



**Total SF Available:**  
3,825 SF

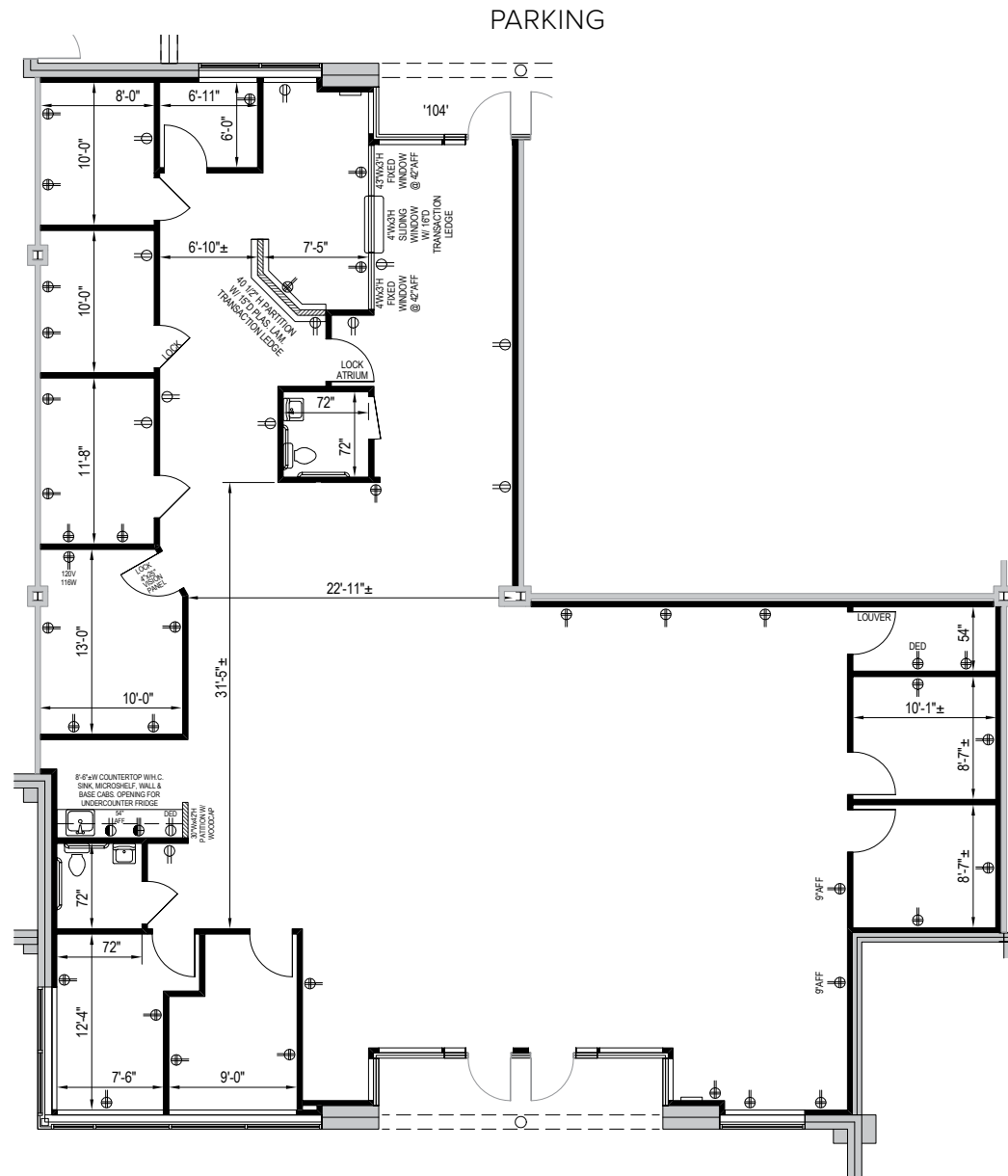
*Shared medical office space,  
reception area, upgraded  
finishes in exam rooms*

**TAKE A VIRTUAL TOUR**

**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.





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.



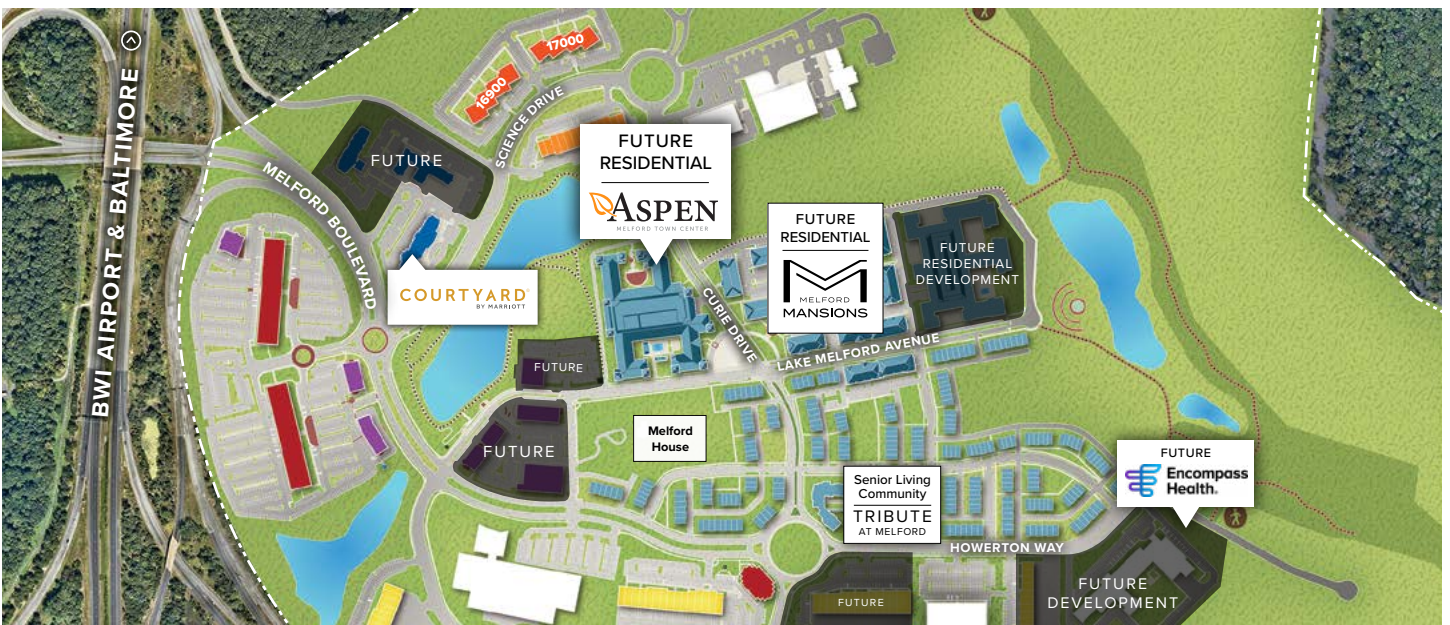
16900 Science Drive

**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

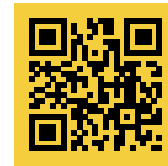






**Distances to:**

- 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 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:

**OFFICE/FLEX SPACE:**

**Michael White**  
*Leasing Representative*  
 mwhite@sjpi.com  
 410.369.1295

**Matt Lenihan**  
*Senior Vice President, Leasing*  
 mlenihan@sjpi.com  
 410.369.1202

**RETAIL SPACE:**

**Eric Llewellyn**  
*Retail Leasing Representative*  
 elllewellyn@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**

**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



*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 1/23*