

# 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 —

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# 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](http://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	
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	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 E

Building D

Building O

Building N

Building M

Building L

Building K

23566

OAK VIEW DRIVE

23619

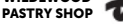
23567

TO PATUXENT NAVAL AIR STATION ➔



44800

WILDEWOOD CENTER



Proposed Big Box

PAD F

PAD E

PAD D

PAD C

PAD B

PAD A



BOLLYWOOD MASALA



23368



44755

OAK CREST DRIVE

THREE NOTCH ROAD

MARYLAND  
235







#### 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

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

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#### About St. John Properties

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