



BWI Tech Park

West Nursery Road at MD 295
Linthicum, MD 21090



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

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About BWI Tech Park

BWI Tech Park is a 156-acre business community in Anne Arundel County, located along West Nursery Road off MD 295. The project has immediate access to BWI Airport, Glen Burnie, Baltimore, and nearby communities. The business park is located just minutes from I-695 and only 8 miles from Baltimore City.

The business park includes multi and single-story Class 'A' office, flex/R&D, retail and self-storage space. The multi-story Class 'A' office building contains a striking, spacious lobby with elevators and expansive views from the top floor. Single-story office buildings feature direct-entry suites with nine-foot ceiling heights. The flex/R&D buildings include sixteen-foot ceiling heights with dock and drive-in loading available.

The retail component at BWI Tech Park provides tenants with a wide array of amenities, including restaurants, convenience stores, and other services. The community also includes a 936-unit self-storage facility managed by Extra Space Storage.

BWI Tech Park at a glance

COMMERCIAL SPACE	
118,357 SF	Multi-Story Class 'A' Office
163,260 SF	Single-Story Office
619,200 SF	Flex/R&D
42,841 SF	Retail
936 UNITS	Self-Storage
2+ Miles	Walking Paths

For more information on BWI Tech Park, visit: sjpi.com/bwitech

About St. John Properties

- Owns and manages more than 25 million square feet of commercial real estate including office, flex/R&D, retail, warehouse and residential space.
- Real estate investments valued at more than \$5 billion.

- Serving more than 2,700 satisfied clients.
- Maintains full complement of in-house resources, including land development, property management, construction, space planning, tenant improvement, financial analysis, leasing, marketing and acquisition.

Visit sjpi.com/company to learn more.



PRODUCT LEGEND

TYPE	AMOUNT
Multi-Story Office	118,357 SF
Single-Story Office	163,260 SF
Flex/R&D	619,200 SF
Self-Storage	936 UNITS
Retail	42,841 SF

For more information on BWI Tech Park, visit: sjpi.com/bwitech



BWI Tech Park includes a 118,357 square foot class 'A' office building. Suite sizes range from 5,000 square feet up to 118,357 square feet of premier office space. Certified LEED Gold, this four-story office building is situated at the intersection of West Nursery Road and Corporate Boulevard, at the Baltimore-Washington Parkway (MD-295) interchange.

Four-Story Office Building

1500 West Nursery Road 118,357 SF

Four-Story Office Specifications

LEED	Gold Core & shell
Suite Sizes	5,000 up to 118,357 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	4.5 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Zoning	C-4





BWI Tech Park contains over 163,260 square feet of single-story office space. Suite sizes range from 2,010 square feet up to 32,400 square feet and offer nine-foot ceiling heights with free, on-site parking. An underground conduit system enables state-of-the-art voice and data connections between buildings, making the site ideal for clients requiring space in multiple locations.



Single-Story Office Buildings

505 Progress Drive	28,800 SF
509 Progress Drive	32,400 SF
601 Global Way	27,670 SF
605 Global Way	23,360 SF
609 Global Way	27,670 SF
613 Global Way	23,360 SF

Single-Story Office Specifications

Suite Sizes	2,010 up to 32,400 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	W-1





