



Liberty Exchange

Exchange Drive at Liberty Road
Eldersburg, MD 21784



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

SJPI.COM | 410.788.0100



About Liberty Exchange

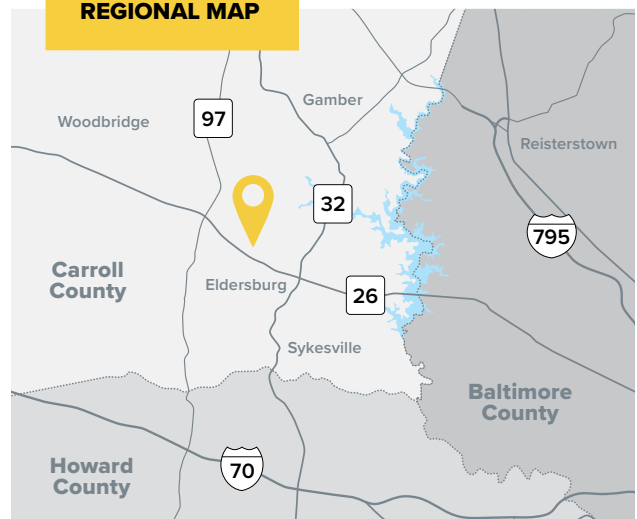
Liberty Exchange is a 52-acre Carroll County mixed-use business community located near the intersection of MD Routes 32 and 26 (Liberty Road) in Eldersburg, Maryland.

Liberty Exchange is comprised of eleven buildings, totaling more than 295,700 square feet of office, flex/R&D and retail space. Tenant sizes from 1,183 square feet to 61,160 square feet of space offer businesses straight-forward, economical and high-utility space.

The retail component of Liberty Exchange can support more than 52,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.



REGIONAL MAP



Scan the QR code or visit sjpi.com/libertyexchange to learn more.









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 by Edward St. John and headquartered in Baltimore, Maryland, the company has developed and owns more than 24 million square feet of office, flex/research and development, warehouse, retail and residential space nationwide.

St. John Properties is a vertically-integrated real estate developer, and maintains an excellent credit history with no loan defaults. In 2018, the company was named The National Developer of the Year by NAIOP, the Commercial Real Estate Development Association.

Visit sjpi.com/about to learn more.

 <p>NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR — 2018 —</p>	 <p>24+ MILLION Square Footage Owned & Managed</p>	 <p>\$5+ BILLION Real Estate Investment Value</p>
 <p>100+ Green, LEED-Certified Buildings</p>	 <p>2,600+ Clients Across the Country</p>	 <p>250+ Employees Across the Country</p>

*“We don’t just believe in a **commitment to excellence**. We practice it every day.”*

Edward St. John, Founder & Chairman



Liberty Exchange

SITE PLAN

Flex/R&D Buildings

5965 Exchange Drive	61,160 SF
5975 Exchange Drive	29,160 SF
5977 Exchange Drive	29,160 SF
Flex/R&D Building A	54,120 SF FUTURE

Flex/R&D Specifications

LEED	Certified Gold
Suite Sizes	2,520 up to 61,160 SF
Ceiling Height	
5965, 5975, 5977 Exchange Drive	16 ft. clear minimum
Future Flex Building A	18 ft. clear height
Parking	4 spaces per 1,000 SF
Loading	Dock or drive-in
Zoning	I-R

Single-Story Office Buildings

5961 Exchange Drive	24,480 SF
5963 Exchange Drive	24,480 SF
Future Office Building A	21,080 SF FUTURE

Single-Story Office Specifications

LEED	Certified Gold
Suite Sizes	2,720 up to 24,480 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Zoning	I-R

Retail Space

Inline Buildings

5957 Exchange Drive	16,645 SF
5959 Exchange Drive	16,645 SF
Future Retail A	9,425 SF
Future Retail B	9,425 SF

Pad Sites

Pad A	2.47± Acres
Convenience Store	3.13± Acres



Scan the code to take a virtual tour, download floor plans and more!



