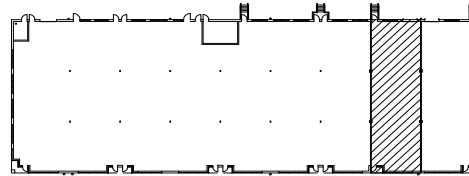
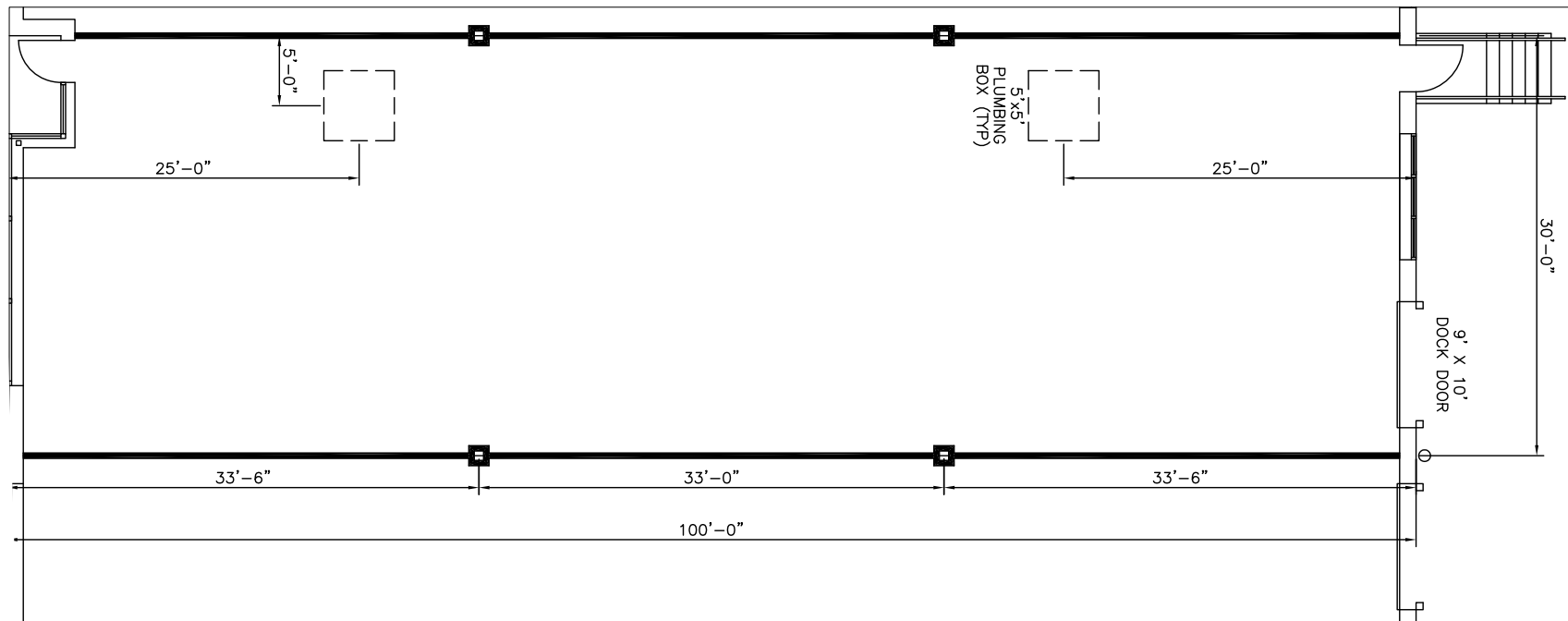


TOTAL SF AVAILABLE:
3,000 SF

KEY PLAN
NOT TO SCALE



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.





FLEX / R&D SPACE

SINGLE-STORY FLEX / R&D BUILDINGS

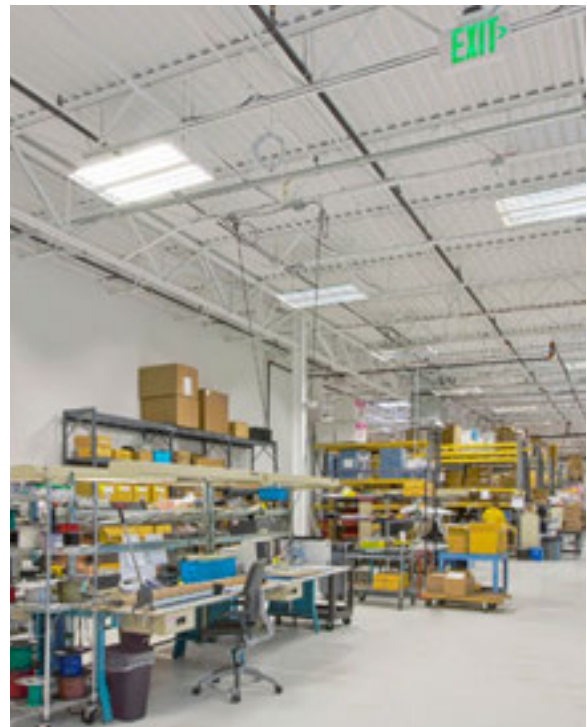
11600 Crossroads Circle	34,080 SF
11605 Crossroads Circle	40,080 SF
11615 Crossroads Circle	31,920 SF
11620 Crossroads Circle	42,120 SF
11630 Crossroads Circle	51,120 SF LEED GOLD
11640 Crossroads Circle	50,400 SF
11650 Crossroads Circle	28,000 SF LEED GOLD
11655 Crossroads Circle	59,400 SF LEED SILVER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



2560 Lord Baltimore Drive
 Baltimore, MD 21244
 410.788.0100 | SJPI.COM
 CO | MD | NV | PA | LA | UT | VA | WI



Follow us on social media



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

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 05/17