



FULTON, MD 20759









Table Of Contents



About Maple Lawn Page 3



8150 Maple Lawn BoulevardFuture Three-Story Class 'A' Office
Page 13



Product Site PlanPages 4-5



8160 Maple Lawn Boulevard Four-Story Class 'A' Office Page 14



Retail AmenitiesPages 6-7



8161 Maple Lawn Boulevard Four-Story Class 'A' Office Page 15



8110 Maple Lawn Boulevard Four-Story Class 'A' Office Page 8



8170 Maple Lawn Boulevard Three-Story Class 'A' Office Page 16



8115 Maple Lawn BoulevardFour-Story Class 'A' Office
Page 9



8171 Maple Lawn Boulevard Three-Story Class 'A' Office Page 17



8120 Maple Lawn Boulevard Four-Story Class 'A' Office Page 10



Westside Medical Pavilion Three-Story Class 'A' Medical Office Page 18



8130 Maple Lawn Boulevard Four-Story Class 'A' Office Page 11



Maple Lawn Corporate CenterFive Flex/R&D Buildings
Page 19



8135 Maple Lawn BoulevardFour-Story Class 'A' Office
Page 12



About Maple Lawn



Maple Lawn is a mixeduse community built on the principles of Traditional Neighborhood Development. People can walk to shops, services and even to work. The community includes

corporate offices and professional/medical buildings, as well as residential: six neighborhoods with a total of 1,308 homes planned.

Maple Lawn is located off Route 29 in the Baltimore-Washington corridor, just minutes from major business centers, government agencies and research universities.

Located in Howard County, this mixed-use community has become a distinctive corporate address. Maple Lawn is a headquarters-quality location, strategically positioned between Washington, D.C. and Baltimore.

To learn more about Maple Lawn, visit: sjpi.com/maplelawn



- State and county incentives to assist companies relocating or expanding to Howard County
- Significantly lower occupancy costs vs. Class 'A' rates for Montgomery County, downtown D.C. and Northern Virginia
- Voted NAIOP's 2014 "Best Mixed-Use Community"

