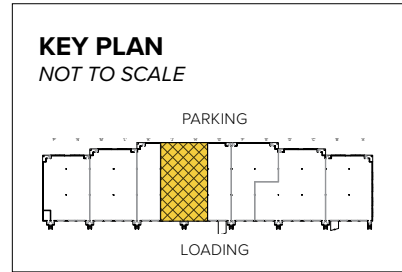


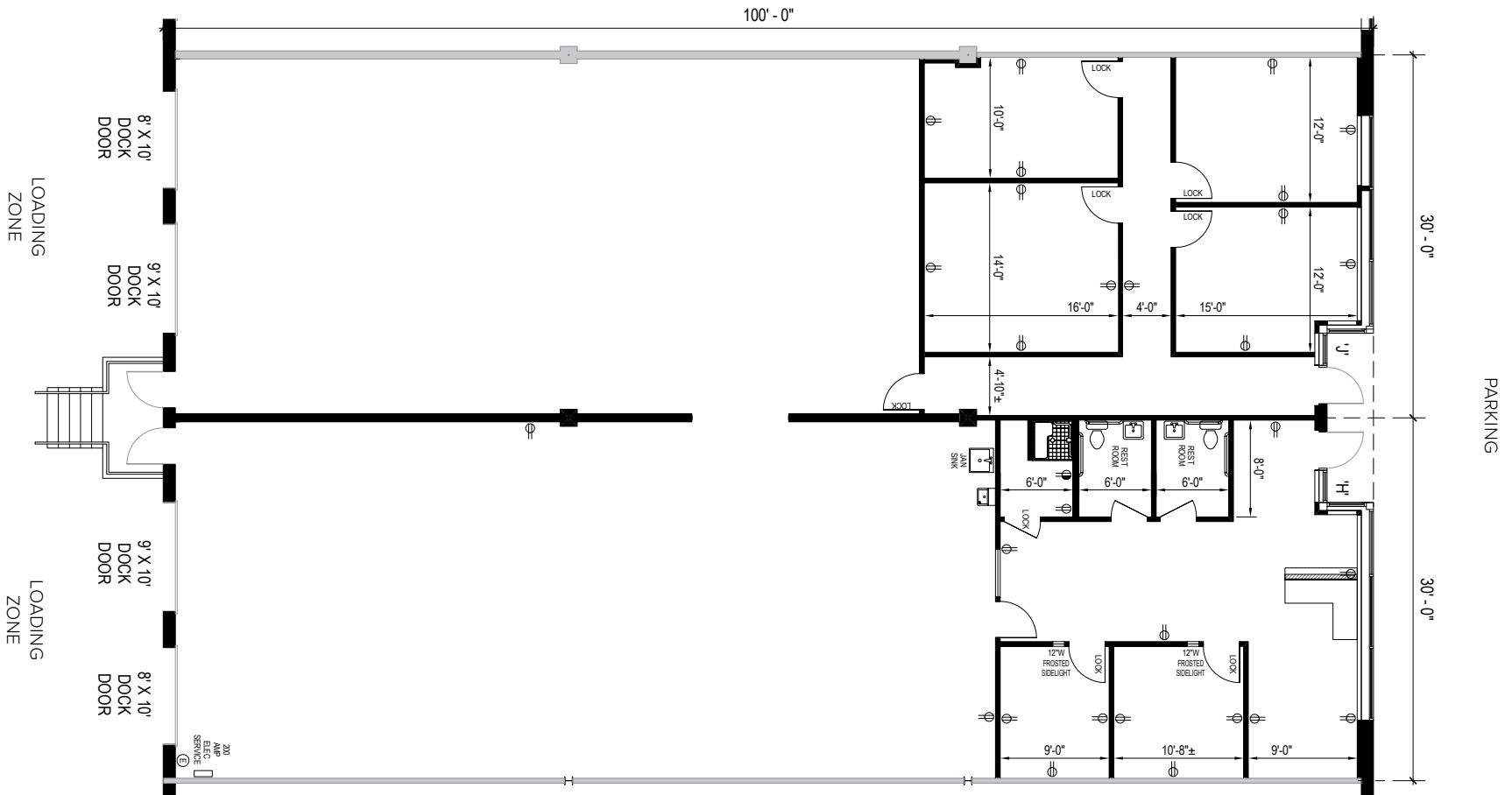


Total SF Available:
6,000 SF

1,932 SF office, partially conditioned
warehouse with 4 docks



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.



About Troy Hill Corporate Center

Troy Hill Corporate Center is a 15-acre project of St. John Properties, Inc. The business community, contained within Troy Hill Commerce Center, is located on US Route 1, near MD Route 100, Interstate 95, and MD Route 295 just minutes from Baltimore-Washington International Airport.

The unified architecture of Troy Hill Corporate Center's four buildings, comprising 150,000 square feet of office and R&D/flex space, provides the Center a campus-like business environment. Tenant sizes from 2,280 square feet to 39,120 square feet offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building.

Nearby St. John Properties business parks (Arundel Overlook, BWI Commerce Park, BWI Technology Park, Cromwell Business Park, International Trade Center and Rt. 100 Tech Park) contain nearly 2.2 million square feet of R&D/flex and office space in close proximity to Troy Hill.

Flex/R&D Space

7020 Troy Hill Drive	39,120 SF
----------------------	-----------

7024 Troy Hill Drive	35,640 SF
----------------------	-----------

7180 Troy Hill Drive	39,120 SF
----------------------	-----------

7184 Troy Hill Drive	36,120 SF
----------------------	-----------

Flex/R&D Specifications

Suite Sizes	2,280 up to 39,120 SF
-------------	-----------------------

Ceiling Height	16 ft. clear minimum
----------------	----------------------

Offices	Built to suit
---------	---------------

Parking	4 spaces per 1,000 SF
---------	-----------------------

Heat	Gas
------	-----

Roof	EPDM rubber
------	-------------

Exterior Walls	Brick on block
----------------	----------------

Loading	Dock or drive-in
---------	------------------

Zoning	M-1
--------	-----

Pictured Right: Rear dock loading at 7024 Troy Hill Drive

Pictured Bottom: Troy Hill Corporate Center campus

For more information on Troy Hill Corporate Center, visit: sjpi.com/troyhill





Distances to:

Annapolis, MD (Downtown)	25 miles
Baltimore, MD (Downtown)	10 miles
BWI Airport	6 miles
Columbia, MD	7 miles
Interstate 95	2 miles
Interstate 495	18 miles
Interstate 695	6 miles
MD Route 295	3 miles
Washington, D.C.	30 miles

Contact Us

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

Claire Cobert
Leasing Representative
 ccobert@sjpi.com
 410.369.1274

Matt Lenihan
Vice President, Leasing
 mlenihan@sjpi.com
 410.369.1202

Corporate Headquarters:
 2560 Lord Baltimore Drive
 Baltimore, MD 21244
410.788.0100 | SJPI.COM



Scan with your mobile device to take a virtual tour, download floor plans and more!

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

Connect with us @stjohnprop



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 04/21