Dolfield Business Park

1–11 Easter Court, 2–5 Crossing Way & 11155 Dolfield Boulevard
Owings Mills, MD 21117

ST.JOHN PROPERTIES

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

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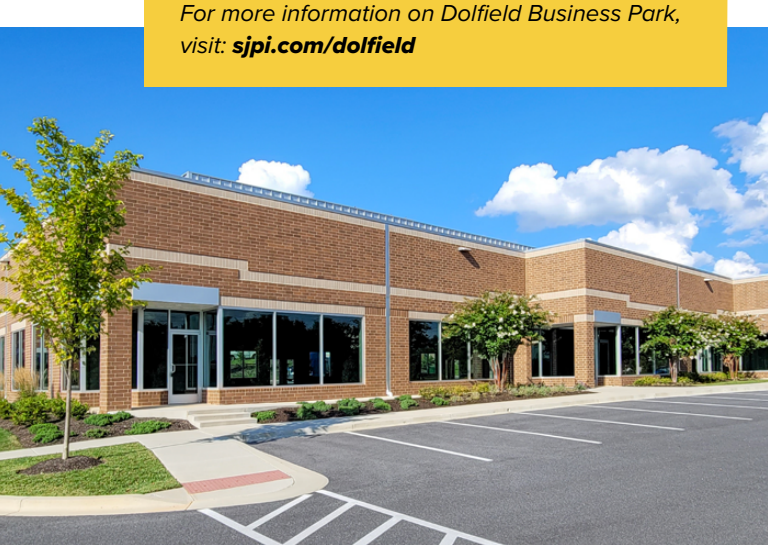
About Dolfield Business Park

Dolfield Business Park is a 44-acre Baltimore County business community located near Red Run Boulevard in Owings Mills, MD. The unified architecture of St. John Properties' nine completed buildings, which comprise more than 282,000 square feet of flex/R&D product, provides Dolfield Business Park a campus-like business environment.

An additional three flex/R&D buildings totaling more than 96,200 square feet are planned for development. The park also includes 11155 Dolfield Boulevard, a two-story, 71,400 square foot office building located across Dolfield Boulevard.

For more information on Dolfield Business Park, visit: ***sjpi.com/dolfield***



Flex/R&D Buildings		
1 Easter Court	32,158 SF	
3 Easter Court	31,121 SF	
5 Easter Court	32,700 SF	
7 Easter Court	18,000 SF	
8 Easter Court	31,560 SF	LEED GOLD
9 Easter Court	30,120 SF	LEED GOLD
10 Easter Court	39,120 SF	LEED GOLD
11 Easter Court	33,120 SF	LEED GOLD
2 Crossing Way	34,200 SF	LEED SILVER
3 Crossing Way	51,120 SF	LEED DESIGNED
5 Crossing Way	45,120 SF	LEED DESIGNED

Flex/R&D Specifications	
LEED *(Select buildings)*	Gold & Silver | Core & shell
Suite Sizes	1,500 up to 51,120 SF
Ceiling Height	16 ft. clear minimum
2-5 Crossing Way	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber & TPO
Construction	Brick on block
Loading	Dock or drive-in
Zoning	
1 Easter Court	BM-IM
3-11 Easter Court & 2-5 Crossing Way	ML-IM

Two-Story Office Building	
11155 Dolfield Boulevard	71,400 SF

Two-Story Office Specifications	
Suite Sizes	1,275 up to 71,400 SF
Ceiling Height	9 ft. clear minimum
Parking	4.5 spaces per 1,000 SF
HVAC: 1st Floor	Heat pump (Electric)
HVAC: 2nd Floor	Gas
Roof	EPDM Rubber
Exterior Walls	Brick on block
Zoning	ML-IM

