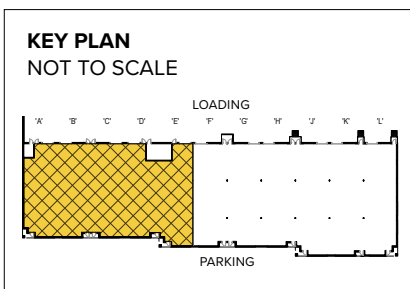


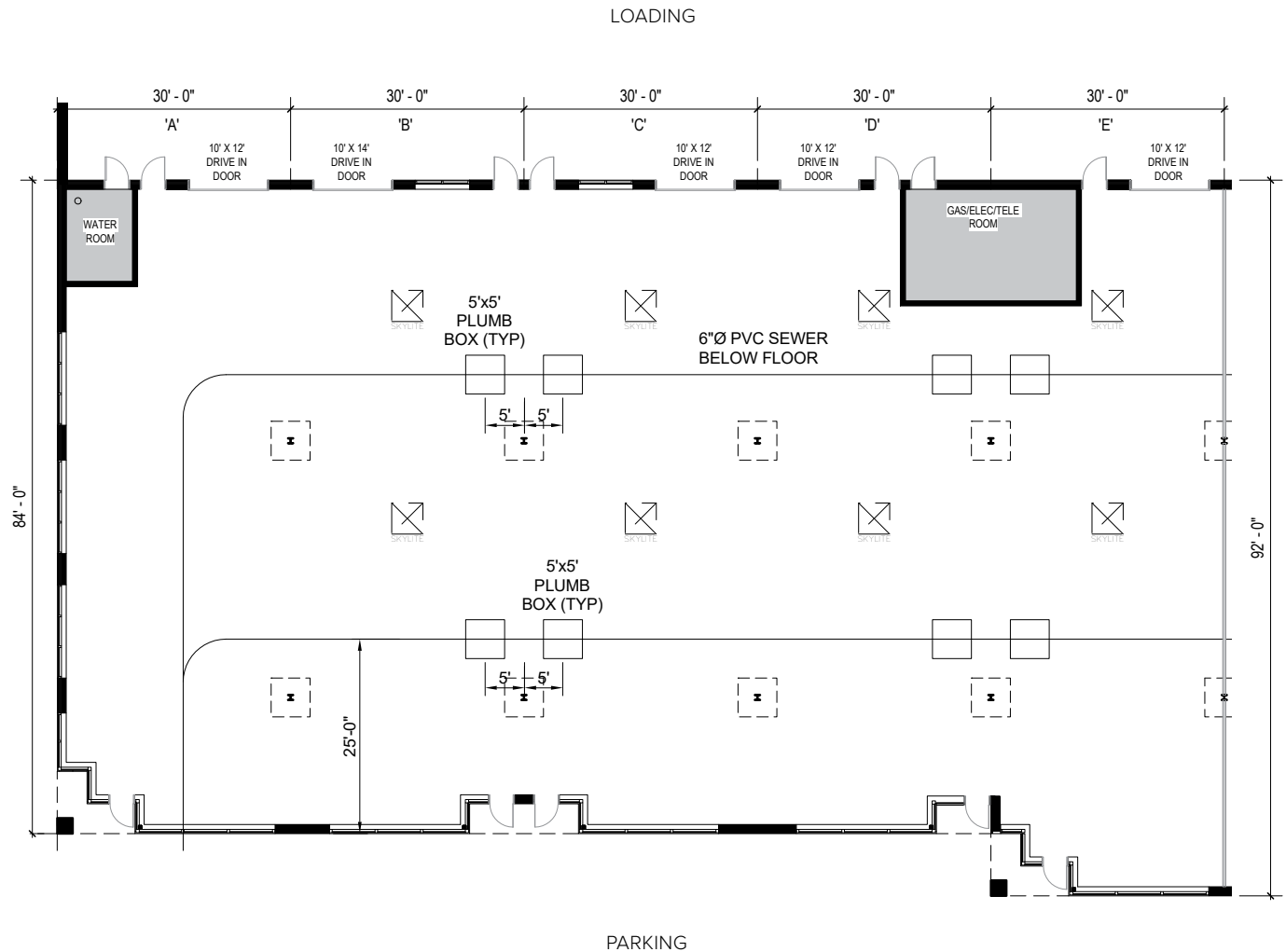


Total SF Available:
2,422 up to 12,540 SF

*New flex/R&D, 18 ft.
clear height with drive-in