LIBERTY EXCHANGE

Katana Sushi & Ramen, Basta Pasta, NORWOOD BREWING CO., 1623

SUBWAY, WEST END HAIR CO., MARYLAND RETINA

KINARA INDIAN CUISINE, FREEDOM CHIROPRACTIC & REHAB, FM WATERS, INC., EMPIRE

OUTDOOR Sports Center, ELDEBSBURG EYE CARE, THERAPEUTIC AGENCIES, ORKIN

Fusion Dental, Anne Arundel DERMATOLOGY, Liberty Pediatrics, Suburban Propane

ATHENS HEALTH CLUB, Anne Arundel DERMATOLOGY, Liberty Pediatrics, Suburban Propane

PFP PLAYERS FITNESS & PERFORMANCE, bubala, CORONIS, smiles4children

CRIMSON COWARD, BUBBAKOO'S BURRITOS, JOHNS HOPKINS SIGNATURE OB/GYN, BALTIMORE ORTHODONTIC GROUP

Dr. Wilbur Kuo & Associates, Sense-Abilities Pediatric Therapy Services, Red Wolf Engineering

Liberty Exchange

22,531 VEHICLES/DAY

chili's, KFC, Chick-fil-A

26,591 VEHICLES/DAY

MARTIN'S, KOHL'S, THE HOME DEPOT, FRANK'S PIZZA, GNC, Hair cuttery, FIVE GUYS, Susquehanna, GameStop, SAFEWAY

ELDEBSBURG COMMONS

Walmart, noodles, Denny's, TJ-maxx, Bank of America, SLEEPYS, at&t, PETCO, OLYMPIA Sports, ULTA BEAUTY, MOD, Wendy's, CHIPOTE MEXICAN BELL, JJ

EXXON, Qdoba MEXICAN GRILL, verizon, Ritas, Domino's, PAPA JOHN'S, M&T Bank, ROYAL FARMS, meineke, The UPS Store, FREEDOM VILLAGE SC, LIBERATORS, RITE AID, WELLS FARGO, Panera BREAD, TACO BELL

Traffic Counts (MDOT)

Liberty Road at Sykesville Road: 26,591 vehicles/day

Liberty Road at Exchange Drive: 22,531 vehicles/day

Liberty Road at MD Route 97: 31,375 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,830	24,021	47,376
Avg. Household Income	\$210,964	\$180,721	\$175,473



Flex/R&D

Direct-Entry Flexible Space

Liberty Exchange will include four flex/R&D buildings, totaling more than 173,000 square feet of space. Tenant sizes from 2,520 to 61,160 square feet of space offer businesses straight-forward, economical and high-utility space.



Flex/R&D Buildings		
5965 Exchange Drive	61,160 SF	
5975 Exchange Drive	29,160 SF	
5977 Exchange Drive	29,160 SF	
Flex/R&D Building A	54,120 SF	FUTURE
Flex/R&D Specifications		
LEED	Certified Gold	
Suite Sizes	2,520 up to 61,160 SF	
Ceiling Height	16–18 ft. clear minimum	
Parking	4 spaces per 1,000 SF	
Loading	Dock or drive-in	
Zoning	I-R	





Single-Story Office

Direct-Entry Office

Single-story office buildings at Liberty Exchange offer direct-entry with 24/7 tenant access. Suites feature 10 ft. ceiling heights with free, on-site parking at a ratio of 5 spaces per 1,000 square feet.



Single-Story Office Buildings

5961 Exchange Drive	24,480 SF	
5963 Exchange Drive	24,480 SF	
Future Office Building A	21,080 SF	FUTURE

Single-Story Office Specifications

LEED	Certified Gold
Suite Sizes	2,720 up to 24,480 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Zoning	I-R





Inline Retail

High Visibility with Signage

The retail component of Liberty Exchange can support more than 52,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.

