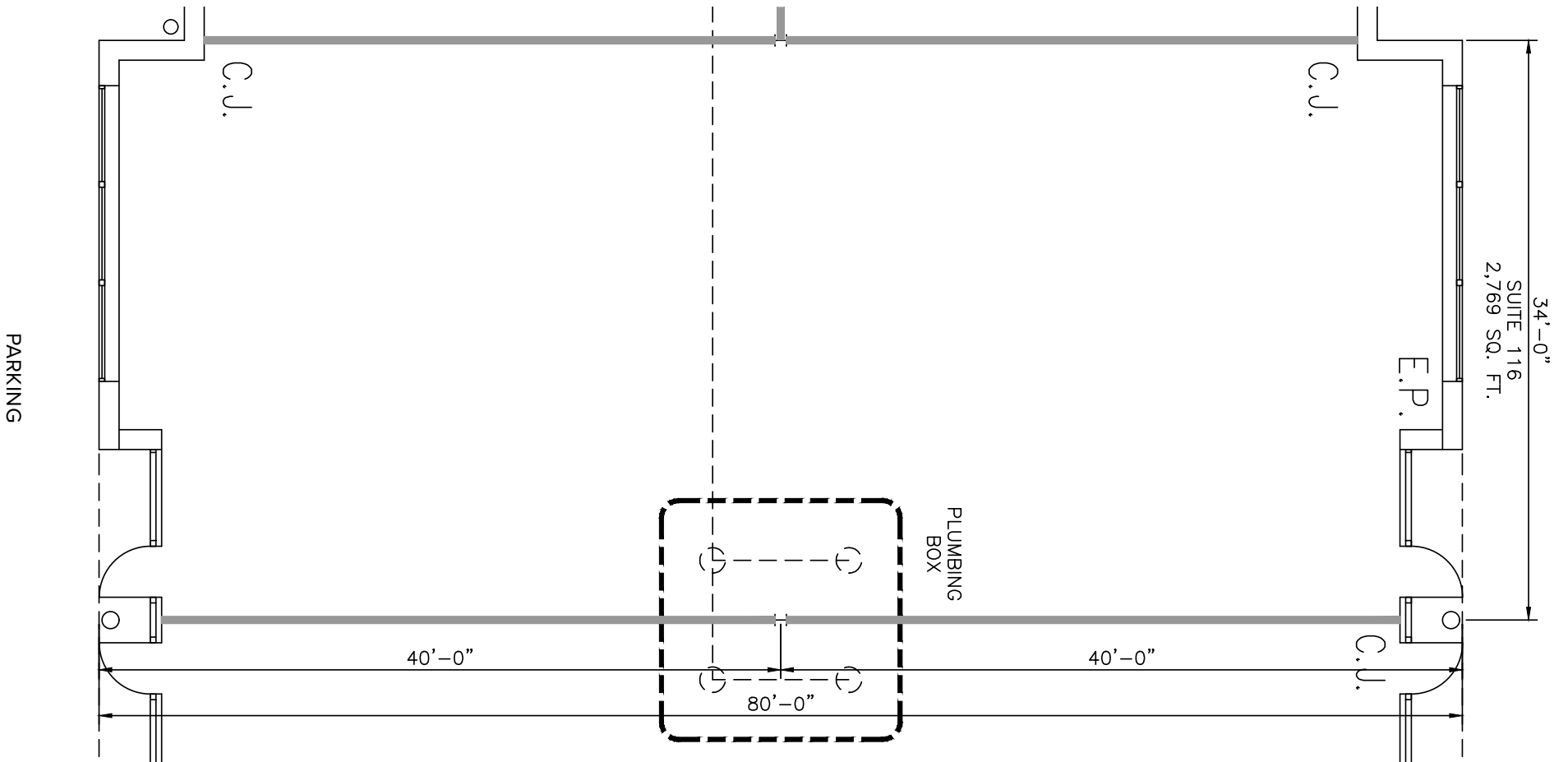


THE GATE

6170 Guardian Gateway | Aberdeen Proving Ground, MD 21005
Suite 116

TOTAL SF AVAILABLE:
2,769 SF

KEY PLAN
NOT TO SCALE





St. John Properties offers modern, efficient single-story buildings designed to accommodate offices, electronics labs, conference facilities and any secure compartmentalized information facilities (SCIFs).



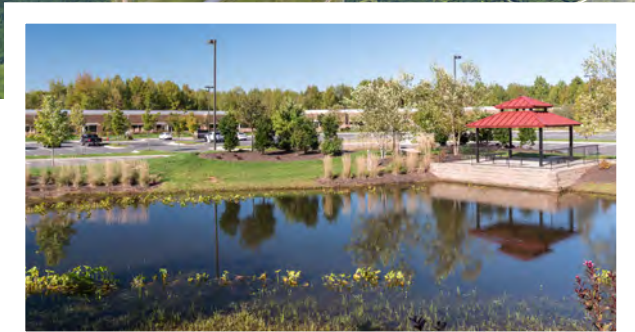
Single-Story Office Buildings

6150 Guardian Gateway	FUTURE
6160 Guardian Gateway	21,080 SF LEED GOLD
6170 Guardian Gateway	25,160 SF LEED GOLD
6180 Guardian Gateway	29,410 SF LEED GOLD
6245 Guardian Gateway	31,280 SF LEED SILVER

Single-Story Office Specifications

LEED	Core & shell
Suite Sizes	1,245 up to 31,280 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior	ATFP





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:

Michael Tait
Leasing
Representative
mtait@sjpi.com
301.928.5108

Matt Lenihan
Senior Vice President,
Leasing
mlenihan@sjpi.com
410.404.5502

Corporate Headquarters:
2560 Lord Baltimore Drive
Baltimore, MD 21244

410.788.0100 | SJPI.COM



About St. John Properties

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

Connect with us **@stjohnprop**

