



Cromwell Business Park

I-97 at Aviation Boulevard
Glen Burnie, MD 21061



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

SJPI.COM | 410.788.0100





Table of Contents

About Cromwell Business Park	4
About St. John Properties	5
Flex/R&D	6–7
Single-Story Office	8–9
Inline Retail & Pad Sites	10–11
Site Plan	12–13
Regional Aerial & Amenities	14–15
Contact Us	16



About Cromwell Business Park

Cromwell Business Park is a 165-acre business community located off Interstate 97 at Dorsey Road near Baltimore-Washington International Airport. It is conveniently located near a variety of business amenities, hotels and regional shopping centers as well as a number of restaurants at all price points.

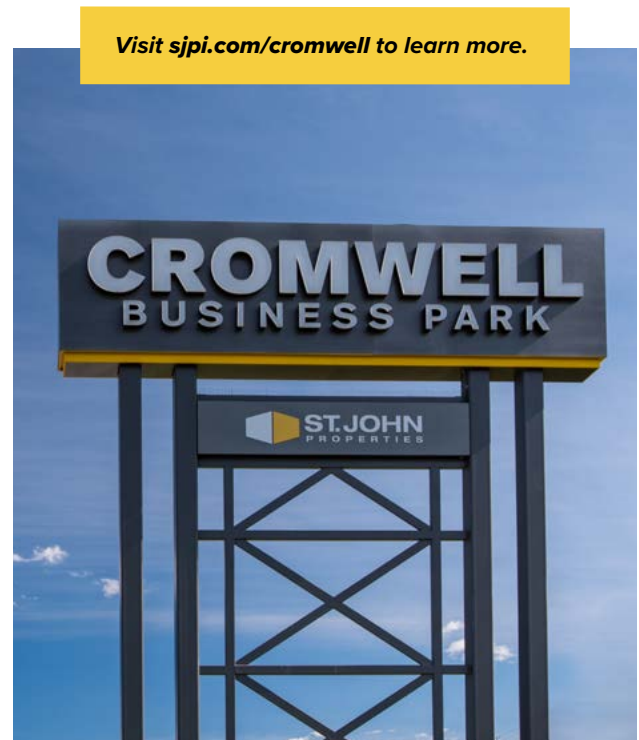
The business park is comprised of 24 buildings, totaling over 920,200 square feet of flex, warehouse, office and retail space. Integrated within Cromwell Business Park are several inline retail buildings, and pad sites, offering amenities to business park employees and the surrounding community.

More than 2,500 hotel rooms, including three meeting and conference facilities, are in the immediate area.



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

Visit sjpi.com/cromwell to learn more.





About St. John Properties

Placing Our Clients' Needs First Since 1971

- ▶ Owns and manages more than 24 million square feet of commercial real estate including office, flex/R&D, retail, warehouse and residential in Maryland, Colorado, Florida, Louisiana, Nevada, North Carolina, Pennsylvania, Texas, Utah, Virginia and Wisconsin.
- ▶ Real estate investments valued at more than \$5+ billion.
- ▶ Developed and maintains over 170 business communities nationwide.
- ▶ Proudly serving more than 2,600 satisfied clients nationwide.
- ▶ Maintains full complement of in-house resources, including acquisitions, development, construction, space planning, tenant improvement, property management, leasing, and marketing.

Visit [sjpi.com/about](https://www.sjpi.com/about) to learn more.



Flex/R&D

Direct-Entry Flexible Space

Flex/R&D buildings offer direct-entry suites with 24/7 tenant access. Suites feature 16, 18, or 24-foot ceiling heights with dock and drive-in loading capabilities, and wide truck courts at the rear of the buildings.

