



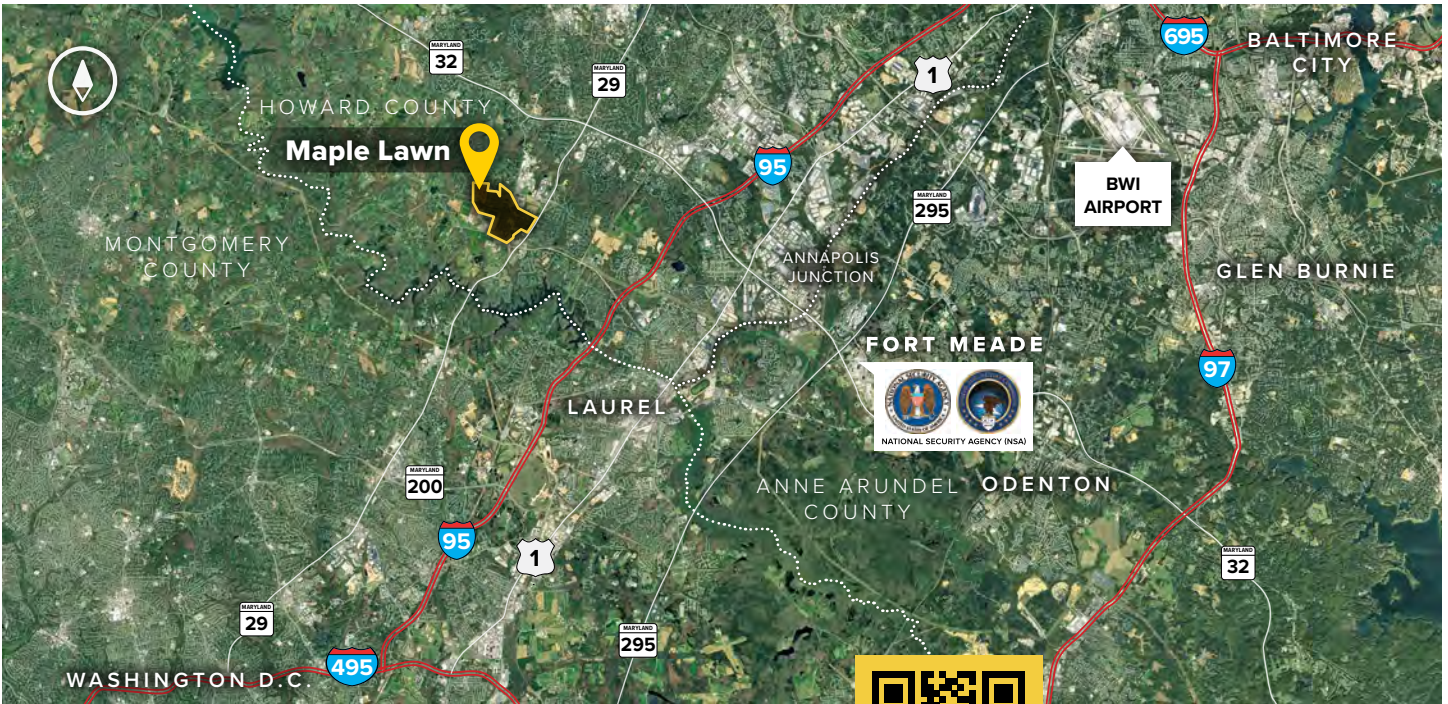


## 8135 Maple Lawn Boulevard

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





**Distances to:**

- AMTRAK/Marc Station at BWI Airport ..... 20 miles
- Annapolis, MD (Downtown) ..... 31 miles
- Baltimore, MD (Downtown) ..... 22 miles
- BWI Airport ..... 19 miles
- Columbia, MD (Downtown) ..... 6 miles
- Interstate 95 ..... 3 miles
- Interstate 495 (Capital Beltway) ..... 10 miles
- Interstate 695 (Baltimore Beltway) ..... 16 miles
- Intercounty Connector (ICC)/MD 200 ..... 4.5 miles
- JHU Applied Physics Laboratory ..... 1 mile



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

# Contact Us

For additional leasing information or to schedule a tour, contact:

**Bill Jautze**  
Leasing Representative  
bjautze@sjpi.com  
410.369.1213

**Matt Lenihan**  
Vice President, Leasing  
mlenihan@sjpi.com  
410.369.1202

**Corporate Headquarters:**  
2560 Lord Baltimore Drive, Baltimore, MD 21244  
**410.788.0100 | SJPI.COM**

**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

Connect with us @stjohnprop



**Master Developer:**  **GREENEBaum**  
ENTERPRISES



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 01/22*