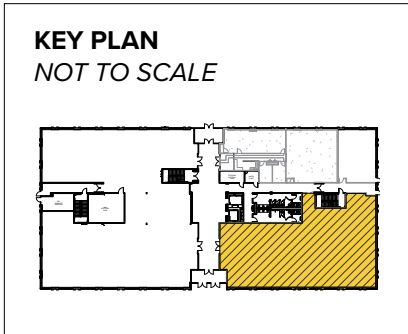


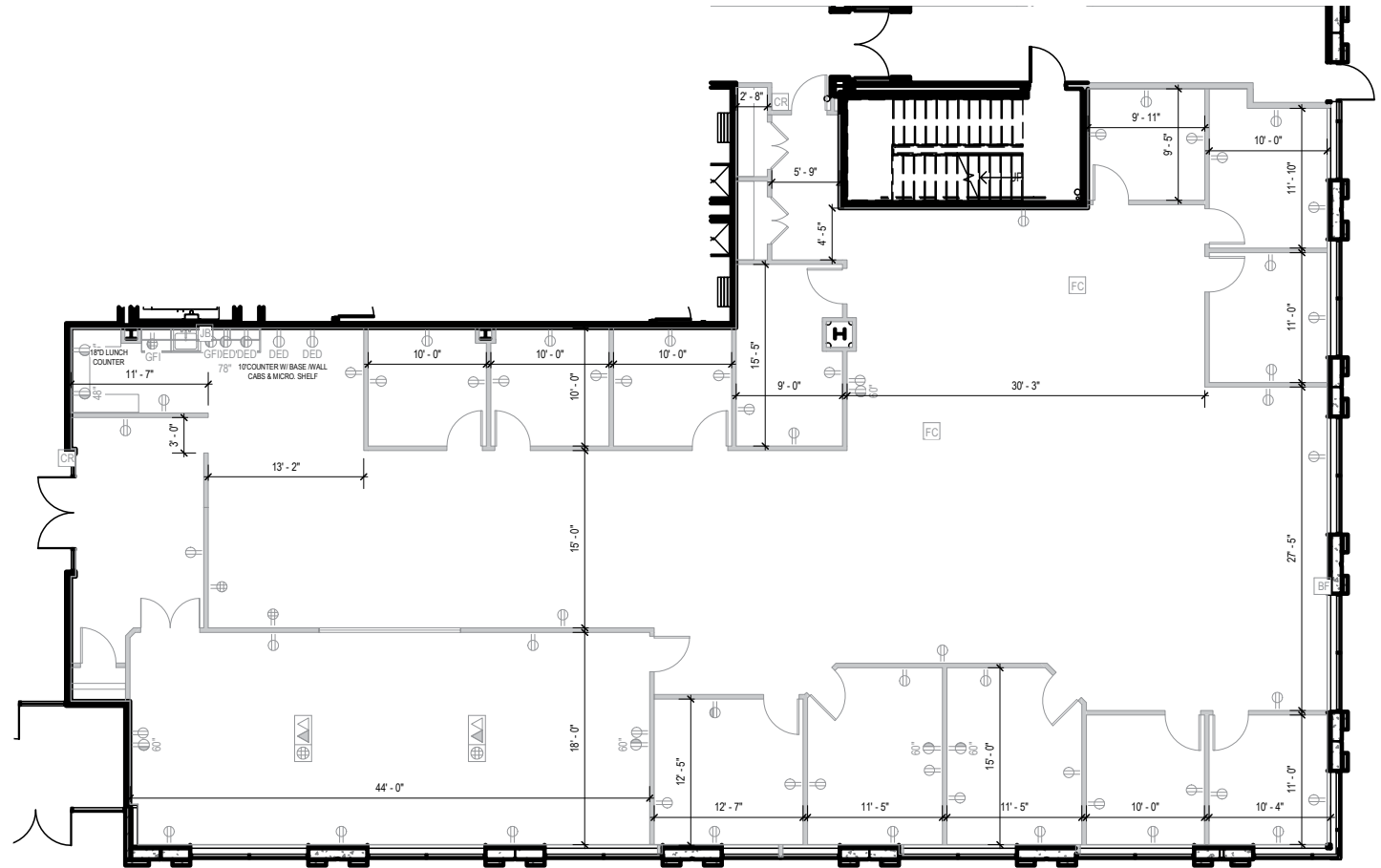


**Total SF Available:**  
6,229 SF

*Prominent off-lobby entrance,  
upgraded finishes throughout*



**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 Annapolis Junction Town Center

10170 Junction Drive is a four-story, 101,200 square foot Class 'A' office building located in Annapolis Junction Town Center, an 18-acre mixed-use Transit Oriented Development (TOD) in Howard County. The project offers direct access to the Savage MARC transit station and is located just minutes away from the NSA, Fort Meade and BWI Airport with great visibility from MD Route 32.

Annapolis Junction Town Center features 416 ultra-luxurious apartment homes and over 19,000 square foot of retail space including a Pepperjacks Subs. A MARC Transit station with a 704-space commuter parking garage is located adjacent to the park. A 150-room hotel is also planned for the site.



### Four-Story Office Building

10170 Junction Drive 101,200 SF

### Four-Story Office Specifications

LEED	Gold   Core & shell
Suite Sizes	Up to 101,200 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Lease Type	Full service



For more information on Annapolis Junction Town Center visit: [sjpi.com/annapolisjunction](http://sjpi.com/annapolisjunction)





**Distances to:**

- Baltimore, MD (Downtown) ..... 20 miles
- BWI Airport ..... 12 miles
- Fort Meade ..... 8 miles
- NSA ..... 2.5 miles
- MD 295 ..... 2 miles
- Washington, D.C. (Downtown) ..... 24 miles



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# Contact Us

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**About St. John Properties**

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

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