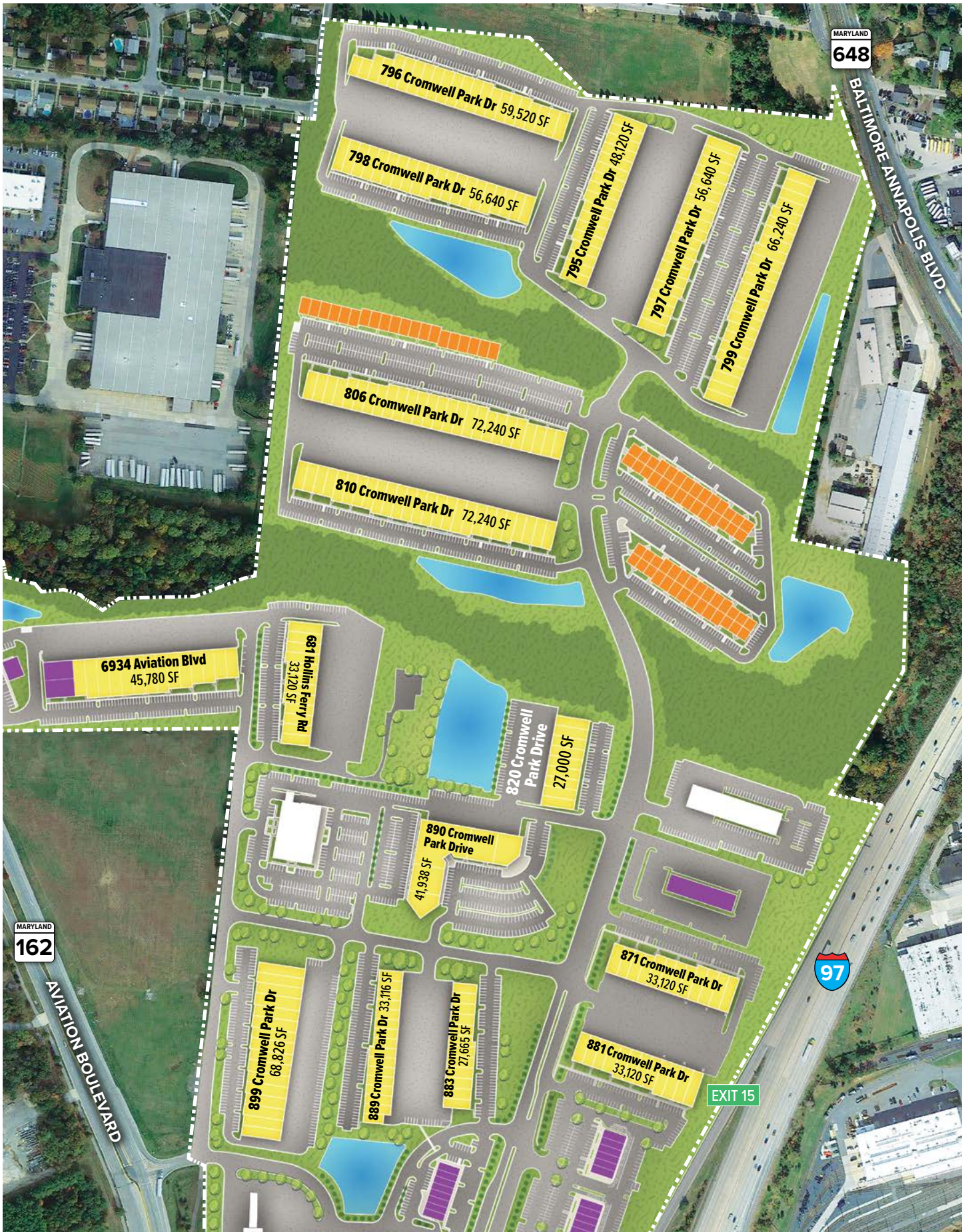


Flex/R&D Buildings

795 Cromwell Park Drive	48,120 SF
796 Cromwell Park Drive	59,520 SF
797 Cromwell Park Drive	56,640 SF
798 Cromwell Park Drive	56,640 SF
799 Cromwell Park Drive	66,240 SF
810 Cromwell Park Drive	72,240 SF
806 Cromwell Park Drive	72,240 SF
820 Airport Park Road	27,000 SF
871 Cromwell Park Drive	33,120 SF
881 Cromwell Park Drive	33,120 SF
883 Airport Park Road	27,665 SF
889 Airport Park Road	33,116 SF
890 Airport Park Road	41,938 SF
899 Airport Park Road	68,826 SF
681 Hollins Ferry Road	33,120 SF
6934 Aviation Boulevard	45,780 SF

Flex/R&D Specifications

LEED (<i>select buildings</i>)	Designed
Suite Sizes	2,520 up to 72,240 SF
Ceiling Height	16 ft. clear minimum
<i>871 & 881 Cromwell Park Drive</i>	18 ft. clear minimum
<i>899 Airport Park Road</i>	24 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Brick on block
Loading	Dock or drive-in
Zoning	W1





Single-Story Office

Direct-Entry Office

Single-story office buildings at Cromwell Business Park offer direct-entry suites with 24/7 tenant access. Suites feature 9.5 foot ceiling heights with free, on-site parking at a ratio of 5 spaces per 1,000 square feet.

