



FLEX / R&D SPACE

SINGLE-STORY FLEX / R&D BUILDINGS

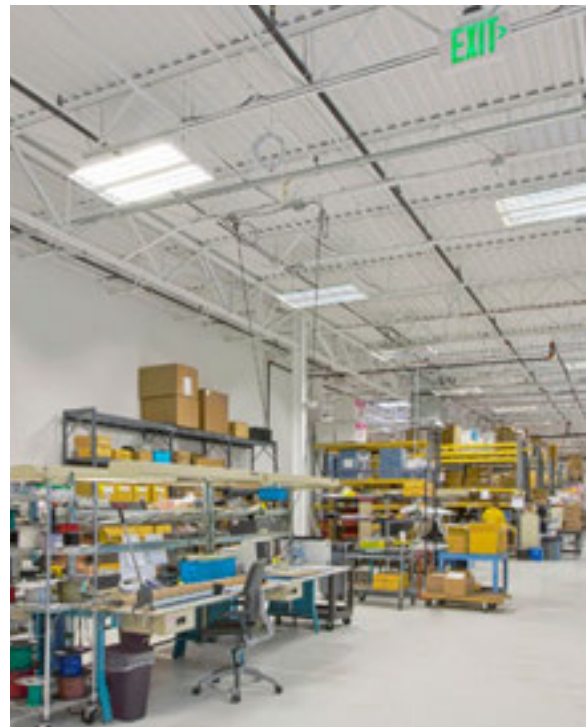
11600 Crossroads Circle	34,080 SF	
11605 Crossroads Circle	40,080 SF	
11615 Crossroads Circle	31,920 SF	
11620 Crossroads Circle	42,120 SF	
11630 Crossroads Circle	51,120 SF	LEED GOLD
11640 Crossroads Circle	50,400 SF	
11650 Crossroads Circle	28,000 SF	LEED GOLD
11655 Crossroads Circle	59,400 SF	LEED SILVER
11675 Crossroads Circle	40,080 SF	LEED GOLD DESIGNED
11685 Crossroads Circle	54,120 SF	LEED SILVER DESIGNED
11695 Crossroads Circle	33,120 SF	LEED SILVER DESIGNED

FLEX / R&D SPECIFICATIONS

LEED (<i>select buildings</i>)	Core & Shell
Suite Sizes	2,520 - 59,400 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM or TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	ML-IM-M43



Flex/R&D exterior



Flex/R&D interior



Distances to:

- Aberdeen, MD 18 miles
- AMTRAK / MARC Station 1 mile
- BWI Airport 20 miles
- Baltimore (Downtown) 11 miles
- I-695 (Baltimore Beltway) 4 miles
- I-95 2 miles
- Martin State Airport 1 mile
- Towson, MD 10 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 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.

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