



Arundel Overlook

Dorsey Road at Airport 100 Way
Hanover, MD 21076



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM | 410.788.0100

About Arundel Overlook

Arundel Overlook is a 68-acre flex/R&D community located at the intersection of Dorsey Road (MD Route 176) and Airport 100 Way in Anne Arundel County, just minutes from Baltimore-Washington International Airport (BWI).

The unified architecture of St. John Properties' eight buildings, comprising over 312,840 square feet of flex/R&D space, provides Arundel Overlook a campus-like business environment.

Tenant sizes from 2,520 square feet to 45,120 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/R&D buildings feature 30 foot wide spaces combined with 16-foot high ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

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

For more information on Arundel Overlook, visit: sjpi.com/arundeloverlook

Flex/R&D Buildings

| | | |
|----------------------|-----------|---------------|
| 901 Mercantile Drive | 33,120 SF | |
| 921 Mercantile Drive | 42,120 SF | |
| 941 Mercantile Drive | 42,120 SF | |
| 961 Mercantile Drive | 42,120 SF | |
| 980 Mercantile Drive | 45,120 SF | |
| 1503 Signature Drive | 42,120 SF | LEED SILVER |
| 1513 Signature Drive | 30,000 SF | LEED DESIGNED |
| 1523 Signature Drive | 36,120 SF | LEED SILVER |

Flex/R&D Specifications

| | |
|---|-----------------------|
| LEED | Silver Core & shell |
| Suite Sizes | 2,520 up to 45,120 SF |
| Ceiling Height | |
| 901-980 Mercantile Drive & 1523 Signature Drive | 16 ft. clear minimum |
| 1503 & 1513 Signature Drive | 18 ft. clear minimum |
| Loading | Dock or drive-in |
| Roof | EPDM Rubber & TPO |
| Construction | Brick on block |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Zoning | W-1 |





BWI THURGOOD
MARSHALL
INTERNATIONAL
AIRPORT

RESERVED
WOODLANDS

WRIGHT ROAD

MARYLAND
100

MARYLAND
176

DORSEY ROAD

AIRPORT 100 WAY

980 MERCANTILE DR
45,120 SF
A B C D E F G H J K L M N P Q R
LOADING ZONE

961 MERCANTILE DR
42,120 SF
A B C D E F G H J K L M N P O
LOADING ZONE

941 MERCANTILE DR
42,120 SF
A B C D E F G H J K L M N P O
LOADING ZONE

921 MERCANTILE DR
42,120 SF
A B C D E F G H J K L M N P O
LOADING ZONE

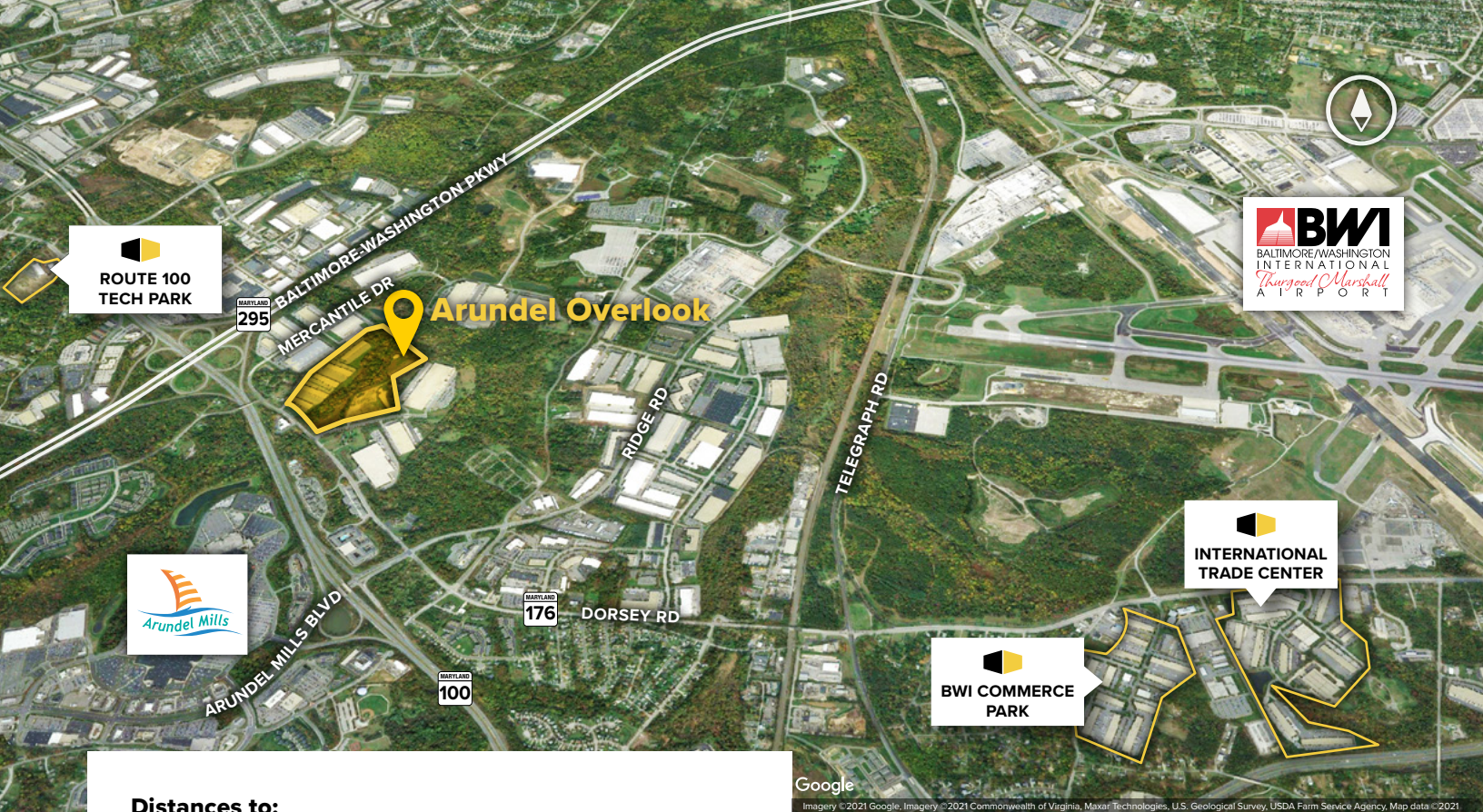
901 MERCANTILE DR
33,120 SF
A B C D E F G H J K L M
LOADING ZONE

1523 SIGNATURE DR
36,120 SF
A B C D E F G H J K L M N
LOADING ZONE

1513 SIGNATURE DR
30,000 SF
A B C D E F G H J K L M N P
LOADING ZONE

1503 SIGNATURE DR
42,120 SF
A B C D E F G H J K L M N P
LOADING ZONE





Distances to:

| | |
|------------------------------------|-----------|
| Annapolis, MD (Downtown) | 20 miles |
| Baltimore, MD (Downtown) | 12 miles |
| BWI Airport | 4 miles |
| Columbia, MD | 9 miles |
| Fort Meade/NSA | 6 miles |
| Interstate 95 | 3 miles |
| Interstate 695 (Baltimore Beltway) | 6 miles |
| MD 100 | 1 mile |
| MD 295 | 0.5 miles |
| Washington, D.C. (Downtown) | 28 miles |

Contact Us

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

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410.788.0100 | SJPI.COM



Scan with your mobile device to take a virtual tour, download floor plans and more!

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop

