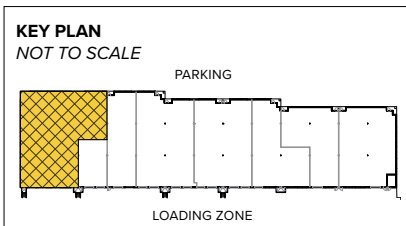


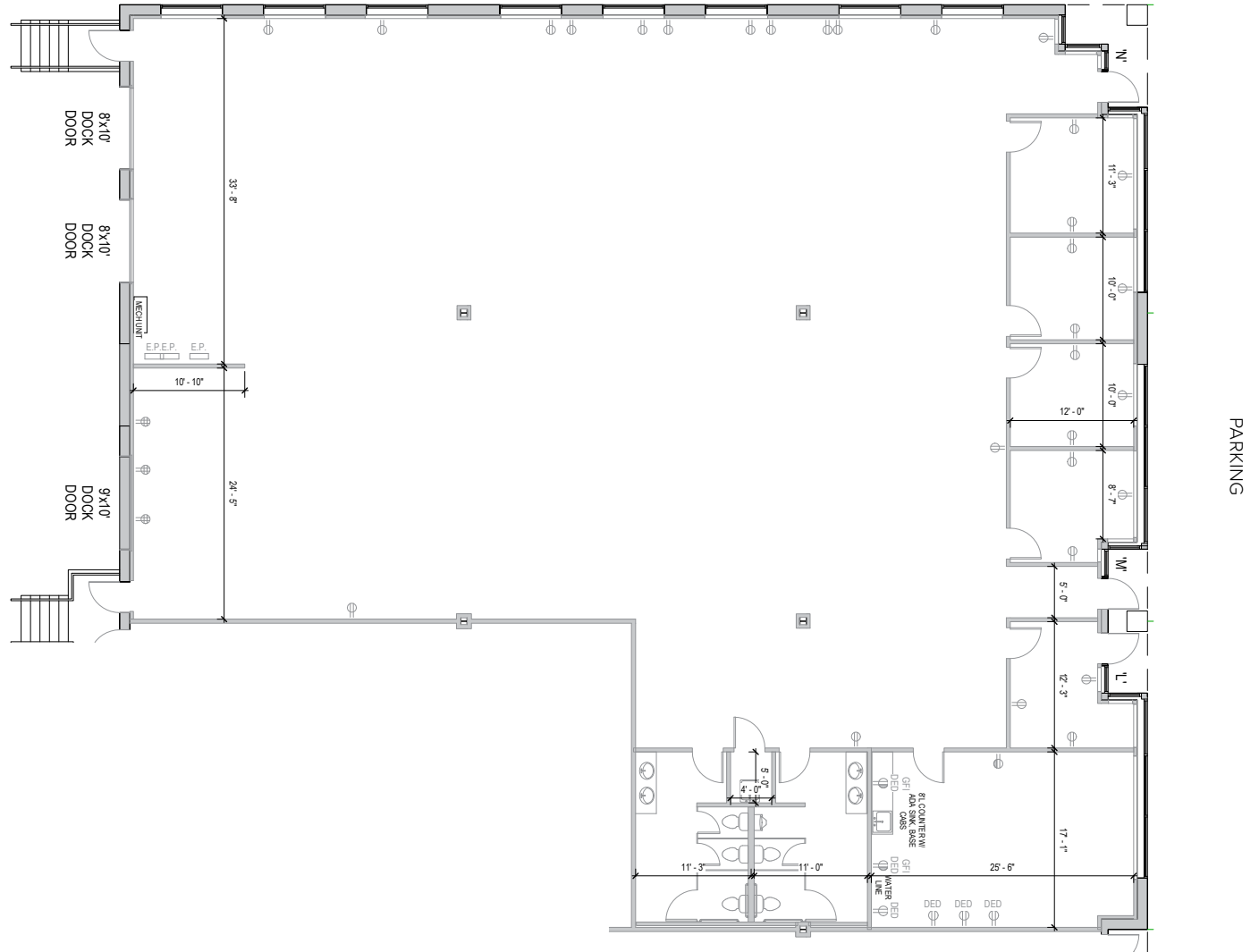


**Total SF Available:**  
7,500 SF

*All office with dock loading*



**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.



## About Windsor Corporate Park

Windsor Corporate Park is an 86-acre business community located off Beltway Exit 17 (Security Boulevard). The unified architecture of St. John Properties' 12 buildings, comprising more than 449,347 square feet of office, flex/R&D, and retail space, provides Windsor Corporate Park with a campus-like environment. Tenant sizes from 2,250 square feet to 59,217 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

The retail component of Windsor Corporate Park contains a Subway, Buongiorno Restaurant, Alessandro's Deli, Lake Trout, Pronails and Skincare, Dunkin' Donuts, Baskin Robbins, Dogwood Liquors, a dry cleaners, and a barber shop. Windsor Corporate Park is just minutes from a wide range of restaurants and retailers in the Windsor Mill area.

Visit [sjpi.com/windsorcorporate](http://sjpi.com/windsorcorporate) to learn more



### Two-Story Class 'A' Office Space

2560 Lord Baltimore Drive 71,000 SF

#### Two-Story Office Specifications

|                 |                       |
|-----------------|-----------------------|
| LEED            | Gold   Core & Shell   |
| Suite Sizes     | 2,250 up to 71,000 SF |
| Ceiling Height  | 9 ft. clear minimum   |
| Offices         | Built to suit         |
| Parking         | 5 spaces per 1,000 SF |
| Heat: 1st Floor | Heat pump             |
| Heat: 2nd Floor | Gas                   |
| Elevator        | Yes                   |
| Zoning          | ML-IM                 |

### Flex/R&D Space

|                           |           |
|---------------------------|-----------|
| 2505 Lord Baltimore Drive | 42,120 SF |
| 2525 Lord Baltimore Drive | 36,120 SF |
| 2545 Lord Baltimore Drive | 36,120 SF |
| 2555 Lord Baltimore Drive | 42,000 SF |
| 2605 Lord Baltimore Drive | 38,400 SF |
