

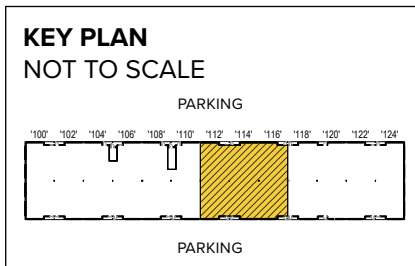
**WINDSOR OFFICE PARK**  
7275 Windsor Boulevard | Windsor Mill, MD 21244  
Suites 112-117



**TAKE A VIRTUAL TOUR**

**TOTAL SF AVAILABLE:**  
7,299 SF

*Nicely built-out office space with private offices along window line and large open area for cubicles*



## About Windsor Office Park

Windsor Office Park is a 10-acre business community located at the intersection of North Rolling Road and Windsor Boulevard in Baltimore County, just five minutes from the Baltimore Beltway (I-695).

The unified architecture of St. John Properties' two office buildings, comprising 63,200 square feet of space, and two retail buildings offering more than 15,000 square feet of space, provides Windsor Office Park a campus-like business environment.

Tenant sizes from 2,400 square feet to 32,000 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected and well-maintained atmosphere. Ample glass lines enable natural lighting, and free, generous parking is available adjacent to the single-story office and retail buildings.

### Single-Story Office Buildings

7265 Windsor Boulevard	32,000 SF
7275 Windsor Boulevard	31,200 SF

### Single-Story Office Specifications

Suite Sizes	2,400 up to 32,000 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	ML-IM

### Retail Buildings

2835 N. Rolling Road	9,425 SF
Wawa	5,940 SF



For more information on Windsor Office Park visit: [sjpi.com/windsoroffice](http://sjpi.com/windsoroffice)



**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 95 .....	3 miles
Owings Mills, MD .....	5 miles
Towson, MD .....	8 miles

# Contact Us

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

**Claire Cobert**

Leasing Representative

ccobert@sjpi.com | 410.369.1274

**Corporate Headquarters:**

2560 Lord Baltimore Drive | Baltimore, MD 21244

**410.788.0100 | SJPI.COM**



Scan with your mobile device to take a virtual tour, download floor plans and more!

**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



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