

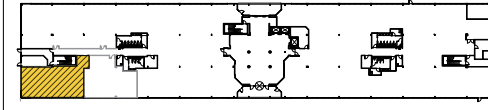


**CLICK TO VIEW  
VIRTUAL TOUR**

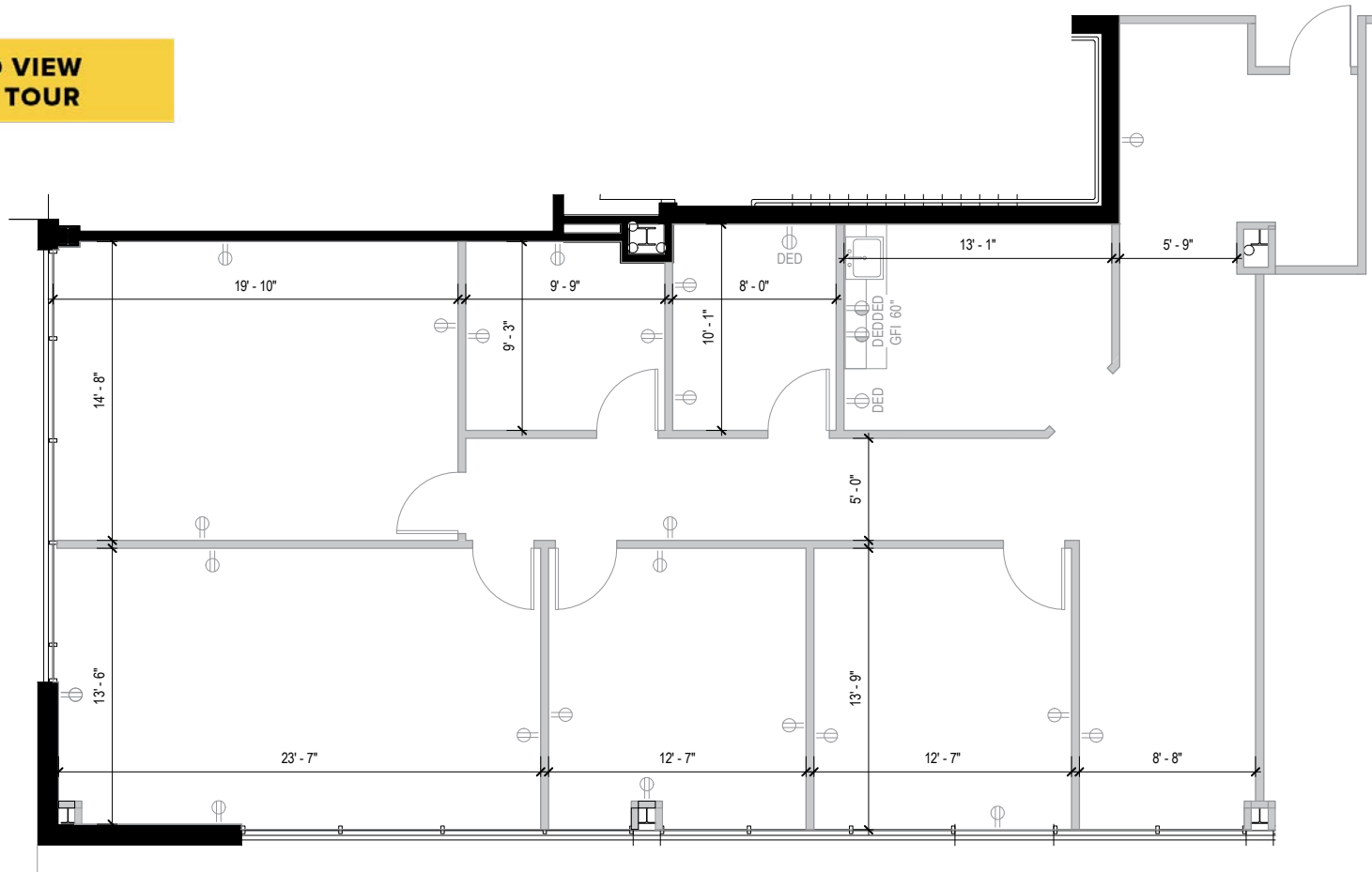
**Total SF Available:**  
2,093 SF

*First floor space with nice  
end unit glass line*

**KEY PLAN**  
NOT TO SCALE



**Note:** This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.





# Multi-Story Office

## Class ‘A’ office space

Melford Town Center includes three Class ‘A’ multi-story office buildings totaling more than 327,000 square feet of space. Tenant sizes from 1,252 square feet to 150,000 square feet of space offer businesses headquarters-worthy location.



17251 Melford Boulevard

### Multi-Story Class ‘A’ Office Buildings

16701 Melford Boulevard	150,000 SF	
16901 Melford Boulevard	150,000 SF	LEED SILVER
17251 Melford Boulevard	27,526 SF	

### Multi-Story Class ‘A’ Office Specifications

LEED ( <i>on select buildings</i> )	Core & shell
Suite Sizes	1,252 up to 150,000 SF
Ceiling Height	9 ft. clear minimum
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	VAV with zone control
Zoning	EIA







#### Distances to:

Annapolis, MD (Downtown) .....	13 miles
Baltimore, MD (Downtown) .....	25 miles
BWI Airport .....	18 miles
Columbia, MD .....	25 miles
Interstate 495 (Capital Beltway) .....	8 miles
Interstate 695 (Baltimore Beltway) .....	20 miles
Regan National Airport .....	24 miles
Washington, D.C. (Downtown) .....	27 miles



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:

#### OFFICE/FLEX SPACE:

##### Mike White

Leasing Representative

mwhite@sjpi.com

410.369.1295

##### Matt Lenihan

Senior Vice President, Leasing

mlehan@sjpi.com

410.369.1202

#### RETAIL SPACE:

##### Eric Llewellyn

Retail Leasing Representative

ellewellyn@sjpi.com

443.464.1308

##### Bill Holzman

Vice President, Retail Leasing

bholzman@sjpi.com

410.369.1240

#### Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | [SJPI.COM](http://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

