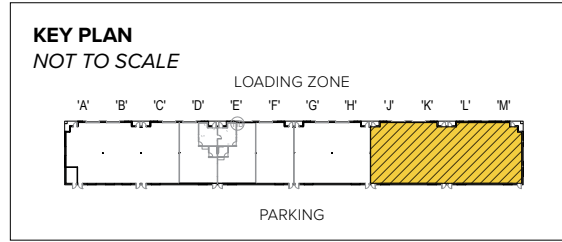


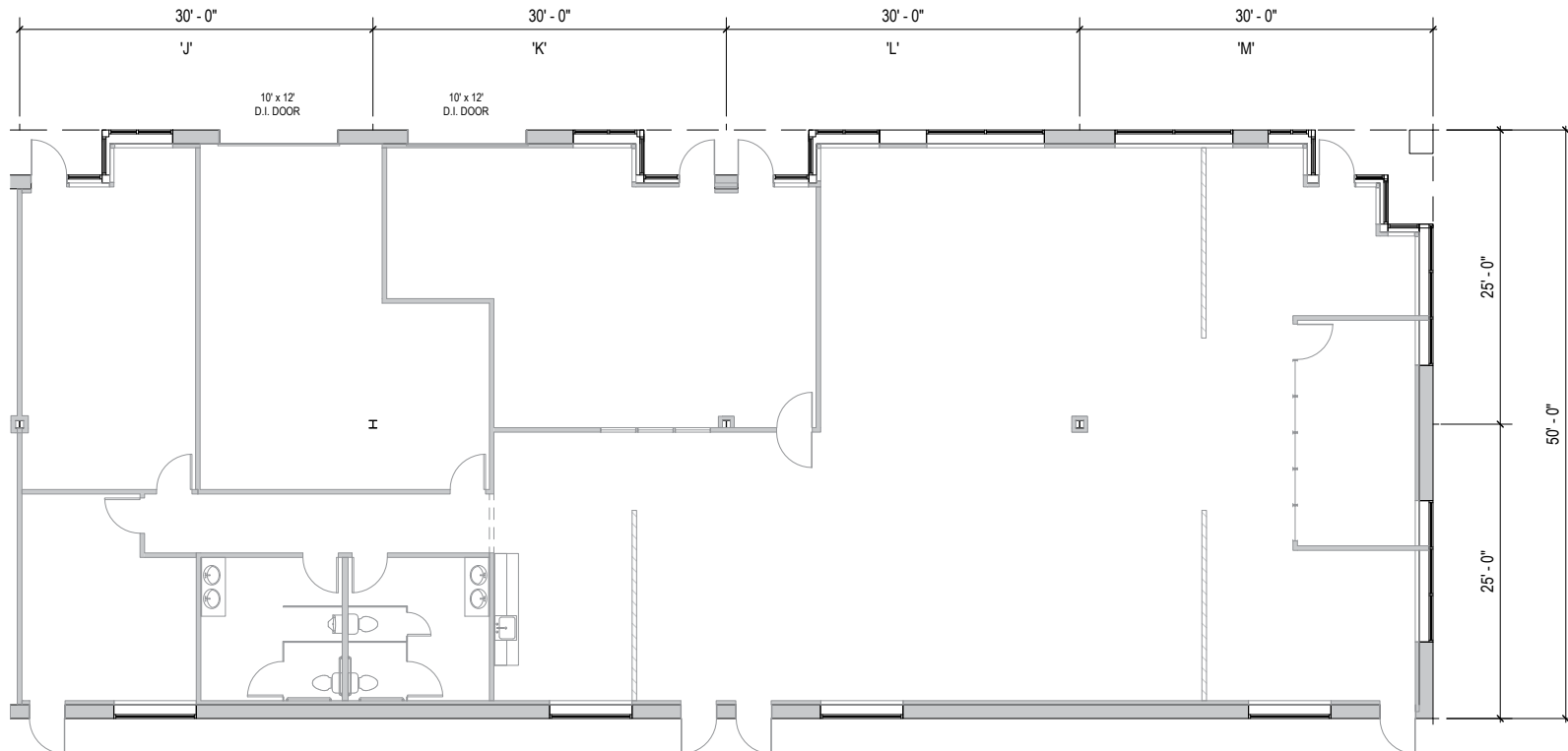


Total SF Available:
6,048 SF

4,886 SF office includes upgraded fixtures, all glass conference room, open space for systems furniture and/or cube farm, includes multi-stalled restroom and 10'x12' drive-in door



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 Dolfield Business Park

Dolfield Business Park is a 44-acre Baltimore County business community located near Red Run Boulevard in Owings Mills, MD. The unified architecture of St. John Properties' nine completed buildings, which comprise more than 282,000 square feet of flex/R&D product, provides Dolfield Business Park a campus-like business environment.

An additional three flex/R&D buildings totaling more than 96,200 square feet are planned for development. The park also includes 11155 Dolfield Boulevard, a two-story, 71,400 square foot office building located across Dolfield Boulevard.