Maple Lawn at a glance

COMMERCIAL

1,084,784 SF Class 'A' Office

210,100 SF Flex/R&D

150,780 SF Retail

38,525 SF Future Retail

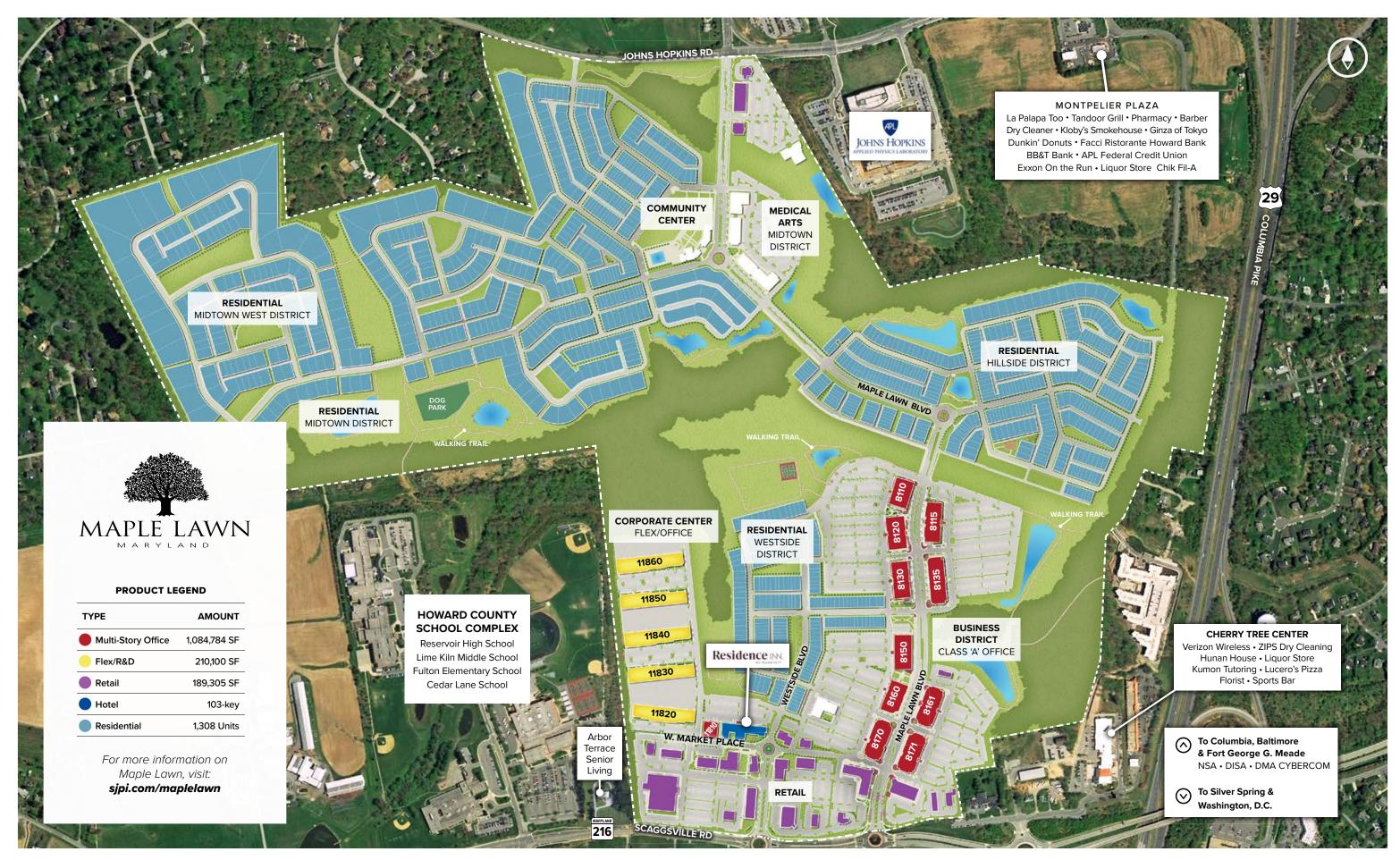
RESIDENTIAL & HOSPITALITY

1,308 UNITS Estates, villas, single family townhomes, and condominiums

103 SUITE Residence Inn by Marriott hotel

10 MILES Walking trails and paths

14,000 SF Community center, tennis court, pool



4





Four-Story Class 'A' Office • 104,412 Sq. Ft.

8110 Maple Lawn Boulevard		
LEED	Gold Core & shell	
Suite Sizes	2,500 up to 104,412 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	









Four-Story Class 'A' Office • 130,629 Sq. Ft.



8115 Maple Lawn Boulevard		
LEED	Gold Core & shell	
Suite Sizes	2,500 up to 130,629 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	







Four-Story Class 'A' Office • 103,755 Sq. Ft.

8120 Maple Lawn Boulevard		
LEED	Gold Core & shell	
Suite Sizes	2,500 up to 103,755 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	









Four-Story Class 'A' Office • 109,255 Sq. Ft.





8130 Maple Lawn Boulevard		
LEED	Gold Core & shell	
Suite Sizes	5,000 up to 109,255 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	





Four-Story Class 'A' Office • 138,796 Sq. Ft.

8135 Maple Lawn Boulevard		
LEED	Gold Core & shell	
Suite Sizes	2,500 up to 138,796 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	







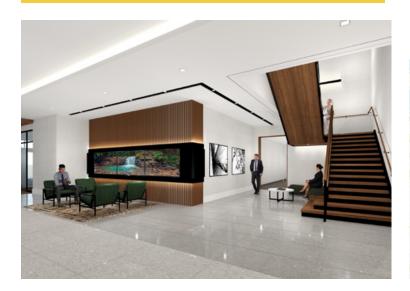




Future Three-Story Class 'A' Office • 86,143 Sq. Ft.

Coming Soon! New LEED Designed Class 'A' Office

DELIVERING Q4 2023



8150 Maple Lawn Boulevard		
LEED	Designed	
Suite Sizes	Up to 87,200 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	





Four-Story Class 'A' Office • 99,449 Sq. Ft.

