



# BWI Tech Park

**West Nursery Road at MD 295**  
Linthicum, MD 21090





## 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

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

For more information on BWI Tech Park, visit: [sjpi.com/bwitech](http://sjpi.com/bwitech)

## About St. John Properties

- Owns and manages more than 24 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 2,600 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](http://sjpi.com/company) to learn more.

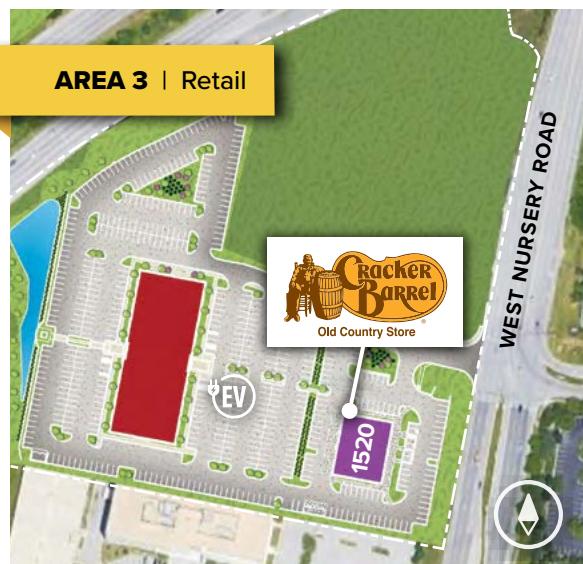




BWI Tech Park contains 42,841 square feet of retail space, including two inline buildings and three pad sites. Pad site tenants include Cracker Barrel, Lakson Mart, and Royal Farms. Over 61,000 people reside in a 3-mile radius with an average household income of over \$115,000 annually.



### AREA 1 & 2 | Retail



### AREA 3 | Retail

#### Inline Retail Space

##### 802 Pinnacle Drive

Suites 100-101	Peri Peri Original	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	22,436	77,623	217,524
Population	59,882	208,124	544,166
Avg. Household Income	\$125,226	\$112,244	\$117,013

#### Traffic Counts (MDOT)

MD 295 at W Nursery Road: 112,300 vehicles/day

W Nursery Road & Pinnacle Drive: 12,600+ 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.

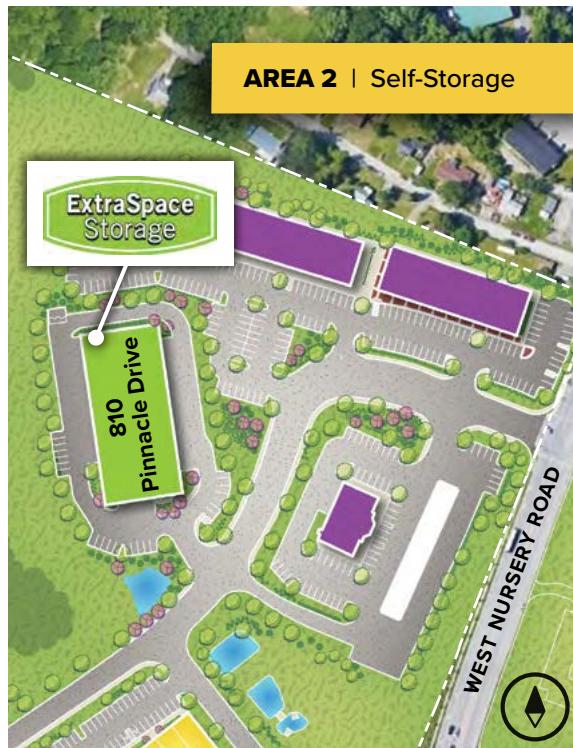
**All buildings are managed by  
Extra Space® Storage**

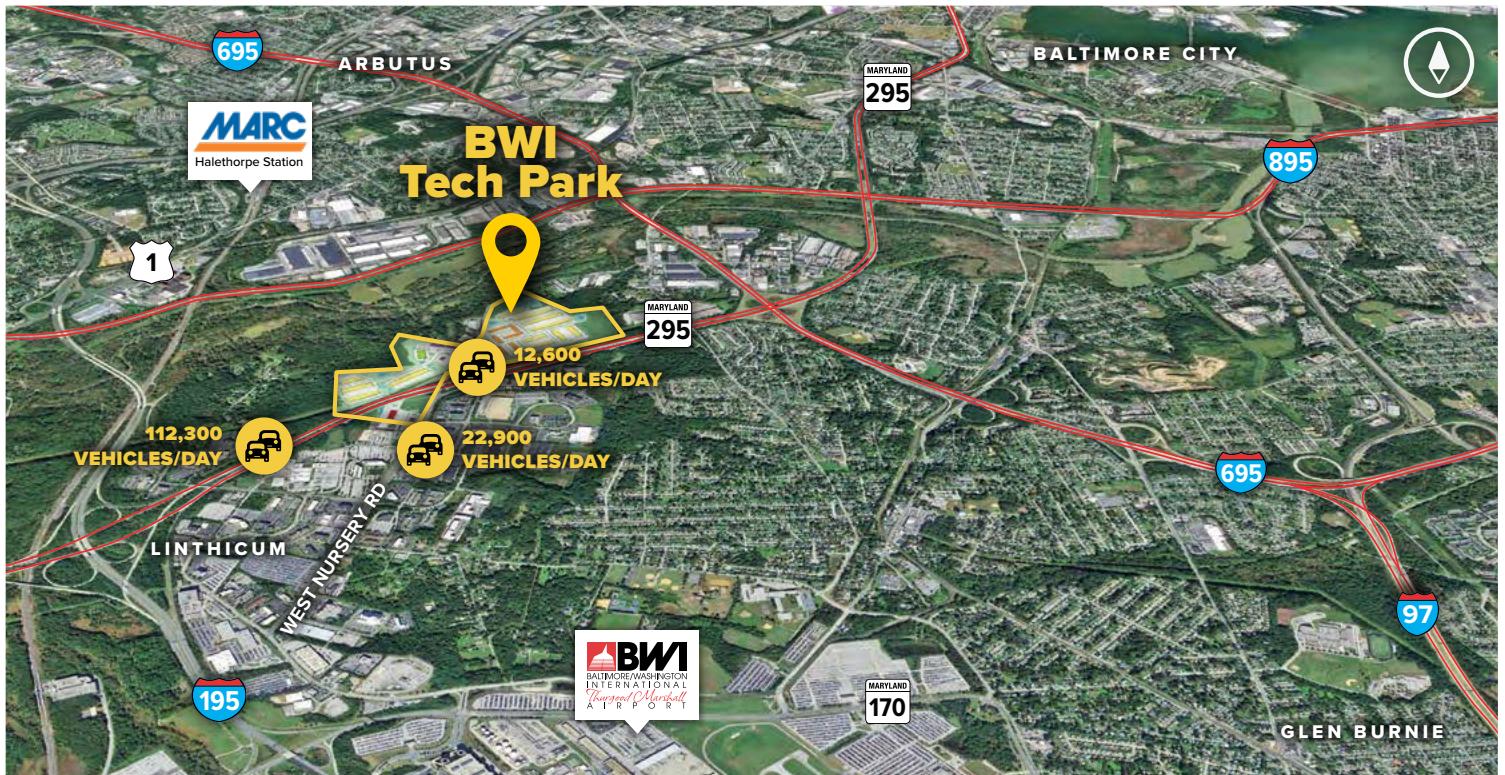
For additional rental information,  
contact your St. John Properties  
Leasing Representative.



#### Self-Storage Building

810 Pinnacle Drive 936 Units





#### 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

#### 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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