



# Liberty Exchange

Exchange Drive at Liberty Road  
Eldersburg, MD 21784



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

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## About Liberty Exchange

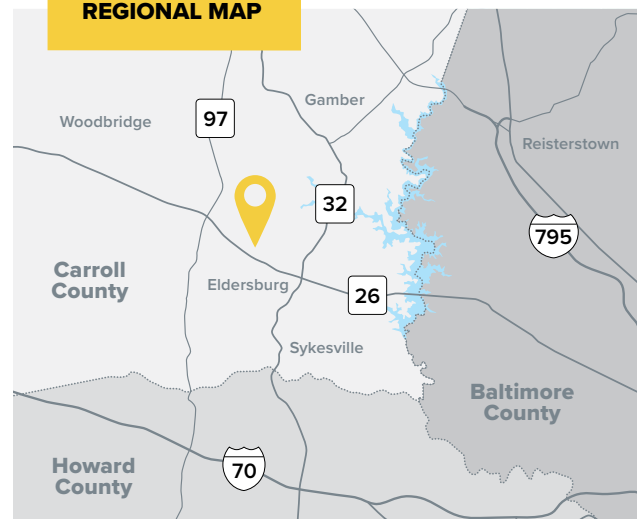
Liberty Exchange is a 52-acre Carroll County mixed-use business community located near the intersection of MD Routes 32 and 26 (Liberty Road) in Eldersburg, Maryland.

Liberty Exchange is comprised of eleven buildings, totaling more than 305,700 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



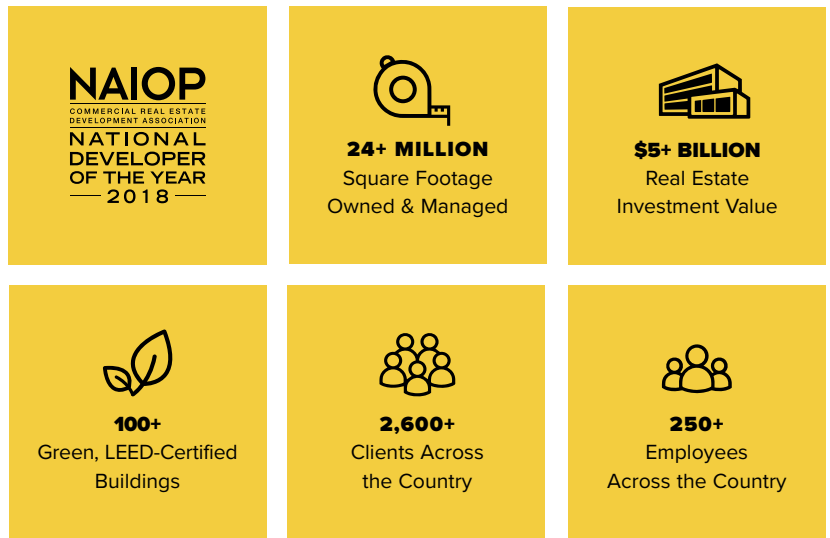
Scan the QR code or visit [sjpi.com/libertyexchange](http://sjpi.com/libertyexchange) to learn more.



## About the Company

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](http://sjpi.com/about) to learn more.



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

**Edward St. John**, Founder & Chairman







# Flex/R&D

## Direct-Entry Flexible Space

Liberty Exchange includes five flex/R&D buildings, totaling more than 193,000 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 Building B	19,440 SF	FUTURE
Flex/R&D Specifications		
LEED	Gold   Core & shell	
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 A	21,080 SF

### Single-Story Office Specifications

LEED	Gold   Core & shell
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 305,700 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	<b>AVAILABLE</b>	1,648 SF
Suite 120	Bubbakoos Burritos	1,978 SF

##### 5957 Exchange Drive

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





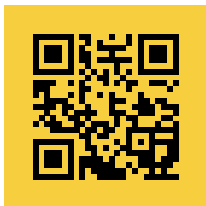
## Pad Sites

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 305,700 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



◀ Scan the QR code to learn more about Liberty Exchange