Single-Story Office Buildings

801 Cromwell Park Drive	32,650 SF
802 Cromwell Park Drive	30,000 SF
811 Cromwell Park Drive	31,980 SF

Single-Story Office Specifications

Suite Sizes	1,005 up to 32,650 SF
Parking	5 spaces per 1,000 SF
Construction	Brick on block
Zoning	C2

For more information on Cromwell Business Park, visit: sjpi.com/cromwell







910 Cromwell Park Drive

Retail

Inline retail & pad sites

- ▶ Prime access and LED signage visible to 121,110 vehicles per day along Interstate 97
- ▶ Great spot for quick-service restaurants
- ▶ 165-acre business community located directly off Interstate 97 between Baltimore and Annapolis
- ▶ Adjacent to BWI Thurgood Marshall Airport
- ▶ Easy access to Interstates 97, 95, 895 & MD Routes 295, 100, and 176

Traffic Count (MDOT)

Aviation Boulevard:	23,250 vehicles/day
Cromwell Park Drive at Aviation Boulevard:	13,711 vehicles/day
I-97 (Electronic Sign):	121,110 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,721	88,953	209,684
Avg. Household Income	\$119,611	\$108,068	\$116,888

Inline & Pad Sites Available: *Join Starbucks, Subway, Royal Farms, Chipotle & more!*

910 Cromwell Park Drive

Suites 101–102	Starbucks	2,687 SF
Suite 103	Gibson Schuler	1,631 SF
Suites	WildFlower + Petal Pusher	3,638 SF
Suite 107	AVAILABLE	1,317 SF
Suite 108	Berkshire Hathaway	1,483 SF

920 Cromwell Park Drive

Suites 101-102	Chipotle <i>COMING SOON</i>	2,458 SF
Suite 103	Charleys <i>COMING SOON</i>	1,614 SF
Suite 104	TropQ Pizza <i>COMING SOON</i>	1,310 SF
Suite 105	Hibachi Express <i>COMING SOON</i>	1,310 SF
Suites 106-108	AVAILABLE	3,898 SF

930 Cromwell Park Drive

Royal Farms

6930 Aviation Boulevard

7-Eleven	2,940 SF
----------	----------

6934 Aviation Boulevard

Suite A	AVAILABLE	3,150 SF
Suite B	AVAILABLE	3,750 SF

6938 Aviation Boulevard

Suites A–C	Los Portales	4,875 SF
Suite D	Aviation Deli & Grill	1,625 SF
Suite E	Subway	1,625 SF

