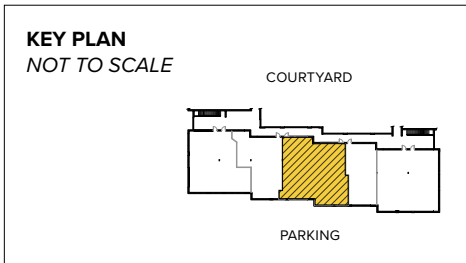


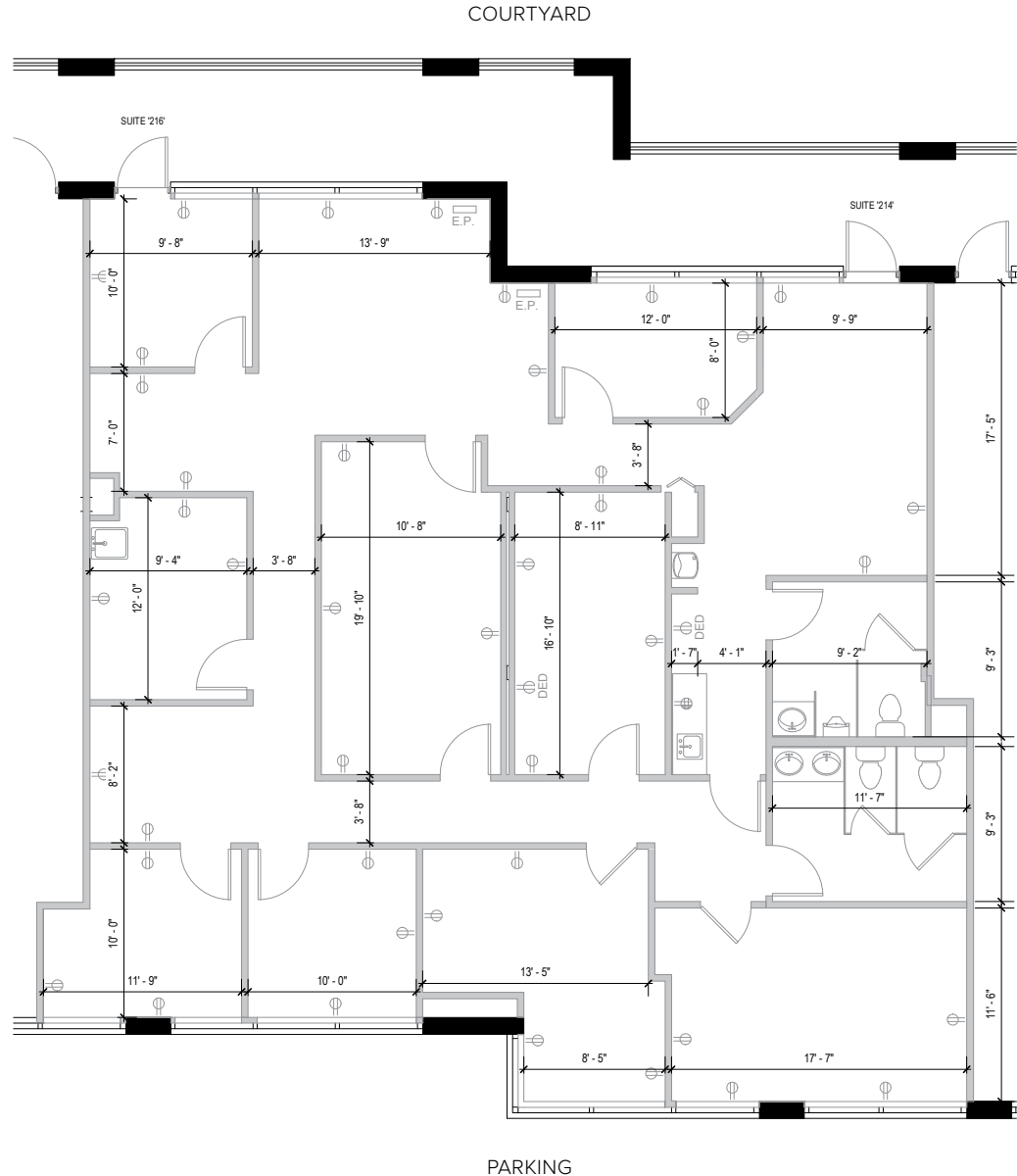


**Total SF Available:**  
2,615 SF

*Nicely built-out office space  
with private offices, training  
& conference rooms*



*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 Beltway West Corporate Center

Beltway West Corporate Center is comprised of six single-story and two-story office buildings containing 75,400 square feet of space. The campus-style, well-landscaped business park is conveniently positioned between Baltimore National Pike (MD Rt. 40) and Edmondson Avenue in the Catonsville section of Baltimore County.

Convenient to many business amenities, including Westview and Ingleside shopping centers and Catonsville's Frederick Road main street commercial area, the project offers easy access to the Baltimore Beltway (I-695), with rapid connections to downtown Baltimore, Towson, Timonium and BWI Airport.

For more information on Beltway West Corporate Center, visit: [sjpi.com/beltwaywest](http://sjpi.com/beltwaywest)

### Traffic Count (MDOT)

Ingleside Avenue at Route 40: 15,503 vehicles/day

I-695 at Ingleside Avenue: 200,511 vehicles/day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	18,189	119,499	309,103
Avg. Household Income	\$103,074	\$99,327	\$96,364

### Single-Story Office Buildings

5700 Executive Drive 8,100 SF

5710 Executive Drive 11,400 SF

5720 Executive Drive 15,900 SF

### Single-Story Office Specifications

Suite Sizes 1,500 up to 15,900 SF

Ceiling Height 8 ft. clear minimum

Offices Built to suit

Parking 4 spaces per 1,000 SF

HVAC Heat pump

Roof EPDM rubber

Exterior Walls Brick on block

Zoning OR1

### Two-Story Office Buildings

5730 Executive Drive 10,000 SF

5740 Executive Drive 20,000 SF

5750 Executive Drive 10,000 SF

### Two-Story Office Specifications

Suite Sizes 1,500 up to 20,000 SF

Ceiling Height 8 ft. clear minimum

Offices Built to suit

Parking 4 spaces per 1,000 SF

Heat Heat pump

Zoning OR1





**Distances to:**

Baltimore, MD (Downtown) .....	7 miles
BWI Airport .....	9 miles
Columbia, MD .....	9 miles
Ellicott City, MD .....	5 miles
Interstate 70 .....	3 miles
Interstate 95 .....	4 miles
Interstate 695 .....	1 mile
Washington, D.C. (Downtown) .....	37 miles

# Contact Us

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

**Claire Cobert**

Leasing Representative

ccobert@sjpi.com | 410.369.1274

**Corporate Headquarters:**

2560 Lord Baltimore Drive | Baltimore, MD 21244

**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 a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

Connect with us @stjohnprop



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 10/22*