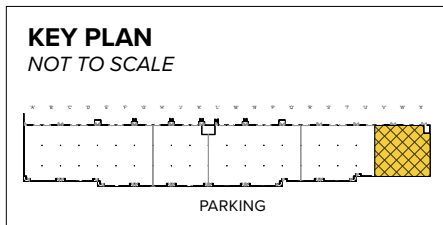


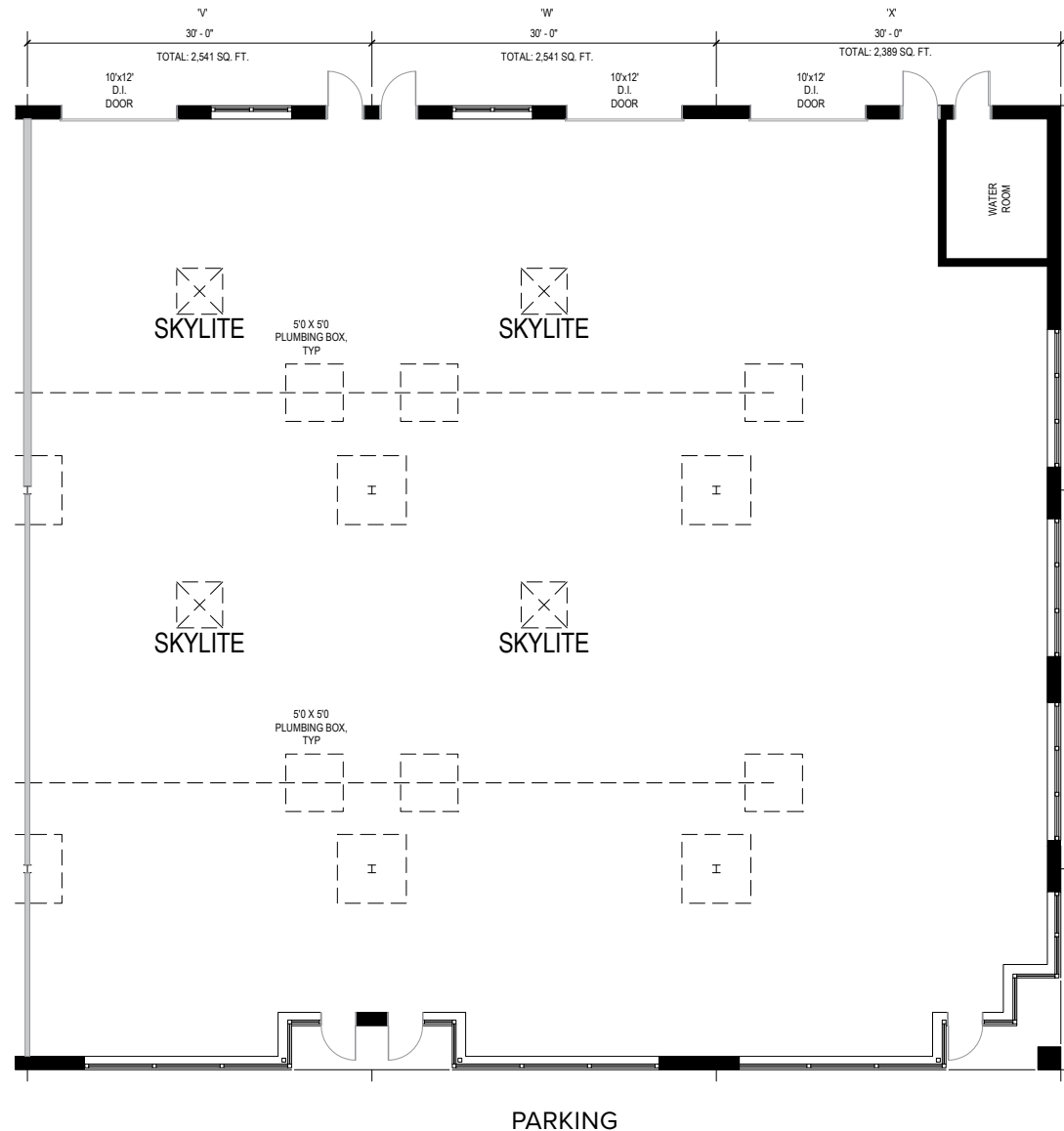


**TOTAL SF AVAILABLE:**  
2,389–7,471 SF

*New LEED flex/R&D building with direct highway visibility, signage opportunity, 18' clear shell space, drive-in (3), with deep truck court*