| 2520 Lord Baltimore Drive | 57,240 SF |
| 2622 Lord Baltimore Drive | 19,800 SF |
| 2624 Lord Baltimore Drive | 31,080 SF |
| 7152 Windsor Boulevard    | 59,217 SF |

#### Flex/R&D Specifications

|                |                       |
|----------------|-----------------------|
| Suite Sizes    | 2,400 up to 59,217 SF |
| Ceiling Height | 16 ft. clear minimum  |
| Offices        | Built to suit         |
| Parking        | 4 spaces per 1,000 SF |
| Heat           | Gas                   |
| Roof           | EPDM rubber           |
| Exterior Walls | Brick on block        |
| Loading        | Dock or drive-in      |
| Zoning         | ML-IM                 |

### Inline Retail Space

|                   |          |
|-------------------|----------|
| 6860 Dogwood Road | 8,125 SF |
| 6900 Dogwood Road | 8,125 SF |



**Distances to:**

|  |          |
|--|----------|
| Baltimore, MD (Downtown) .....           | 9 miles  |
| BWI Airport .....                        | 11 miles |
| Columbia, MD .....                       | 10 miles |
| Interstate 70 .....                      | 4 miles  |
| Interstate 83 .....                      | 9 miles  |
| Interstate 95 .....                      | 7 miles  |
| Interstate 695 (Baltimore Beltway) ..... | 2 miles  |
| Interstate 795 .....                     | 3 miles  |
| Owings Mills, MD .....                   | 5 miles  |
| Towson, MD .....                         | 8 miles  |

# Contact Us

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

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Leasing Representative

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**Corporate Headquarters:**

2560 Lord Baltimore Drive | Baltimore, MD 21244

**410.788.0100 | SJPI.COM**



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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. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

Connect with us @stjohnprop



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