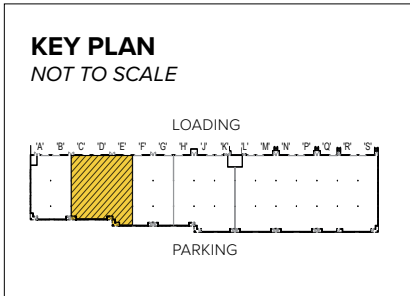


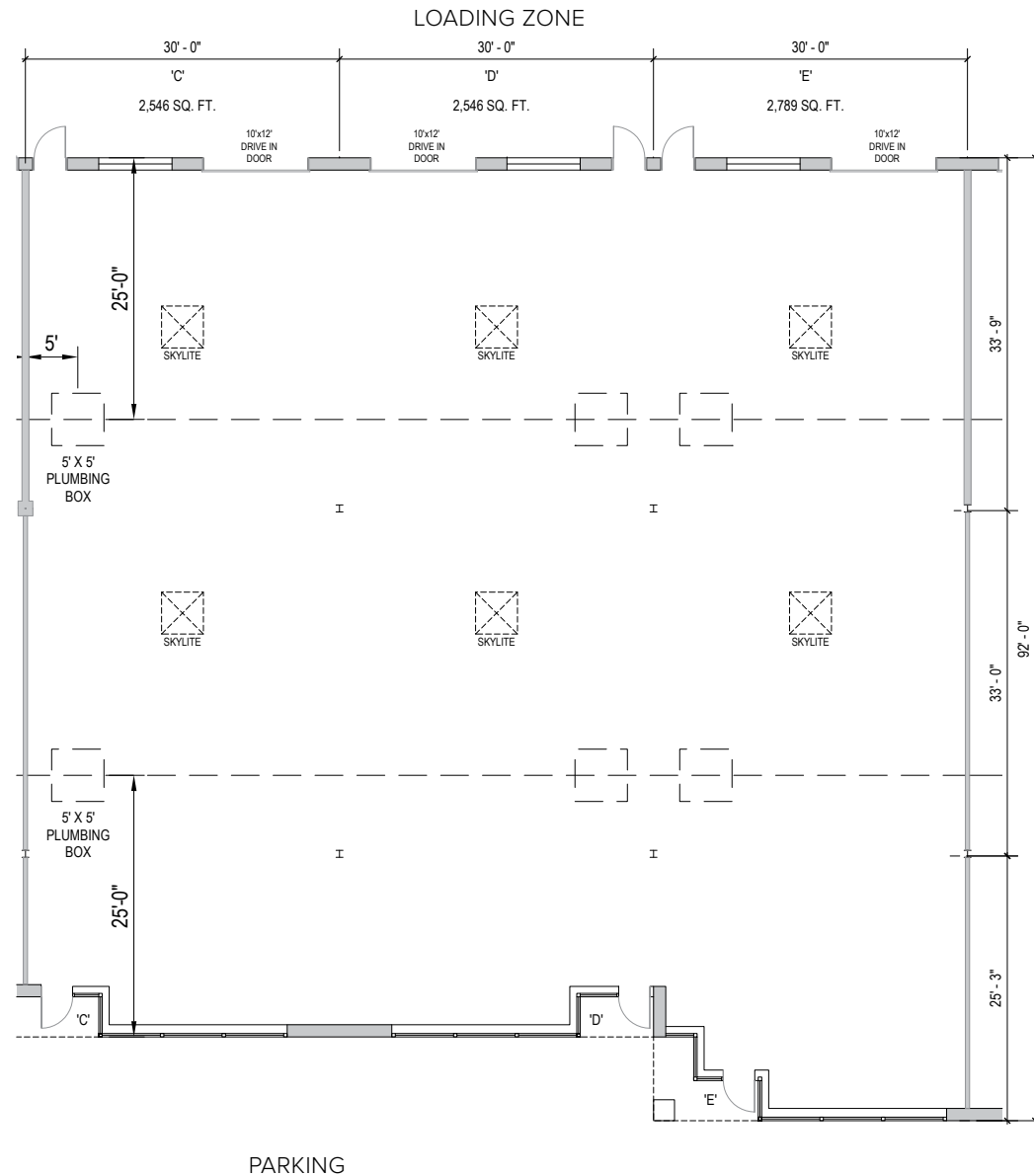


Total SF Available:
 2,546–7,881 SF

New LEED Gold Certified flex/R&D shell space with (3) 10'x12' rear drive-in doors



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.

