

Lexington Exchange

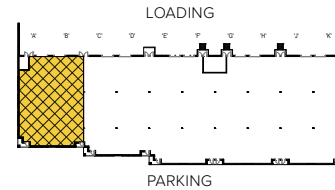
23566 Oak View Drive | California, MD 20619
Suites A-B



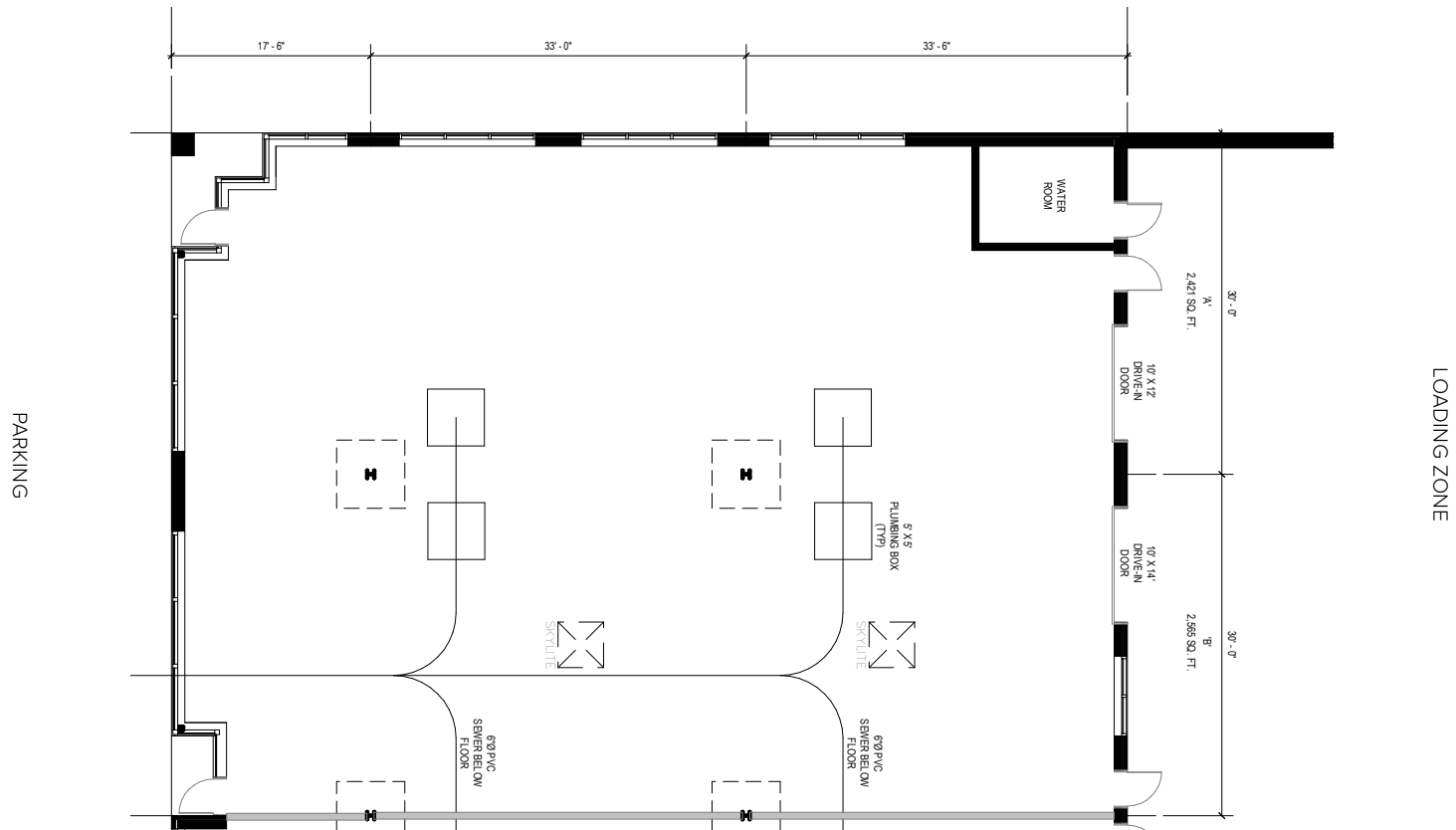
Total SF Available:
2,421-4,986 SF

*New Flex/R&D, 18' clear heights,
drive-in loading doors (2)*

KEY PLAN NOT TO SCALE



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 Lexington Exchange

- ▶ Outstanding new 140-acre mixed use business community located along Three Notch Road (Route 235) near Patuxent Beach Road (MD Route 4)
- ▶ Ideal location for defense contractors, with quick connections to both Patuxent Naval Air Station and the University of Maryland Academic and Innovation Center/Unmanned Aircraft Test site at St. Mary's County Regional Airport
- ▶ Flexible suite sizes ranging from 2,500 square feet up to 59,640 square-foot, full-building opportunities
Class 'A' office, flex/R&D and warehouse suites available
- ▶ Future development plans for up to 600,000 square feet provide expansion opportunities
- ▶ Walking distance to a wide array of retail amenities

For more information on Lexington Exchange, visit: sjpi.com/lexingtonexchange



Flex/R&D Space

| | |
|----------------------|-----------|
| 23566 Oak View Drive | 28,560 SF |
| 23567 Oak View Drive | 45,120 SF |
| 23619 Oak View Drive | 45,120 SF |
| Future Building | 33,120 SF |
| Future Building | 51,120 SF |
| Future Building | 42,120 SF |
| Future Building D | 47,160 SF |
| Future Building E | 33,120 SF |
| Future Building F | 39,120 SF |
| Future Building G | 42,120 SF |
| Future Building H | 51,120 SF |
| Future Building I | 59,640 SF |
| Future Building J | 45,120 SF |
| Future Building K | 45,120 SF |
| Future Building L | 33,120 SF |
| Future Building M | 28,560 SF |
| Future Building N | 33,120 SF |
| Future Building O | 31,560 SF |

Flex/R&D Specifications

| | |
|----------------|-------------------------|
| Suite Sizes | 2,500 up to 59,640 SF |
| Ceiling Height | 18 ft. clear height |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Roof | TPO |
| Construction | Brick on block |
| Loading | Drive-in & dock loading |
| Zoning | MXM |

Traffic Count (MDOT)

Three Notch Road (Route 235): 31,170 vehicles/day

Patuxent Beach Road (Route 4): 29,912 vehicles/day

Demographics

| | 3 Miles | 5 Miles | 10 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 21,473 | 44,544 | 107,307 |
| Avg. Household Income | \$129,207 | \$124,207 | \$113,146 |



Distances to:

| | |
|----------------------------------|----------|
| Annapolis, MD (Downtown) | 62 miles |
| Baltimore, MD (Downtown) | 84 miles |
| BWI Airport | 79 miles |
| Interstate 95 | 75 miles |
| Interstate 97 | 58 miles |
| Interstate 495 (Capital Beltway) | 49 miles |
| Patuxent Naval Air Station | 5 miles |
| Washington, D.C. | 62 miles |

Contact Us

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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.

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