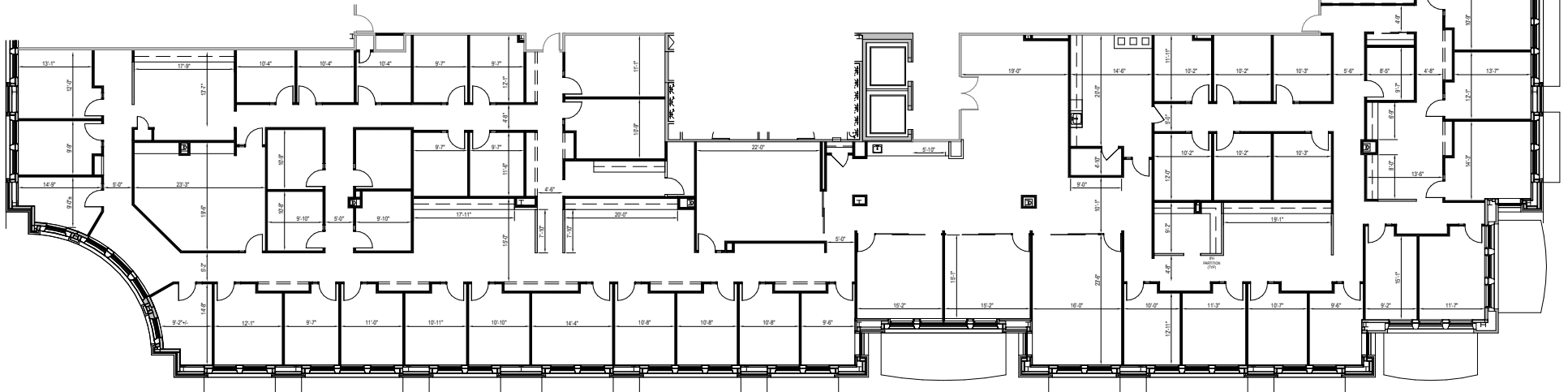
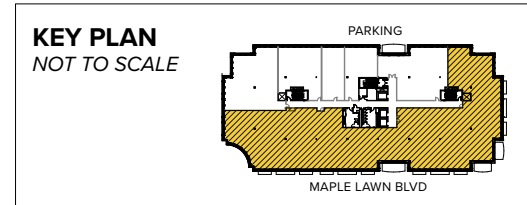




**TAKE A VIRTUAL TOUR**

**Total SF Available:**  
18,168 SF

*Nice law firm build-out with direct elevator entrance, great glass line*



MAPLE LAWN BLVD



## 8171 Maple Lawn Boulevard

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

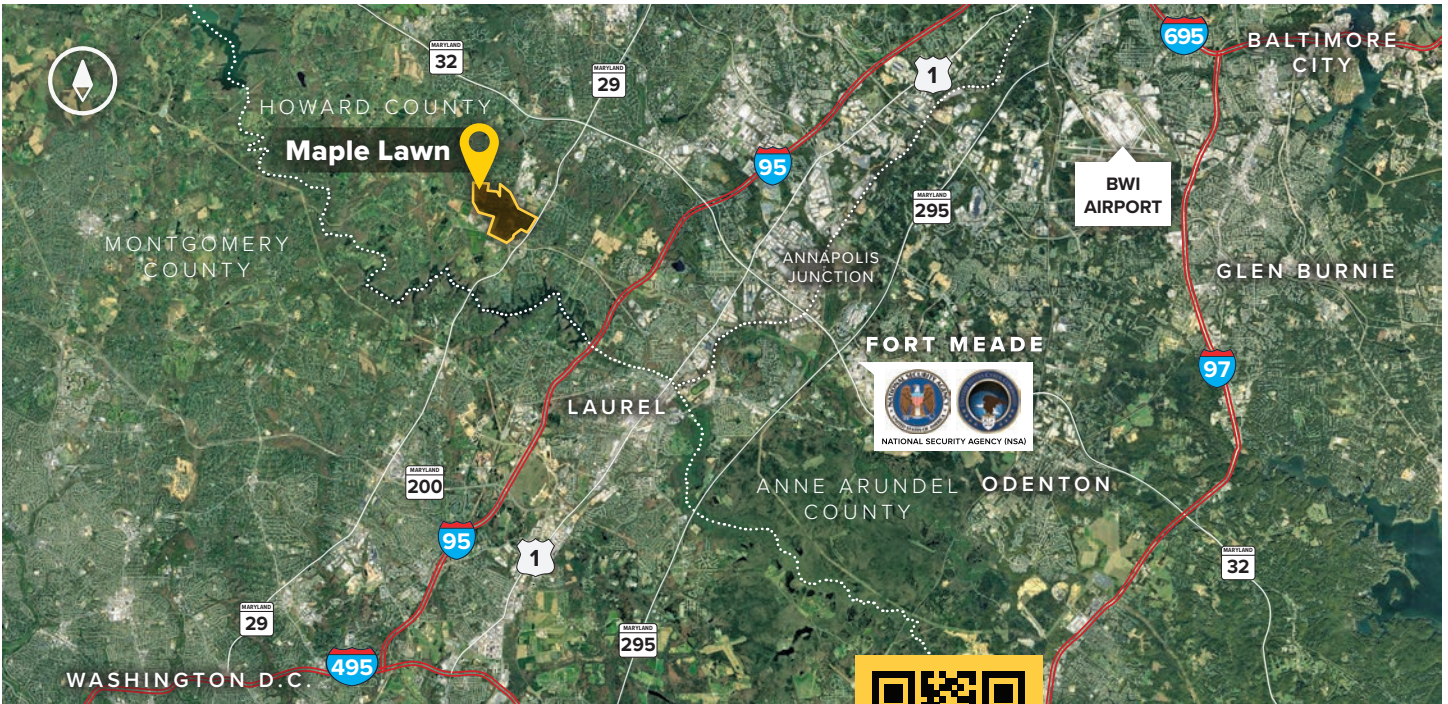


*Newly Renovated  
Interior Lobby*

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

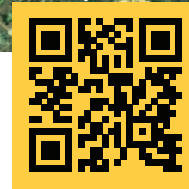






**Distances to:**

- 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**  
*Assistant Vice President,  
 Leasing*  
 bjautze@sjpi.com  
 410.369.1213

**Matt Lenihan**  
*Senior 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 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.

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 01/23*