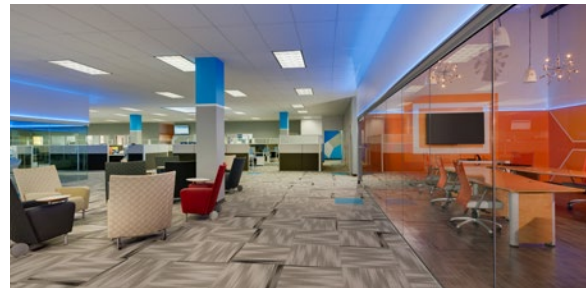
Flex/R&D Buildings

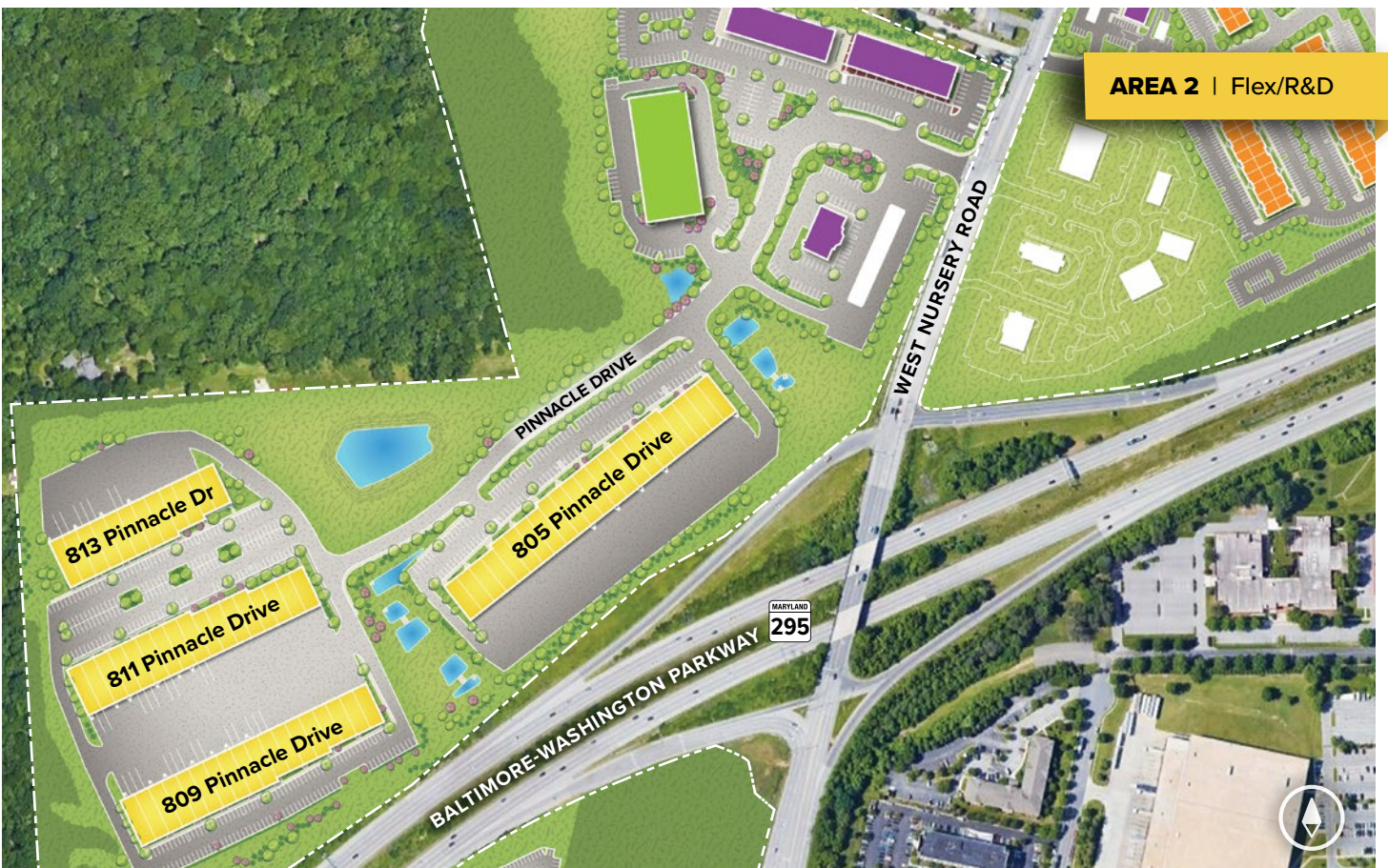
513 Progress Drive	42,120 SF
514 Progress Drive	72,240 SF
517 Progress Drive	42,120 SF
521 Progress Drive	40,080 SF
525 Progress Drive	40,080 SF
701 Digital Drive	45,120 SF
705 Digital Drive	72,240 SF
709 Digital Drive	69,240 SF
805 Pinnacle Drive	62,160 SF LEED GOLD
809 Pinnacle Drive	51,120 SF LEED 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

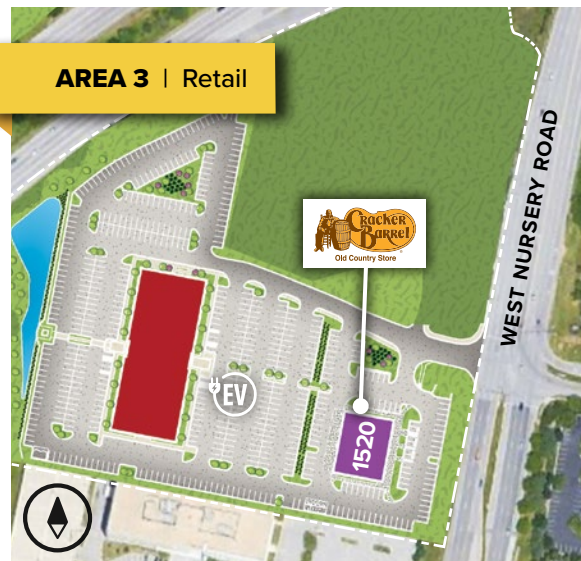
Over 619,200 square feet of versatile flex/R&D space resides within BWI Tech Park. These adaptable buildings offer tenants maximum flexibility by combining thirty-foot wide spaces with 16–18 foot ceiling heights. Suite sizes range from 2,400 square feet up to 72,240 square feet and offer dock and drive-in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







BWI Tech Park contains 42,840 square feet of retail space, including two inline buildings and three pad sites. Pad site tenants include Cracker Barrel, Lakson Mart, and Royal Farms. Over 60,000 people reside in a 3-mile radius with an average household income of over \$125,000 annually.



Inline Retail Space

802 Pinnacle Drive

Suites 100-101	AVAILABLE	2,386 SF
Suites 102-103	Park Wine & Spirits	1,613 SF
Suites 104-105	Blue Sky Nails & Spa	2,618 SF
Suite 106	Jbrye Cupcakes	1,309 SF
Suites 107-109	El Toro Bravo	4,090 SF

806 Pinnacle Drive

Suites 100-109	AVAILABLE	13,325 SF
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Pad Sites

500 Progress Drive

Lakson Mart	5,025 SF
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803 Pinnacle Drive

Royal Farms	5,166 SF
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1520 W. Nursery Road

Cracker Barrel	6,000 SF
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Demographics

	3 Miles	5 Miles	7 Miles
Households	22,639	78,234	220,026
Population	60,836	208,352	546,696
Avg. Household Income	\$125,867	\$111,802	\$117,385

Traffic Counts (MDOT)

MD 295 at W Nursery Road:	109,400 vehicles/day
W Nursery Road & Pinnacle Drive:	16,302+ vehicles/day



Among the amenities at BWI Tech Park is a 936-unit self-storage facility. 898 units are temperature-controlled, and all units have 24/7 security. With a variety of unit sizes, on-site management and a convenient location, Extra Space Storage provides easy storage solutions for both personal and business needs.

Self-Storage Building

810 Pinnacle Drive

936 Units

All buildings are managed by Extra Space® Storage

For additional rental information, contact your St. John Properties Leasing Representative.





Distances to:

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

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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 multifamily space nationwide.

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