



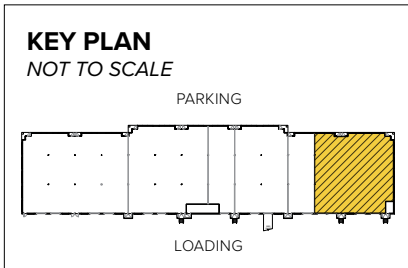
410.788.0100 | SJPI.COM

**BWI Tech Park**  
521 Progress Drive | Linthicum, MD 21090  
Suites A-C

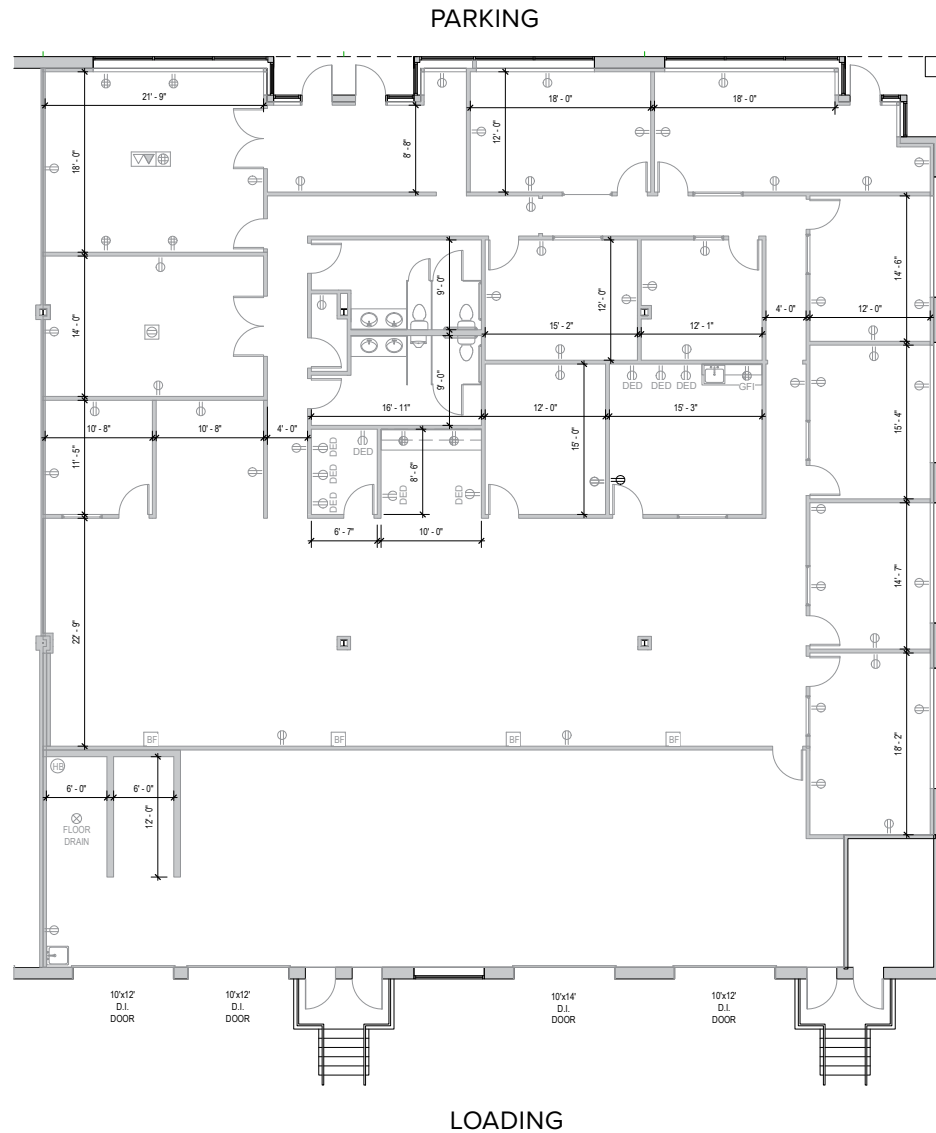


**Total SF Available:**  
8,280 SF

6,362 SF office with drive-in loading (4), end unit



**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.





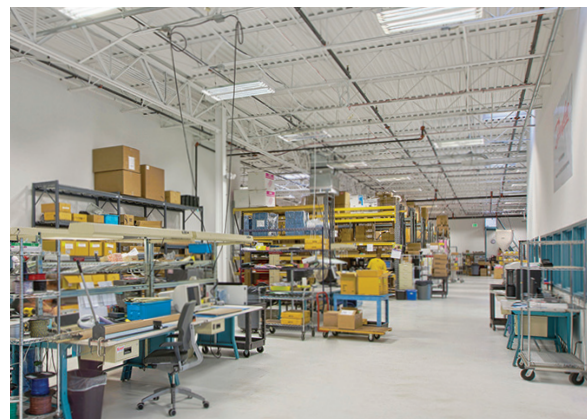
**Flex/R&D Buildings**

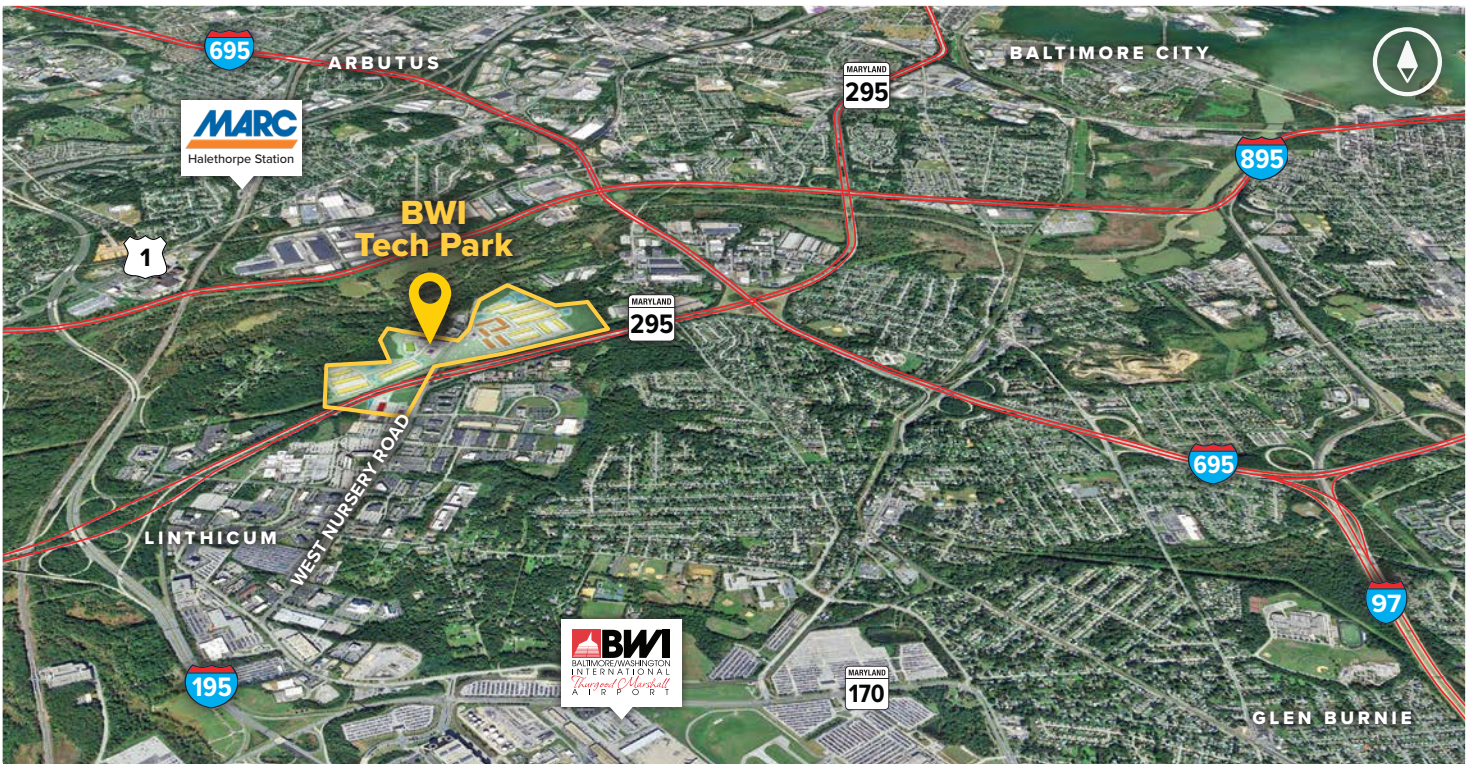
513 Progress Drive	42,120 SF
514 Progress Drive	72,240 SF
517 Progress Drive	42,120 SF
521 Progress Drive	40,080 SF
525 Progress Drive	40,080 SF
701 Digital Drive	45,120 SF
705 Digital Drive	72,240 SF
709 Digital Drive	69,240 SF
805 Pinnacle Drive	62,160 SF <b>LEED GOLD</b>
809 Pinnacle Drive	51,120 SF <b>LEED GOLD</b>
811 Pinnacle Drive	48,120 SF <b>LEED GOLD</b>
813 Pinnacle Drive	34,560 SF <b>LEED GOLD</b>

**Flex/R&D Specifications**

LEED	Core & shell
Suite Sizes	2,400 up to 72,240 SF
Ceiling Height	16 ft. clear minimum
<i>805 Pinnacle Drive</i>	18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM & TPO Rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W-1