8160 Maple Lawn Boulevard		
LEED	Silver Core & shell	
Suite Sizes	2,500 up to 99,449 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	









Four-Story Class 'A' Office • 110,646 Sq. Ft.



8161 Maple Lawn Boulevard		
Suite Sizes	2,500 up to 110,646 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	









Three-Story Class 'A' Office • 86,221 Sq. Ft.

8170 Maple Lawn Boulevard		
Suite Sizes	2,500 up to 86,221 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	







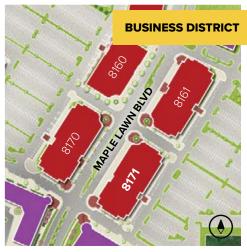




Three-Story Class 'A' Office • 84,721 Sq. Ft.



8171 Maple Lawn Boulevard		
Suite Sizes	2,500 up to 84,721 SF	
Office	Build to suit	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	
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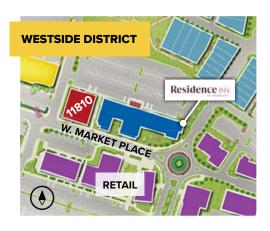




Westside Medical Pavilion

11810 W. Market Place • Three-Story Class 'A' Medical Office • 29,700 Sq. Ft.

11810 West Market Place		
LEED	Gold Core & shell	
Suite Sizes	2,500 up to 29,700 SF	
Office	Build to suit	
Parking	5 spaces per 1,000 SF	
Elevator	Yes	
Accessibility	Automatic entry doors	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	









11820-11860 West Market Place

Flex/R&D • Five buildings totaling 210,100 Sq. Ft.











11820 West Market Place

11830 West Market Place

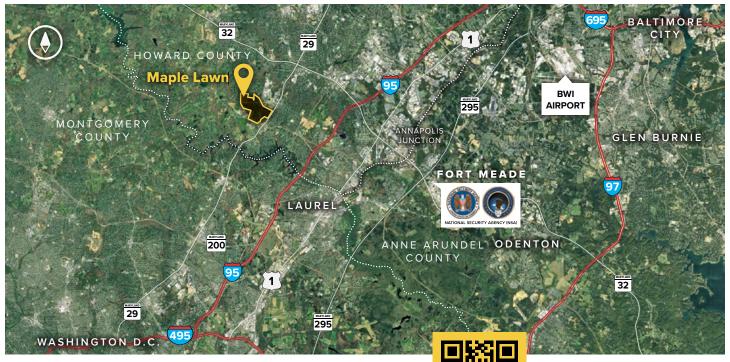
11840 West Market Place

11850 West Market Place

11860 West Market Place

Maple Lawn Corporate Center		
11820 West Market Place	39,620 SF LEED SILVER	
11830 West Market Place	42,620 SF LEED GOLD	
11840 West Market Place	42,620 SF LEED GOLD	
11850 West Market Place	42,620 SF LEED GOLD	
11860 West Market Place	42,620 SF LEED GOLD	
Flex/R&D Specifications		
LEED	Core & shell	
Suite Sizes	2,520 up to 42,620 SF	
Ceiling Height	16 ft. clear minimum	
Offices	Built to suit	
Parking	4 spaces per 1,000 SF	
Heat	Gas	
Roof	EPDM Rubber	
Construction	Brick on block	
Loading	Dock or drive-in	
Zoning	MXD-3	





Distances to:

AMTRAK/Marc Station at BWI Airport 20 mil	es
Baltimore, MD (Downtown)	es
BWI Airport 19 mil	es
Columbia, MD (Downtown) 6 mil	es
Interstate 95 3 mil	es
Interstate 495 (Capital Beltway) 10 mil	es
Interstate 695 (Baltimore Beltway) 16 mil	es
Intercounty Connector (ICC)/MD 200 4.5 mil	es
JHU Applied Physics Laboratory 1 m	ile
MD Route 29 1 m	ile
MD 295 (Baltimore-Washington Parkway) 8 mil	es
MD Route 32	es
NSA/Fort Meade	es

Contact Us

For additional information or to schedule a tour, contact:

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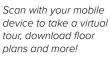
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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

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