**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.





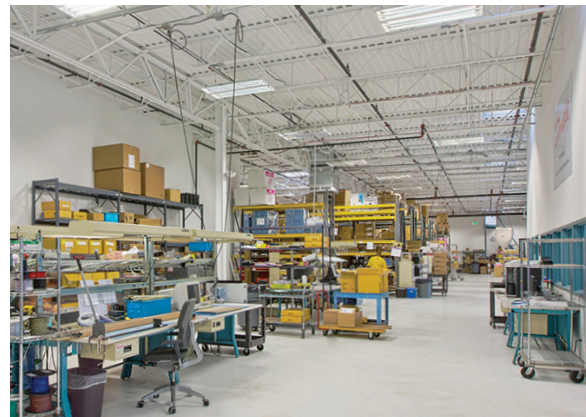
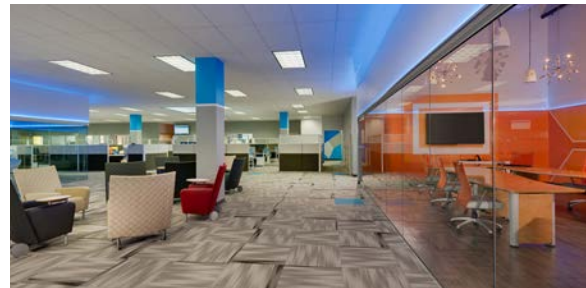
**Flex/R&D Buildings**

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 <b>LEED GOLD</b>
809 Pinnacle Drive	51,120 SF <b>LEED GOLD</b>
811 Pinnacle Drive	48,120 SF <b>LEED GOLD</b>
813 Pinnacle Drive	34,560 SF <b>LEED GOLD</b>

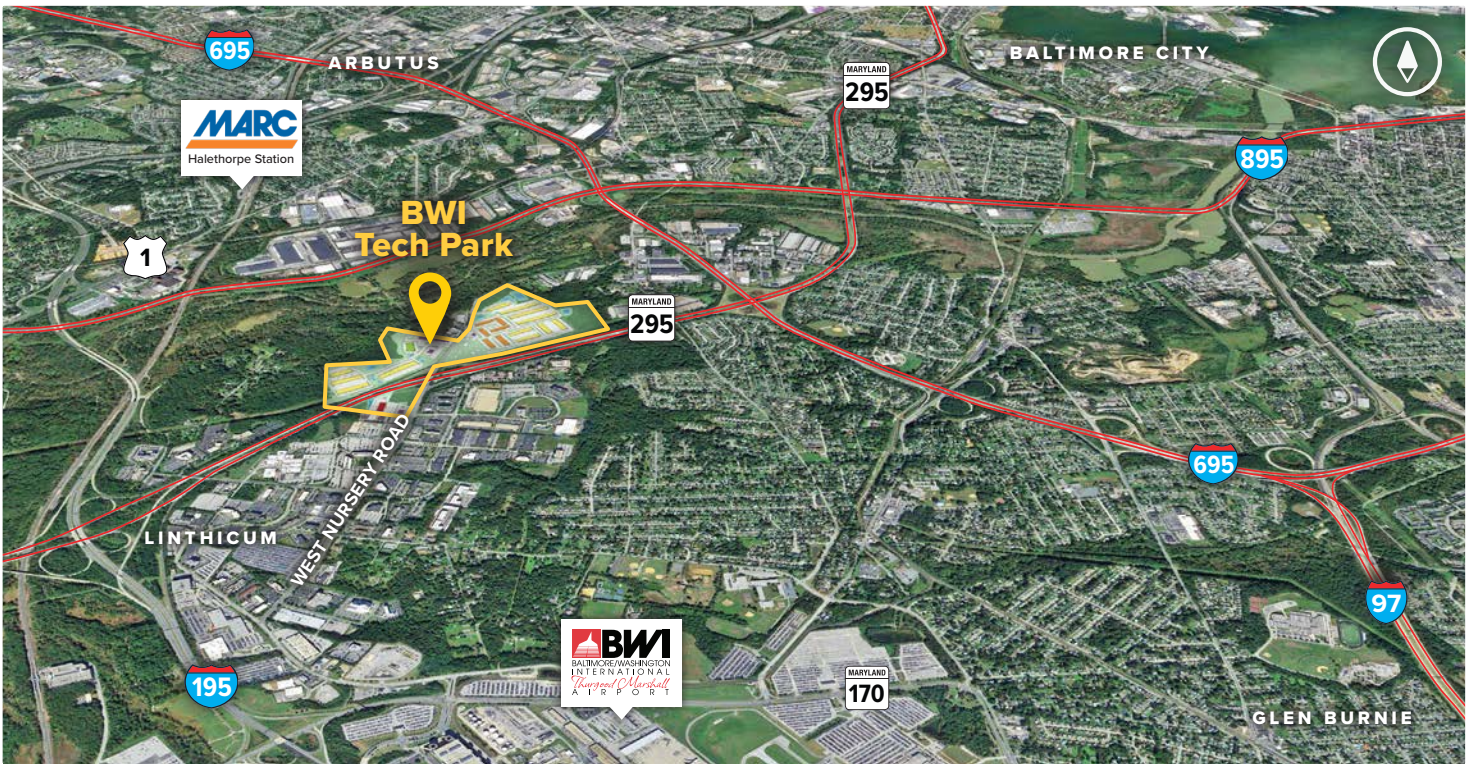
**Flex/R&D Specifications**

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

# 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. 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



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