

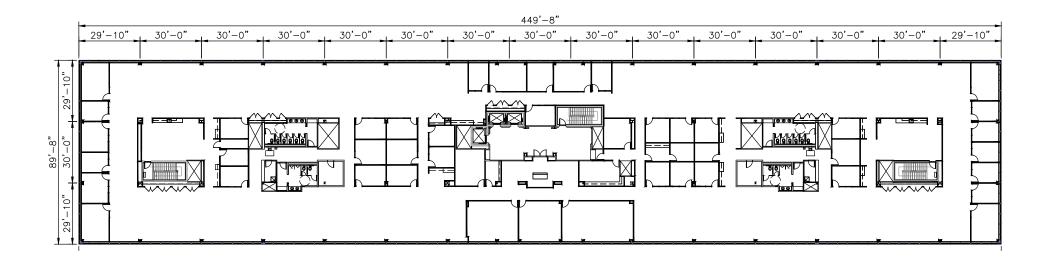
Melford Town Center 16901 Melford Boulevard | Bowie, MD 20715 Suite 400 | Fourth Floor



**Total SF Available:** 41,782 SF

Mostly open space with upgraded finishes

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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 (on select buildings)	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 mile

# **Contact Us**

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

### **OFFICE/FLEX SPACE:**

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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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