loading (5) capabilities*



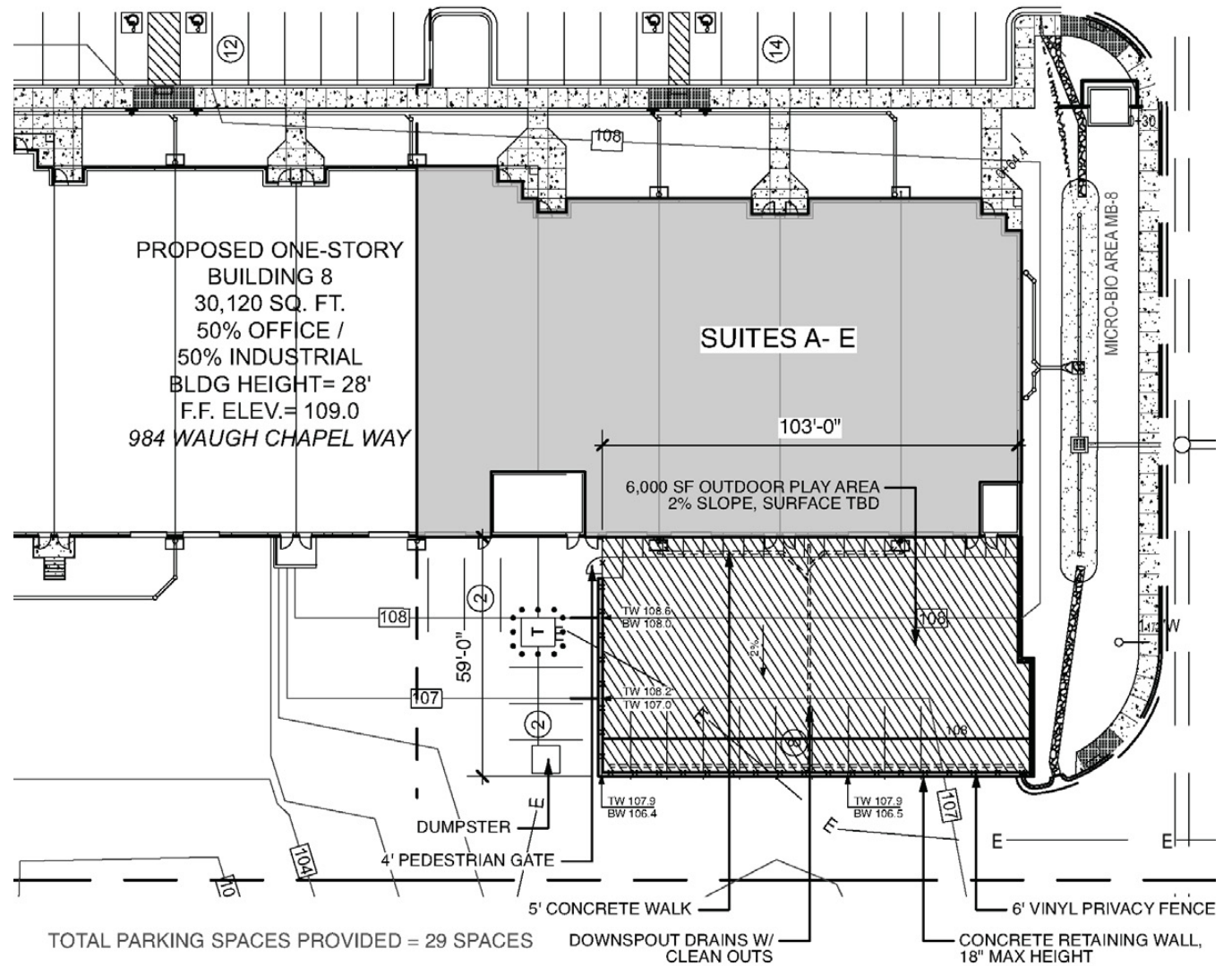
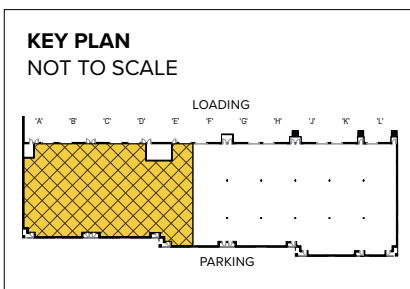
Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.





