



I-97 Business Park

1110–1131 Benfield Boulevard & 231–258 Najoles Road
Millersville, MD 21108



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

SJPI.COM | 410.788.0100

About I-97 Business Park

I-97 Business Park is a 67-acre business community located on Benfield Boulevard and Najoles Road off exit 10 of Interstate 97, near the Baltimore-Washington International Thurgood Marshall Airport in Anne Arundel County.

Flex/R&D Buildings

1110 Benfield Boulevard	42,420 SF
1114 Benfield Boulevard	33,300 SF
1120 Benfield Boulevard	36,300 SF
1121 Benfield Boulevard	50,642 SF
1127 Benfield Boulevard	33,300 SF
1131 Benfield Boulevard	44,400 SF
253 Najoles Road	30,120 SF
254 Najoles Road	30,240 SF LEED SILVER
255 Najoles Road	33,120 SF
258 Najoles Road	33,620 SF LEED SILVER

Flex/R&D Specifications

LEED (<i>select buildings</i>)	Silver Core & shell
Suite Sizes	2,160 up to 50,642 SF
Ceiling Height	
<i>1110–1131 Benfield Boulevard 253 & 255 Najoles Road</i>	16 ft. clear minimum
<i>254 & 258 Najoles Road</i>	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber & TPO
Loading	Dock or drive-in
Zoning	W1

For more information on I-97 Business Park, visit: sjpi.com/i97

Five-Story Office Building

231 Najoles Road	126,500 SF
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Five-Story Office Specifications

LEED	Gold Core & shell
Ceiling Height	10 ft. clear minimum
Suite Sizes	Up to 126,500 SF
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Zoning	W1

Two-Story Office Building

1111 Benfield Boulevard	40,800 SF
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Two-Story Office Specifications

Suite Sizes	1,275 SF up to 40,800 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
HVAC: 1 st Floor	Heat pump
HVAC: 2 nd Floor	Gas
Zoning	W1

Single-Story Office Buildings

251 Najoles Road	17,400 SF
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Single-Story Office Specifications

Suite Sizes	1,800 SF up to 17,400 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
HVAC	Gas
Zoning	W1





TO BALTIMORE ▲



10B

The Big Bean — Coffee House

231 NAJOLE'S ROAD
126,500 SF

TO 97 NORTH ▶

BENFIELD BOULEVARD

TO 97 SOUTH ▼

TO ANNAPOLIS ▼

10A

NAJOLE'S ROAD

251 NAJOLE'S ROAD
17,400 SF

253 NAJOLE'S ROAD
30,120 SF

255 NAJOLE'S ROAD
33,120 SF

254 NAJOLE'S ROAD
30,240 SF

258 NAJOLE'S ROAD
33,620 SF

1114 BENFIELD BOULEVARD
33,300 SF

1110 BENFIELD BOULEVARD
42,240 SF

1111 BENFIELD BLVD
40,800 SF

1120 BENFIELD BOULEVARD
36,300 SF

1131 BENFIELD BOULEVARD
44,400 SF

1121 BENFIELD BOULEVARD
50,642 SF

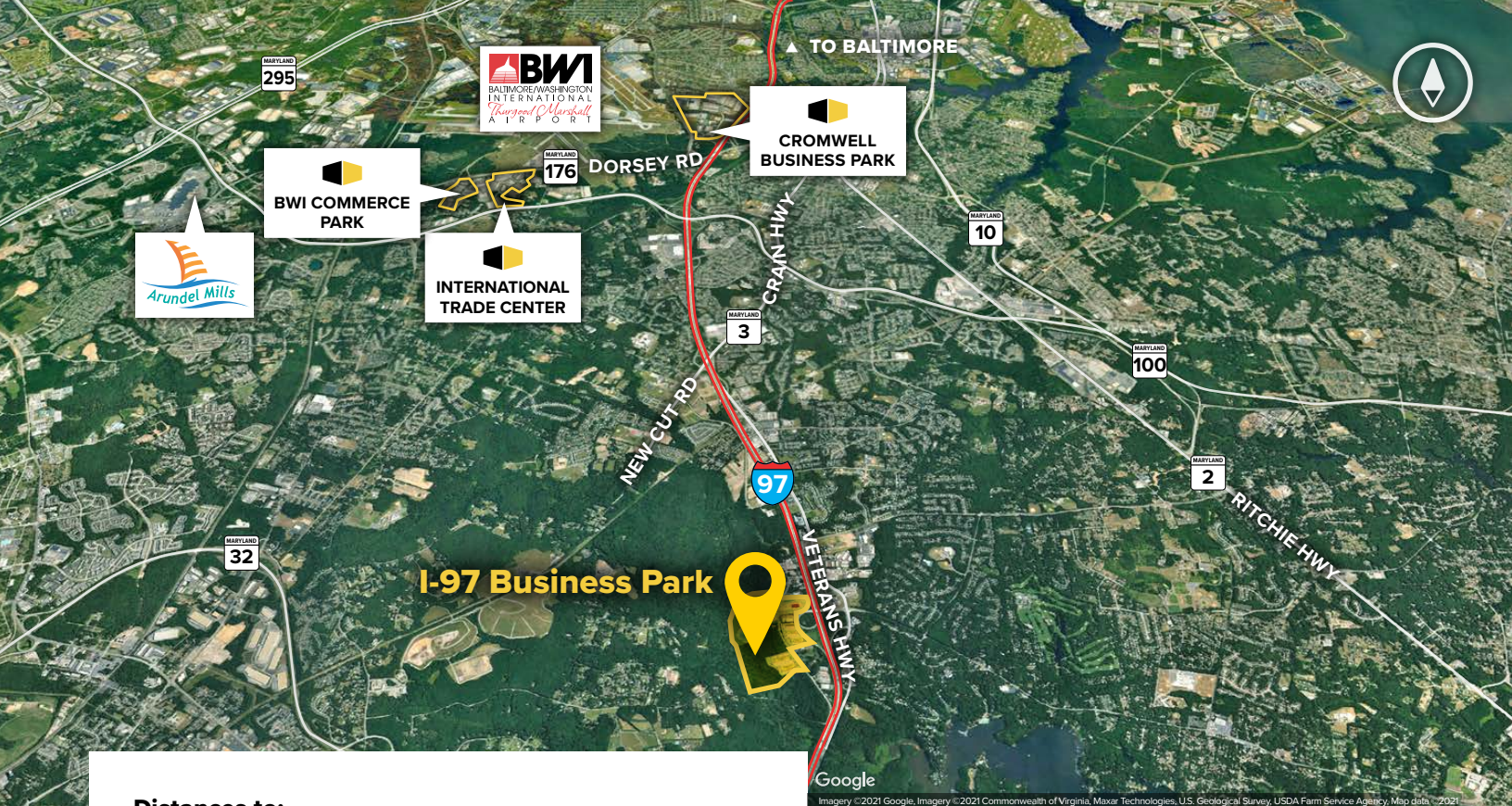
1127 BENFIELD BOULEVARD
33,300 SF



I-97 Business Park

SITE PLAN





Distances to:

Annapolis, MD (Downtown)	9 miles
Baltimore, MD (Downtown)	13 miles
BWI Airport	6 miles
Fort Meade/NSA	9 miles
Columbia, MD	12 miles
Interstate 495 (Capitol Beltway)	13 miles
Interstate 695 (Baltimore Beltway)	7 miles
Washington, D.C. (Downtown)	20 miles

Contact Us

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

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