

New Business Community | Now Leasing

OVER 600K SF OF SPACE SLATED FOR DEVELOPMENT



Lexington Exchange

Three Notch Road (MD Route 235) at Oak Crest Drive
California, MD 20619



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

SJPI.COM | 410.788.0100

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 with full-building opportunities for office, flex/R&D, and warehouse
- ▶ 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

| | | |
|----------------------|-----------|----------------|
| 23565 Oak View Drive | 47,160 SF | Coming Soon! |
| 23566 Oak View Drive | 28,560 SF | LEED CERTIFIED |
| 23567 Oak View Drive | 45,120 SF | LEED CERTIFIED |
| 23619 Oak View Drive | 45,120 SF | LEED CERTIFIED |
| 23647 Oak View Drive | 33,120 SF | Coming Soon! |
| 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 | FUTURE |

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 |



Lexington Exchange

SITE PLAN

FUTURE DEVELOPMENT

Building I

Building H

Building J

Building F

Building G

Building O

Building N

Building M

Building L

Building K

23566

OAK VIEW DRIVE

23647

23565

23619

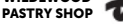
23567

TO PATUXENT NAVAL AIR STATION ➔



44800

WILDEWOOD CENTER



Proposed Big Box

PAD F

PAD E



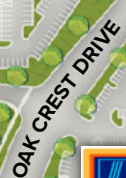
BOLLYWOOD MASALA



23368 THREE NOTCH ROAD

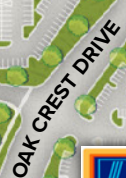


23344 THREE NOTCH ROAD



PAD D

44755



OAK CREST DRIVE

THREE NOTCH ROAD

MARYLAND
235





Distances to:

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

Contact Us

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

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