Total SF Available:
2,422 up to 12,540 SF

*Potential for up to 6,000 SF
fenced recreational area*



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 Waugh Chapel Business Park

Waugh Chapel Business Park an 24-acre business community located adjacent to Waugh Chapel Towne Centre in Gambrills, Maryland. Located immediately off Crain Highway (MD Route 3), the mixed-use community offers quick connections to Annapolis, Baltimore, Fort Meade, or Washington by way of Interstate 97, MD Routes 32, 175, and US 50.

Upon completion the community will include seven flex/R&D buildings totaling 226,840 square feet of space, offering both dock and drive-in loading. Two additional retail buildings and a self-storage facility will also be located on site.

Waugh Chapel Towne Centre is a main street-style shopping center, offering a wide variety of restaurants and amenities, including Target and Wegmans, in addition to luxury single-family homes and multi-family rental units.



▲ 981 Waugh Chapel Way, self-storage rendering



Flex/R&D Buildings

| | | |
|----------------------|-----------|-----------|
| 980 Waugh Chapel Way | 34,120 SF | FUTURE |
| 982 Waugh Chapel Way | 33,120 SF | FUTURE |
| 983 Waugh Chapel Way | 33,120 SF | LEED GOLD |
| 984 Waugh Chapel Way | 30,120 SF | |
| 985 Waugh Chapel Way | 33,120 SF | LEED GOLD |
| 986 Waugh Chapel Way | 30,120 SF | |
| 987 Waugh Chapel Way | 33,120 SF | |

Flex/R&D Specifications

| | |
|----------------|--------------------------|
| LEED | Gold / Designed Silver |
| Suite Sizes | 2,520 SF up to 34,120 SF |
| Ceiling Height | 18 ft. clear minimum |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Roof | TPO |
| Exterior Walls | Brick on block |
| Loading | Drive-in & dock loading |
| Zoning | MXD-R |

