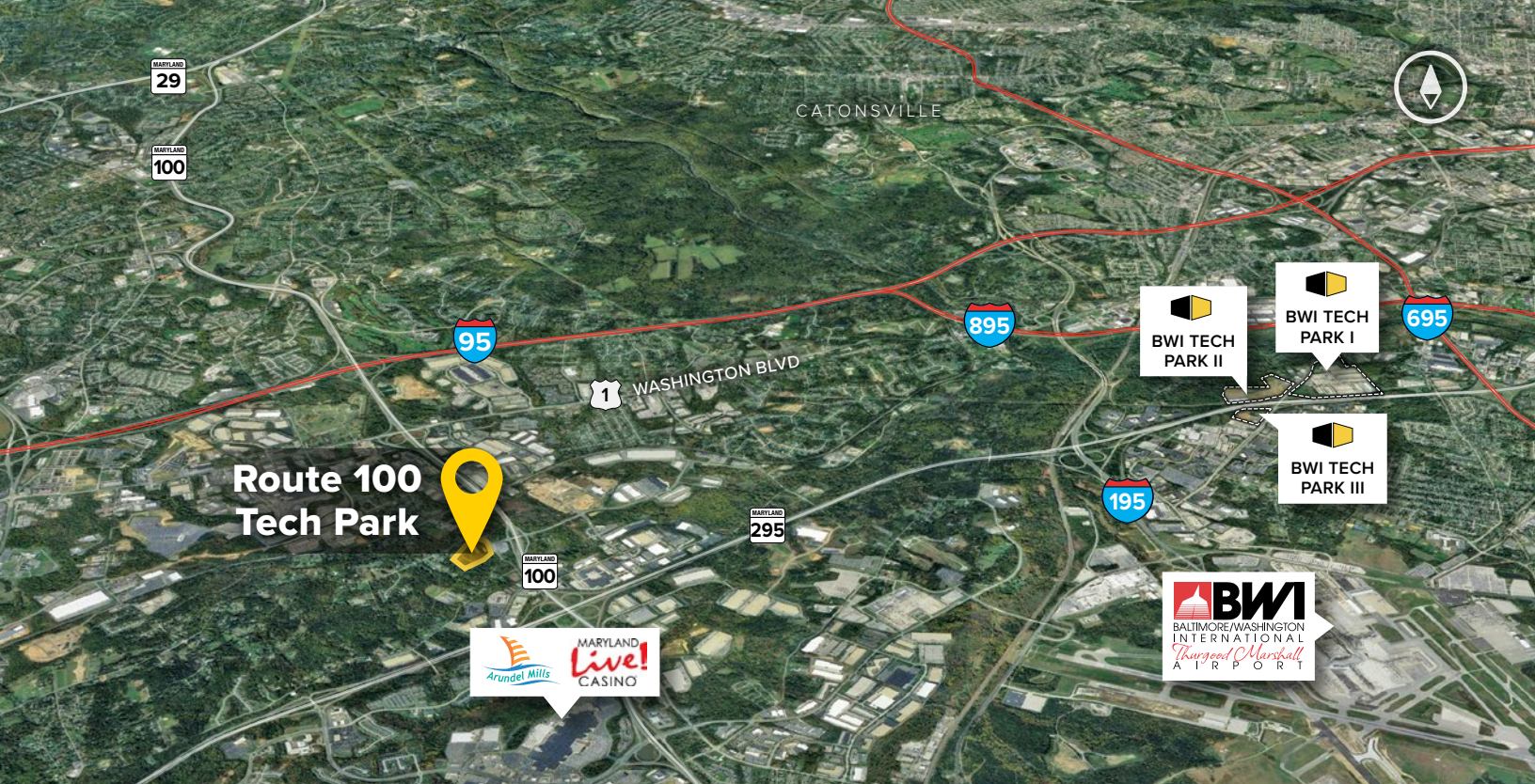
SINGLE-STORY OFFICE BUILDINGS

1743 Dorsey Road 24,190 SF **LEED GOLD**

SINGLE-STORY OFFICE SPECIFICATIONS

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

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

For additional leasing information or to schedule a tour, contact:

Lacey Johansson
Leasing Representative
 410.369.1229 | ljohansson@sjpi.com

Sean Doordan
Senior VP, Leasing & Acquisitions
 410.369.1211 | sdoordan@sjpi.com



2560 Lord Baltimore Drive
 Baltimore, MD 21244

410.788.0100 | SJPI.COM

MD | CO | LA | NV | PA | UT | VA | WI



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