For more information on Dolfield Business Park, visit: sjpi.com/dolfield



Flex/R&D Buildings

| | | |
|-----------------|-----------|---------------|
| 1 Easter Court | 32,158 SF | |
| 3 Easter Court | 31,121 SF | |
| 5 Easter Court | 32,700 SF | |
| 7 Easter Court | 18,000 SF | |
| 8 Easter Court | 31,560 SF | LEED GOLD |
| 9 Easter Court | 30,120 SF | LEED GOLD |
| 10 Easter Court | 39,120 SF | LEED GOLD |
| 11 Easter Court | 33,120 SF | LEED GOLD |
| 2 Crossing Way | 34,200 SF | LEED DESIGNED |
| 3 Crossing Way | 51,120 SF | LEED DESIGNED |
| 5 Crossing Way | 45,120 SF | LEED DESIGNED |

Flex/R&D Specifications

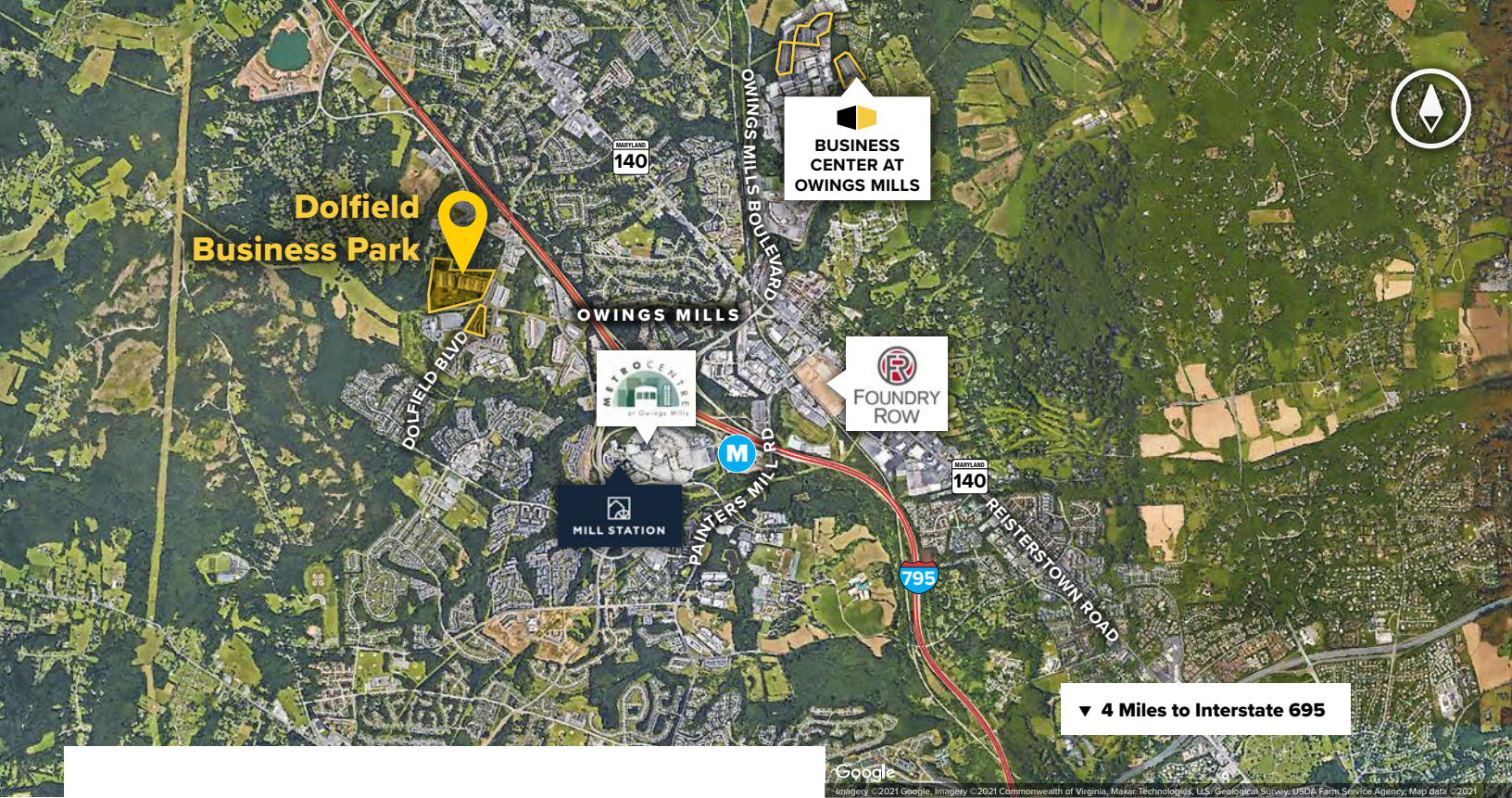
| | |
|--------------------------------------|-----------------------|
| LEED (8-11 Easter Court) | Gold Core & shell |
| Suite Sizes | 1,500 up to 51,120 SF |
| Ceiling Height | 16 ft. clear minimum |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Roof | EPDM Rubber & TPO |
| Construction | Brick on block |
| Loading | Dock or drive-in |
| Zoning | |
| 1 Easter Court | BM-IM |
| 3-11 Easter Court & 2-5 Crossing Way | ML-IM |

Two-Story Office Building

11155 Dolfield Boulevard 71,400 SF

Two-Story Office Specifications

| | |
|-----------------------------|-------------------------|
| Suite Sizes | 1,275 up to 71,400 SF |
| Ceiling Height | 9 ft. clear minimum |
| Parking | 4.5 spaces per 1,000 SF |
| HVAC: 1 st Floor | Heat pump (Electric) |
| HVAC: 2 nd Floor | Gas |
| Roof | EPDM Rubber |
| Exterior Walls | Brick on block |
| Zoning | ML-IM |



Distances to:

| | |
|--|----------|
| Baltimore, MD (Downtown) | 15 miles |
| BWI Airport | 22 miles |
| Foundry Row | 2 miles |
| Interstate 95 | 15 miles |
| Interstate 695 (Baltimore Beltway) | 4 miles |
| Interstate 795 | 2 miles |
| Mill Station | 2 miles |
| Towson, MD | 13 miles |
| Westminster, MD | 16 miles |



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:

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About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

Connect with us @stjohnprop



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