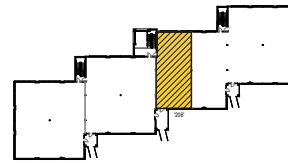




**Total SF Available:**  
2,550 SF

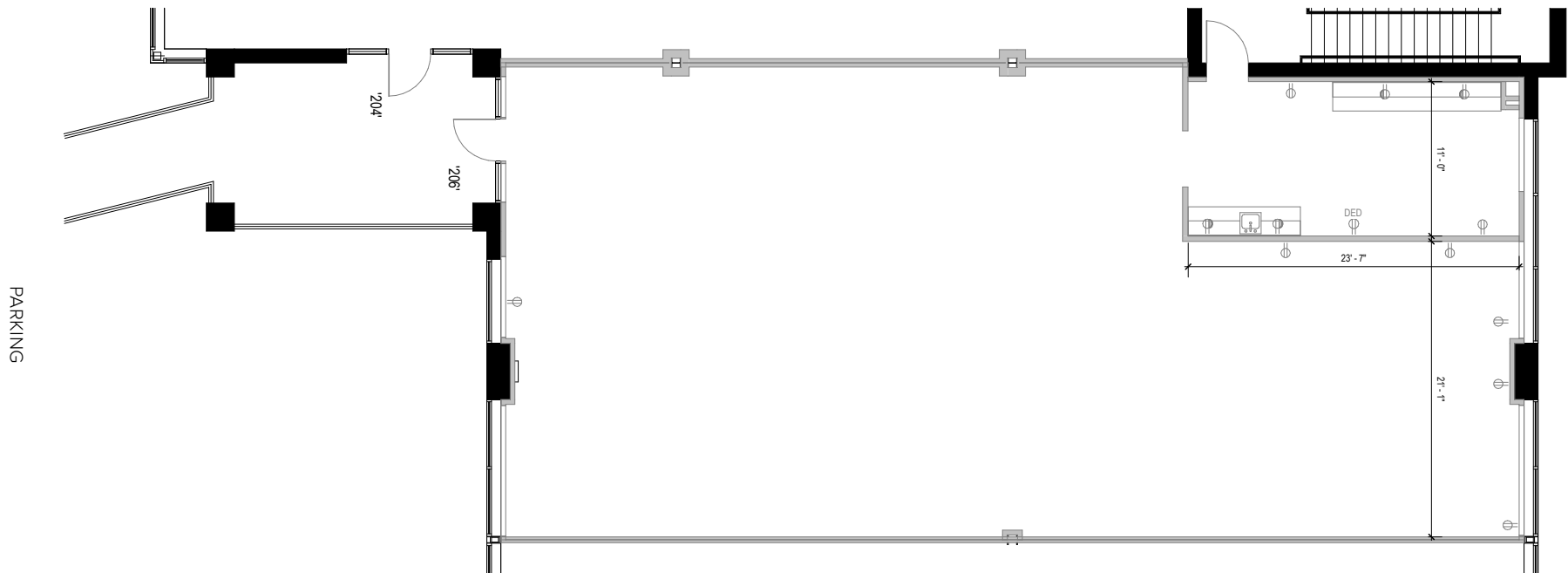
*Existing build-out with open  
office areas, break room*

**KEY PLAN**  
NOT TO SCALE



**CLICK TO VIEW  
VIRTUAL TOUR**

**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.





# Two-Story Office

Direct-entry office space

Melford Town Center’s two-story office buildings located along Science Drive offer an over-and-under style of architecture. This style provides direct street access from the second floor.



16900 Science Drive

## Two-Story Office Buildings

16900 Science Drive	40,800 SF
17000 Science Drive	40,800 SF

## Two-Story Office Specifications

Suite Sizes	2,010 up to 40,800 SF
Ceiling Height	9 ft. clear minimum
Parking	4-6 spaces per 1,000 SF
HVAC: 1 <sup>st</sup> Floor	Heat pump
HVAC: 2 <sup>nd</sup> Floor	Gas
Zoning	EIA







#### Distances to:

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



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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 multifamily space nationwide.

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