- ▶ Direct visibility and access off Liberty Road, with new traffic light and turn lane
- ▶ Serving 295,700 square foot business park as well as communities of Sykesville, Eldersburg, Woodbine and Gamber
- ▶ Attractive main street style retail design



Retail Space Availabilities

5959 Exchange Drive

Suites 100-102	Katana Sushi	3,162 SF
Suite 104	Subway	1,354 SF
Suite 106	Crimson Coward	1,453 SF
Suite 108	West End Hair Co.	1,372 SF
Suites 110-116	Fusion Dental	5,717 SF
Suite 118	Empire Cutz	1,648 SF
Suite 120	Bubbakoos Burritos	1,978 SF

5957 Exchange Drive

Suites 101-104	Basta Pasta	5,282 SF
Suite 106	AVAILABLE	1,614 SF
Suite 108	Norwood Ice Cream	1,266 SF
Suites 110-112	AVAILABLE	1,955 SF
Suite 114	Eldersburg Eye Care	2,050 SF
Suite 116-120	Kinara Indian Cuisine	4,519 SF

Future Retail Buildings

Retail Building A	9,425 SF
Retail Building B	9,425 SF



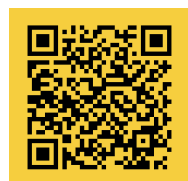
Pad Sites

From 2.47–3.13 Acres

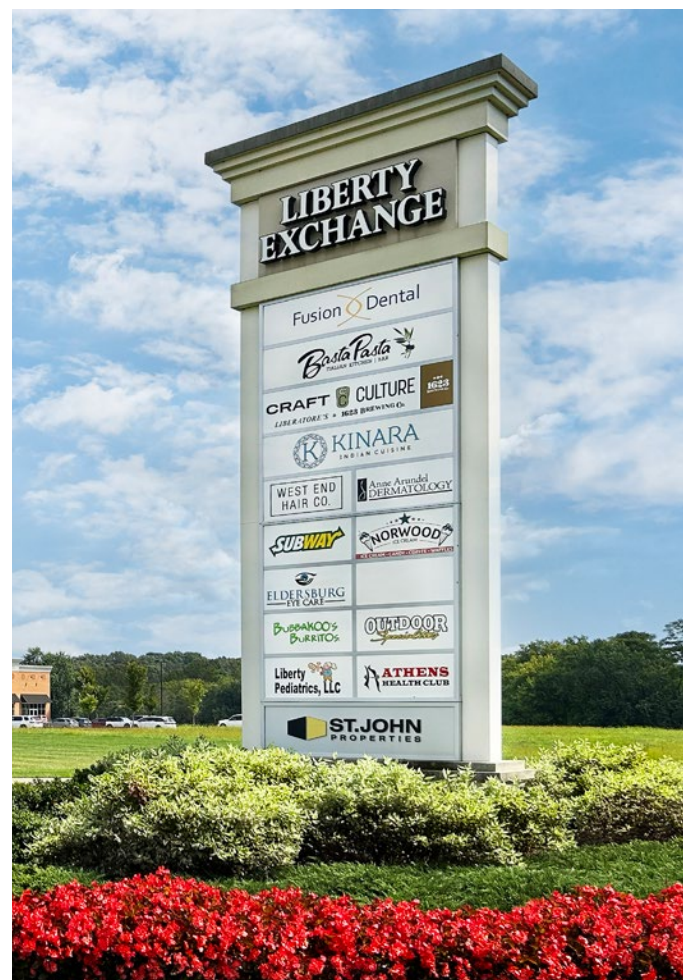
Liberty Exchange includes pad sites up to 3.13 acres featuring frontage on Liberty Road.

- ▶ Seeking convenience stores/gas stations and banks
- ▶ Direct visibility and access off Liberty Road, with new traffic light and turn lane
- ▶ Serving 295,700 square foot business park as well as communities of Sykesville, Eldersburg, Woodbine and Gamber

Pad Sites	
Pad A	2.47± Acres
Convenience Store	3.13± Acres



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Contact Us

For additional information or to schedule a tour, contact:

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About St. John Properties

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