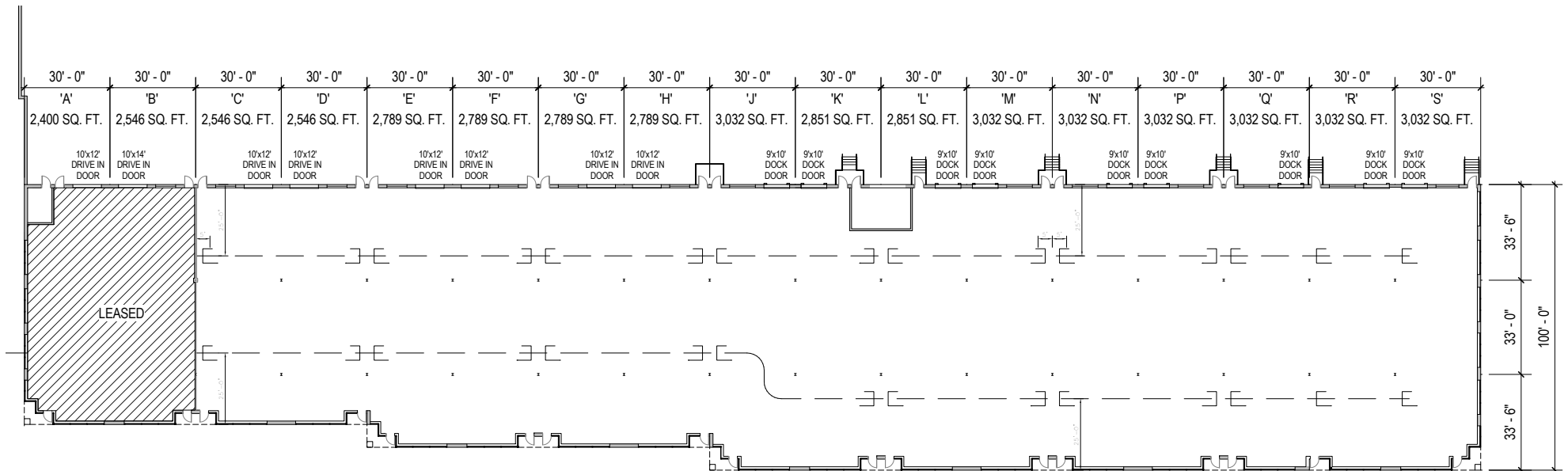


TOTAL SF AVAILABLE:
 2,546 - 43,174 SF



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 BWI Technology Park II

The 44-acre business community is located in Anne Arundel County off West Nursery Road and Baltimore-Washington Parkway (MD Route 295) near Baltimore-Washington International Airport.

St. John Properties' Arundel Overlook, BWI Commerce Park, Cromwell Business Park, International Trade Center and BWI Technology Parks I & III are located within close proximity of the Park.

BWI Technology Park I is located just north of BWI Technology Park II along West Nursery Road which features flex/R&D and single-story office space. BWI Technology Park III is a proposed business park to be located just south of BWI Technology Park II on the East side of the Baltimore-Washington Parkway.

A parcel facing West Nursery Road features a 13,325 sq. ft. in-line retail building, as well as a Royal Farms gas and convenience store.

St. John Properties features an in-house and fully-staffed property management division to ensure that each building continually operates at peak performance.

*For more information on
BWI Technology Park II, visit:
sjpi.com/bwitech2*



RETAIL SPACE

RETAIL BUILDING

802 Pinnacle Drive 13,325 SF

RETAIL SPECIFICATIONS

Suite Sizes	1,309 - 3,927 SF
Parking	5.3 spaces per 1,000 SF
Zoning	C-4



FLEX / R&D SPACE

FLEX / R&D BUILDINGS

805 Pinnacle Drive	62,400 SF	FUTURE
809 Pinnacle Drive	51,120 SF	LEED GOLD
811 Pinnacle Drive	48,120 SF	LEED SILVER DESIGNED
813 Pinnacle Drive	34,560 SF	

FLEX / R&D SPECIFICATIONS

LEED	Core & Shell
Suite Sizes	2,400 - 62,400 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO Rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W-1



TWO-STORY OFFICE SPACE

TWO-STORY OFFICE BUILDING

806 Pinnacle Drive	31,436 SF	FUTURE
810 Pinnacle Drive	31,436 SF	FUTURE

TWO-STORY OFFICE SPECIFICATIONS

Suite Sizes	2,550 - 31,436 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	4.5 spaces per 1,000 SF
Heat: 1st Floor	Heat pump
Heat: 2nd Floor	Gas
Exterior Walls	Brick on block
Zoning	W-1

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,916	64,115	189,541
Avg. Household Income	\$90,853	\$76,741	\$75,883



Distances to:

- Annapolis (Downtown) 22 miles
- Arundel Mills Mall 4 miles
- Baltimore (Downtown) 8 miles
- BWI Airport 2 miles
- Columbia 12 miles
- I-495 (Capital Beltway) 19 miles
- I-695 (Baltimore Beltway) 3 miles
- MD 100 4 miles
- MD 295 1 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 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.



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

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

Bill Jautze *Leasing Agent*
 410.369.1213 | bjautze@sjpi.com

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

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