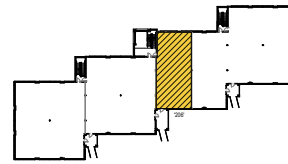




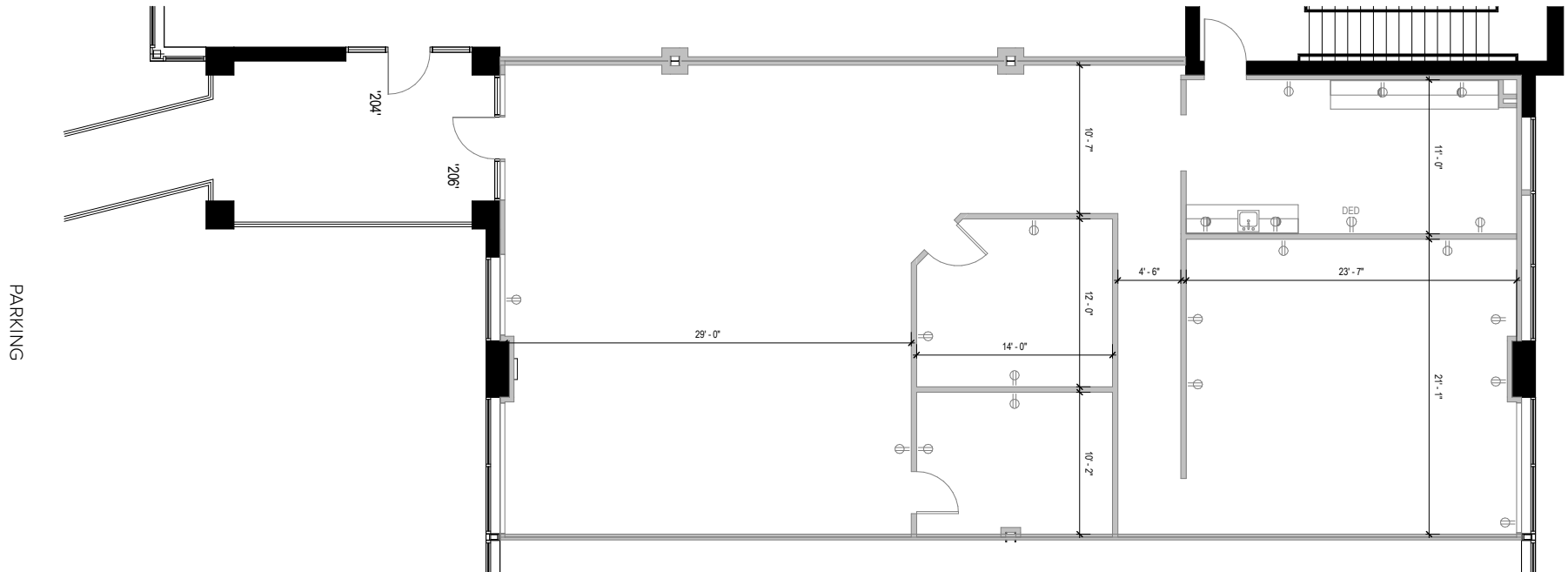
**Total SF Available:**  
2,550 SF

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

**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.*





# 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:**

- 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



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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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