891 Cromwell Park Drive

Suites 101-106	AVAILABLE	8,125 SF
----------------	------------------	----------

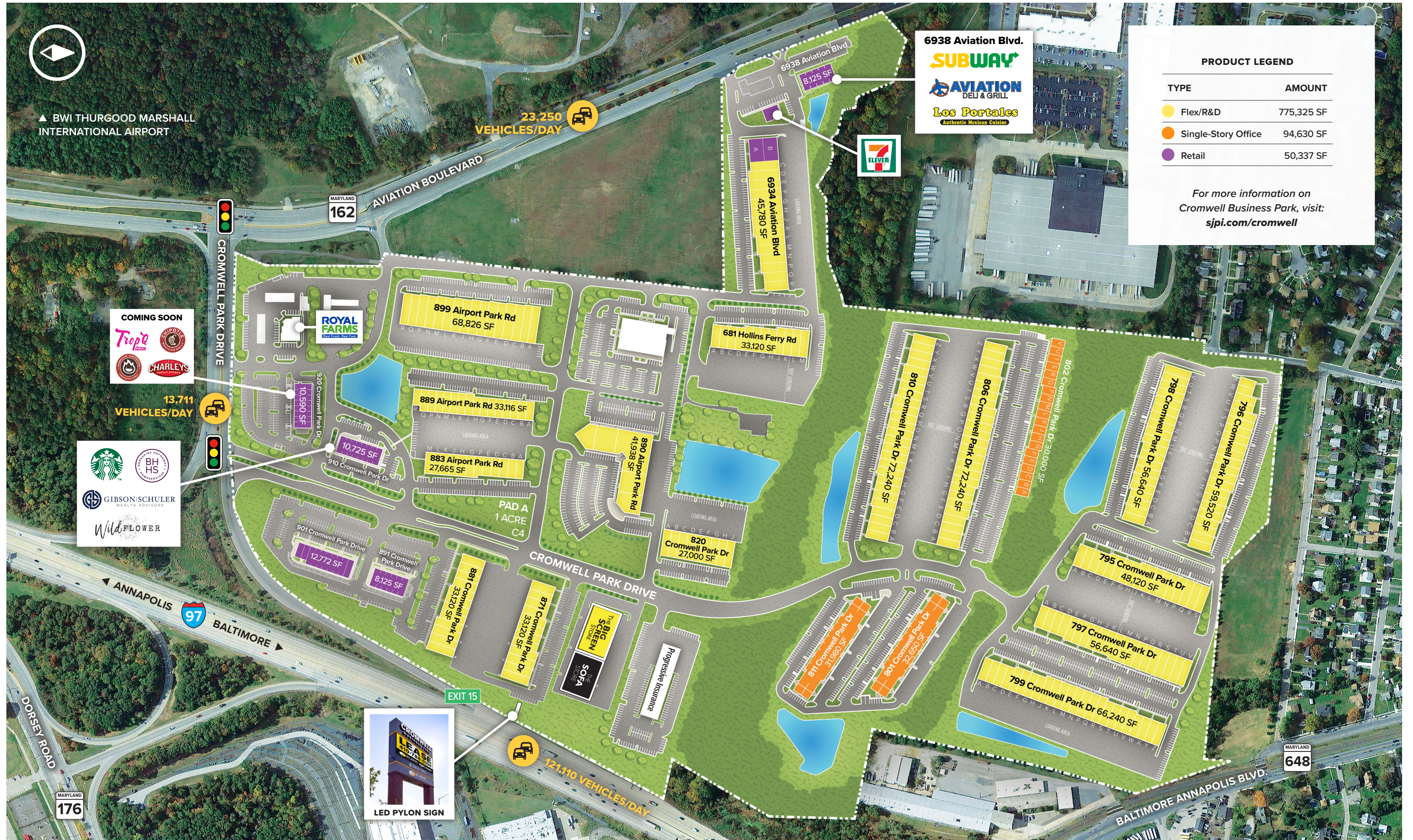
901 Cromwell Park Drive

Suites 101-110	AVAILABLE	12,772 SF
----------------	------------------	-----------

Pad Site

Pad Site A	1.0 Acre
------------	----------



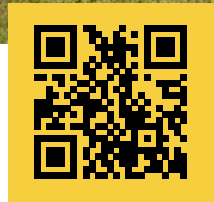


Located in the heart the BWI Business Corridor

Distances to:

Annapolis, MD (Downtown)	18 miles	Interstate 695 (Baltimore Beltway)	3 miles
Baltimore, MD (Downtown)	10 miles	Interstate 9701 mile
BWI Thurgood Marshall Airport	2 miles	MD Route 100	1.5 miles
Columbia, MD	14 miles	MD Route 295	4 miles





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

Contact Us

For additional information or to schedule a tour, contact:

FLEX/R&D AND OFFICE SPACE:

DJ Andrew
Partner in Training
dandrew@sjpi.com
410.369.1222

Lacey Johansson
Assistant Vice President, Leasing
ljohansson@sjpi.com
410.369.1229

RETAIL SPACE:

Eric Llewellyn
Retail Leasing Representative
ellewellyn@sjpi.com
443.464.1308

Bill Holzman
Vice President, Retail Leasing
bholzman@sjpi.com
410.369.1240

Corporate Headquarters:
2560 Lord Baltimore Drive, Baltimore, MD 21244
410.788.0100 | SJPI.COM

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



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 10/23