Over 619,200 square feet of versatile flex/R&D space resides within BWI Tech Park. These adaptable buildings offer tenants maximum flexibility by combining thirty-foot wide spaces with 16–18 foot ceiling heights. Suite sizes range from 2,400 square feet up to 72,240 square feet and offer dock and drive-in loading. Free, generous parking is available adjacent to each building.





**Distances to:**

- Annapolis, MD (Downtown) ..... 22 miles
- Arundel Mills Mall ..... 4 miles
- Baltimore, MD (Downtown) ..... 8 miles
- BWI Airport ..... 2 miles
- Columbia, MD ..... 12 miles
- Interstate 495 (Capital Beltway) ..... 19 miles
- Interstate 695 (Baltimore Beltway) ..... 3 miles
- MD 100 ..... 4 miles
- MD 295 ..... 0.1 mile

# Contact Us

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

**OFFICE & FLEX/R&D SPACE:**

**Lacey Johansson**  
*Assistant Vice President,  
 Leasing*  
 ljohansson@sjpi.com  
 410.369.1229

**RETAIL SPACE:**

**Eric Llewellyn**  
*Retail Leasing Representative*  
 ellewellyn@sjpi.com  
 443.369.1308

**Bill Holzman**  
*Vice President, Retail Leasing*  
 bholzman@sjpi.com  
 410.369.1240

**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



**Corporate Headquarters:**  
 2560 Lord Baltimore Drive,  
 Baltimore, MD 21244

**410.788.0100 | SJPI.COM**



*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*