Self-Storage Building

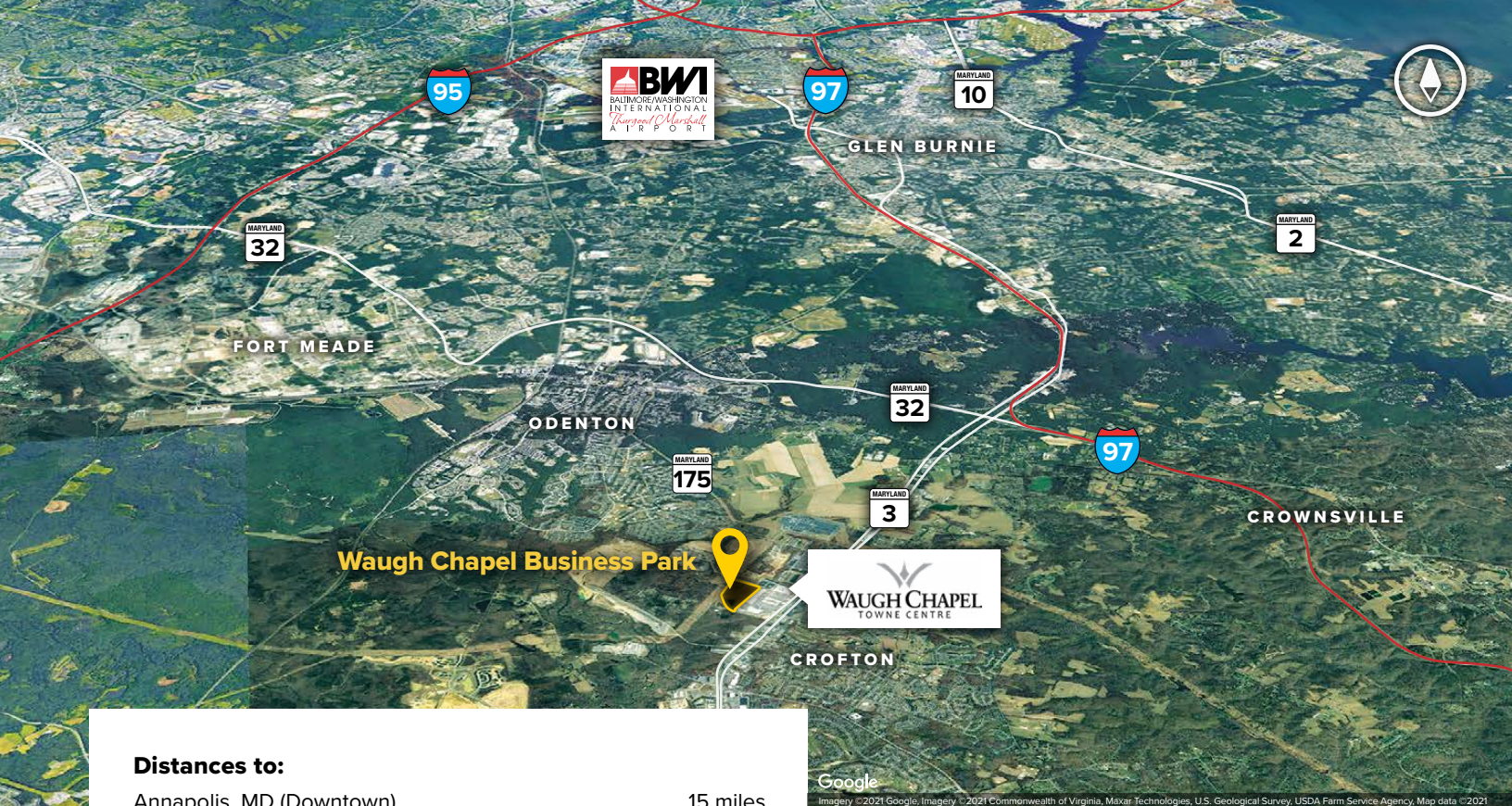
| | | |
|----------------------|------------|--------|
| 981 Waugh Chapel Way | 133,100 SF | FUTURE |
|----------------------|------------|--------|

Traffic Count (MDOT)

MD Rt. 3 at S. Main Chapel Way: 62,130 vehicles/day

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 12,009 | 54,562 | 94,431 |
| Avg. Household Income | \$169,991 | \$162,173 | \$159,000 |



Distances to:

| | |
|------------------------------------------|----------|
| Annapolis, MD (Downtown) | 15 miles |
| Baltimore, MD (Downtown) | 21 miles |
| BWI Airport | 14 miles |
| Fort Meade | 11 miles |
| Interstate 97 | 4 miles |
| Interstate 495 (Capital Beltway) | 14 miles |
| Interstate 695 (Baltimore Beltway) | 14 miles |
| US 50 | 6 miles |
| Washington, D.C. | 24 miles |



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Leasing Representative

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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. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

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