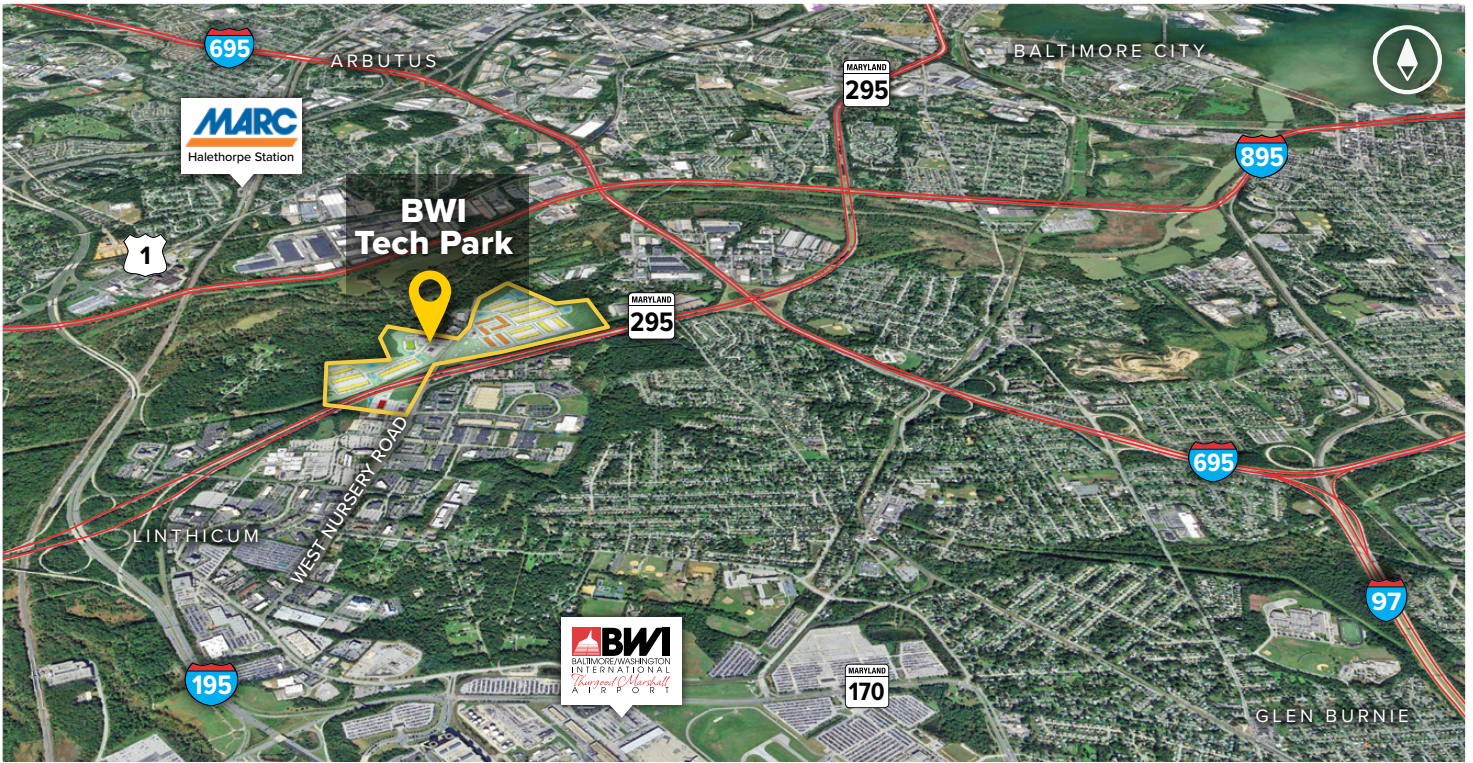




Flex/R&D Space

Flex/R&D Buildings		
513 Progress Drive	42,120 SF	
514 Progress Drive	72,240 SF	
517 Progress Drive	42,120 SF	
521 Progress Drive	40,080 SF	
525 Progress Drive	40,080 SF	
701 Digital Drive	45,120 SF	
705 Digital Drive	72,240 SF	
709 Digital Drive	69,240 SF	
805 Pinnacle Drive	62,160 SF	LEED GOLD
809 Pinnacle Drive	51,120 SF	LEED GOLD
811 Pinnacle Drive	48,120 SF	LEED GOLD
813 Pinnacle Drive	34,560 SF	LEED GOLD
Flex/R&D Specifications		
LEED	Core & shell	
Suite Sizes	2,400 up to 72,240 SF	
Ceiling Height	16 ft. clear minimum	
<i>805 Pinnacle Drive</i>	18 ft. clear minimum	
Offices	Built to suit	
Parking	4 spaces per 1,000 SF	
Heat	Gas	
Roof	EPDM & TPO Rubber	
Exterior Walls	Brick on block	
Loading	Dock or drive-in	
Zoning	W-1	

Over 619,200 square feet of versatile flex/R&D space resides within BWI Tech Park. These adaptable buildings offer tenants maximum flexibility by combining thirty-foot wide spaces with 16–18 foot ceiling heights. Suite sizes range from 2,400 square feet up to 72,240 square feet and offer dock and drive-in loading. Free, generous parking is available adjacent to each building.



Distances to:

Annapolis, MD (Downtown)	22 miles
Arundel Mills Mall	4 miles
Baltimore, MD (Downtown)	8 miles
BWI Airport	2 miles
Columbia, MD.....	12 miles
Interstate 495 (Capital Beltway)	19 miles
Interstate 695 (Baltimore Beltway)	3 miles
MD 100	4 miles
MD 295	0.1 mile

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

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NAIOP MARYLAND CHAPTER
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
THE ASSOCIATION FOR COMMERCIAL REAL ESTATE

NAIOP NATIONAL DEVELOPER OF THE YEAR — 2018

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