

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

23647

23565

23566

OAK VIEW DRIVE

23619

23567

TO PATUXENT NAVAL AIR STATION ➔

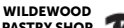


44800

Proposed Big Box

PAD F

PAD E



BOLLYWOOD MASALA



44755

OAK CREST DRIVE

PAD D

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

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