



# **Liberty Exchange**

**Exchange Drive at Liberty Road** Eldersburg, MD 21784







# **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.



Scan the QR code or visit 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.



#### "We don't just believe in a **commitment to excellence.** We practice it every day."

Edward St. John, Founder & Chairman

Visit sjpi.com/about to learn more.



### Liberty Exchange SITE PLAN

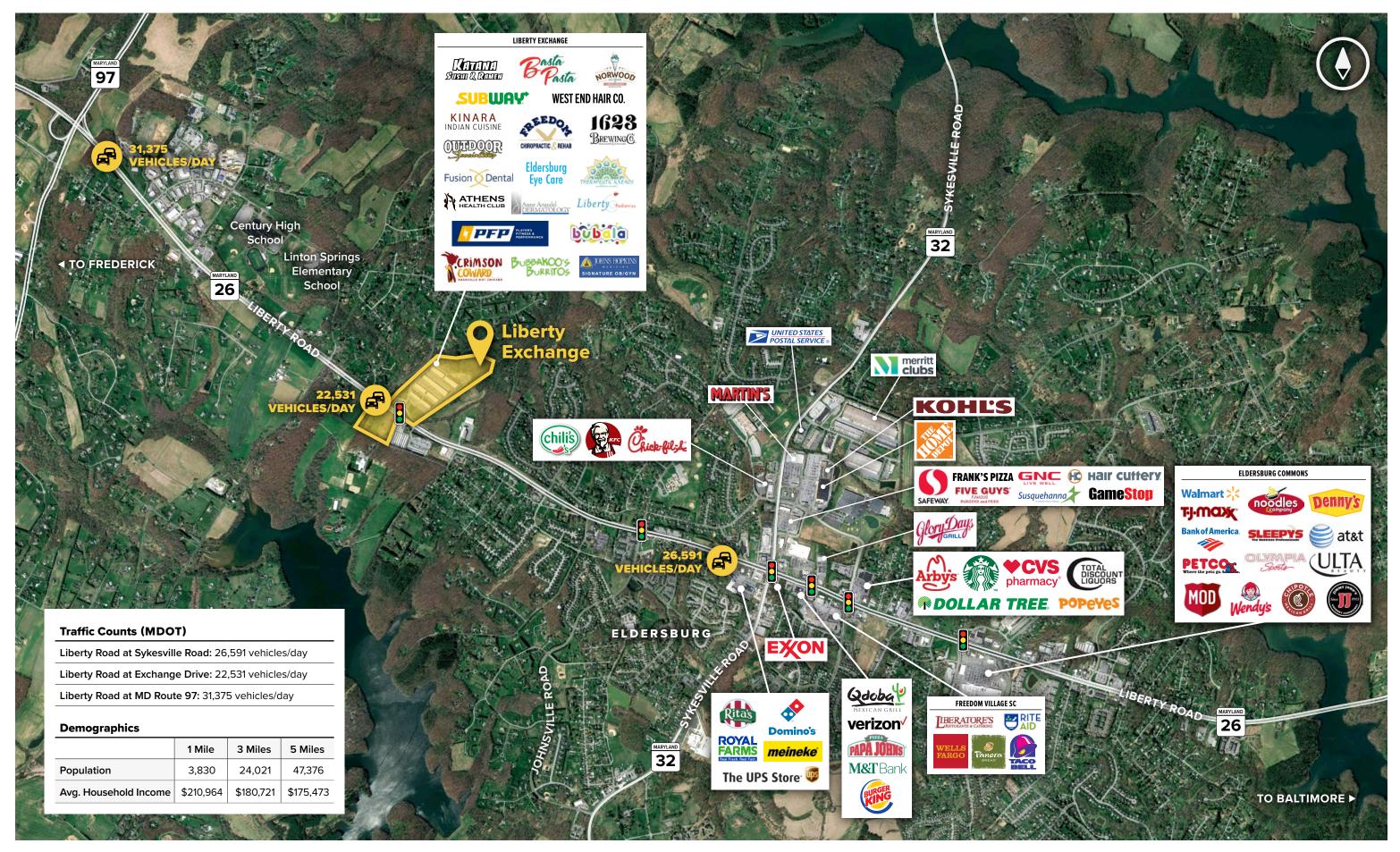
Flex/R&D Buildings	
5965 Exchange Drive	61,160 SF
5975 Exchange Drive	29,160 SF
5977 Exchange Drive	29,160 SF
Flex/R&D Building A	54,120 SF FUTURE
Flex/R&D Building B	19,440 SF FUTURE
Flex/R&D Specifications	
LEED	Gold   Core & shell
Suite Sizes	2,520 up to 61,160 SF
Ceiling Height	16–18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Loading	Dock or drive-in
Zoning	I-R

Single-Story Office Buildings	
5961 Exchange Drive	24,480 SF
5963 Exchange Drive	24,480 SF
Future Office A	21,080 SF FUTURE
Single-Story Office Specifications	
LEED	Gold   Core & shell
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 Building	9,425 SF
Pad Sites	
Pad A	2.47± Acres
Convenience Store	3.13± Acres



Scan with your mobile device to take a virtual tour, download floor plans and more!





# **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	AVAILABLE	1,648 SF
Suite 120	Bubbakoos Burritos	1,978 SF
5957 Exchange Drive		
ees, Exenange		
Suites 101-104	Basta Pasta	5,282 SF
		5,282 SF 1,614 SF
Suites 101-104	Basta Pasta	,
Suites 101-104 Suite 106	Basta Pasta	1,614 SF
Suites 101-104 Suite 106 Suite 108	Basta Pasta AVAILABLE Norwood Ice Cream	1,614 SF 1,266 SF
Suites 101-104 Suite 106 Suite 108 Suites 110-112	Basta Pasta AVAILABLE Norwood Ice Cream AVAILABLE	1,614 SF 1,266 SF 1,955 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





# **Contact Us**

For additional information or to schedule a tour, contact:

#### FLEX/R&D AND OFFICE SPACE:

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#### **RETAIL SPACE:**

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Bill Holzman Vice President, Retail Leasing bholzman@sjpi.com | 410.369.1240 About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

#### Connect with us @stjohnprop





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