Dolfield Business Park | Site Plan

▲ 2 Miles to Interstate 795

EASTER COURT

10 Easter Court 39,120 SF

8 Easter Court 31,560 SF

11 Easter Court 33,120 SF

9 Easter Court 30,120 SF

7 Easter Court 18,000 SF

5 Easter Court 32,700 SF

3 Easter Court 31,121 SF

1 Easter Court 32,158 SF

5 Crossing Way
45,120 SF

3 Crossing Way
51,120 SF

2 Crossing Way
34,200 SF

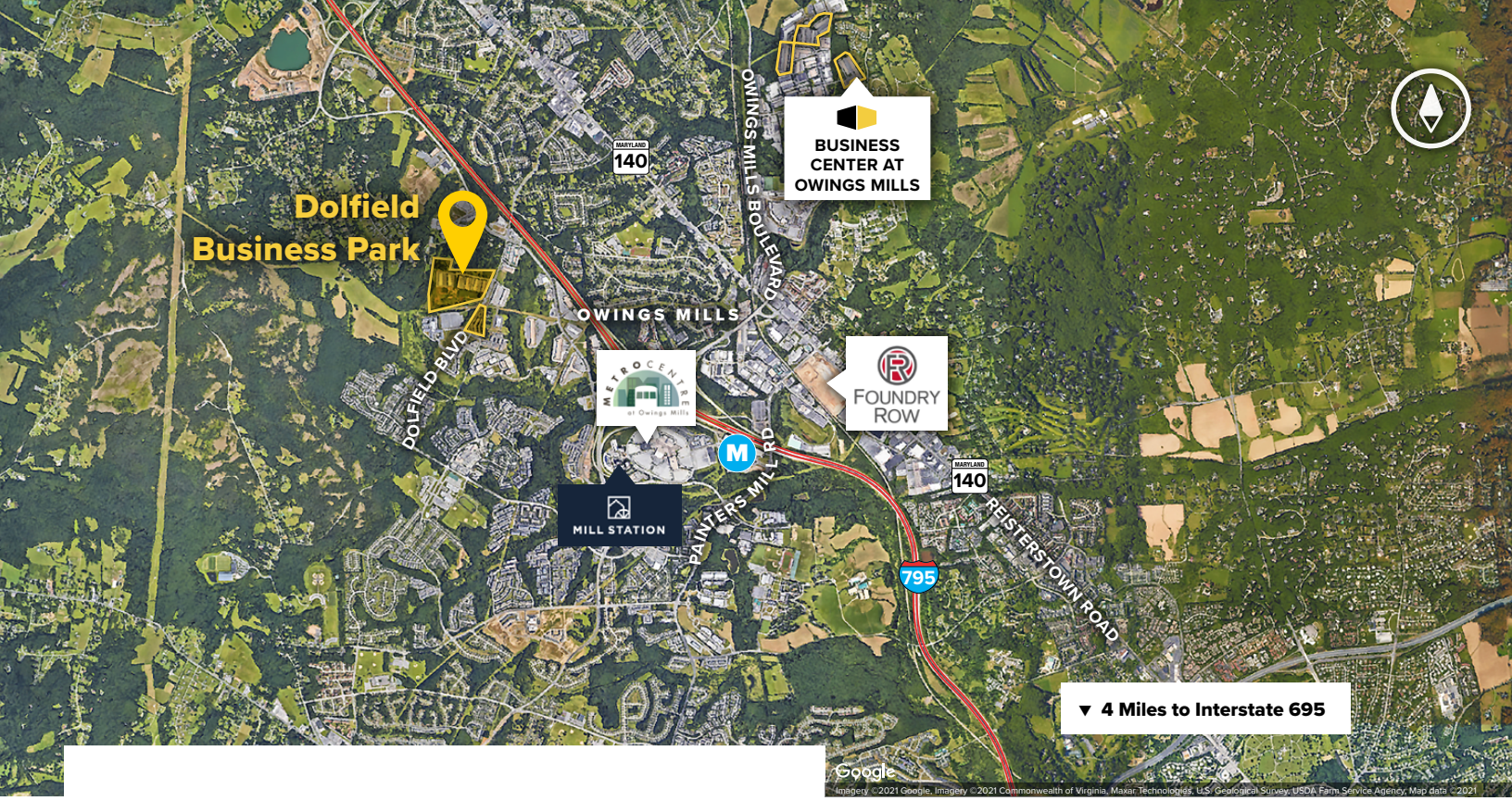
CROSSING WAY

DOLFIELD BOULEVARD

RUN CROSSING DRIVE

11155 DOLFIELD BLVD
71,400 SF

GREEN SPACE AMENITY



Distances to:

Baltimore, MD (Downtown)	15 miles
BWI Airport	22 miles
Foundry Row	2 miles
Interstate 95	15 miles
Interstate 695 (Baltimore Beltway)	4 miles
Interstate 795	2 miles
Mill Station	2 miles
Towson, MD	13 miles
Westminster, MD	16 miles

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

Contact Us

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

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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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