





**FLEX / R&D SPACE**

**SINGLE-STORY FLEX / R&D BUILDINGS**

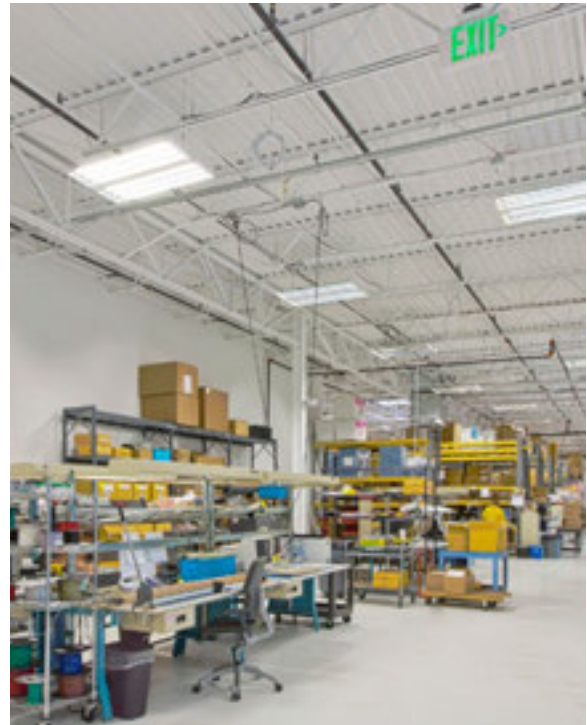
11600 Crossroads Circle	34,080 SF
11605 Crossroads Circle	40,080 SF
11615 Crossroads Circle	31,920 SF
11620 Crossroads Circle	42,120 SF
11630 Crossroads Circle	51,120 SF <b>LEED GOLD</b>
11640 Crossroads Circle	50,400 SF
11650 Crossroads Circle	28,000 SF <b>LEED GOLD</b>
11655 Crossroads Circle	59,400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

**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



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

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

**OFFICE / FLEX SPACE**

**Matt Lenihan** *Assistant VP, Leasing*  
 410.369.1202 | mlenihan@sjpi.com

**Richard Williamson**  
*SVP Leasing & Marketing*  
 410.369.1222 | rwilliamson@sjpi.com

**RETAIL SPACE**

**Bill Holzman** *VP, Retail Leasing*  
 410.369.1240 | bholzman@sjpi.com

**Brooke Harlander** *Leasing Agent*  
 410.369.1232 | bharlander@sjpi.com

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