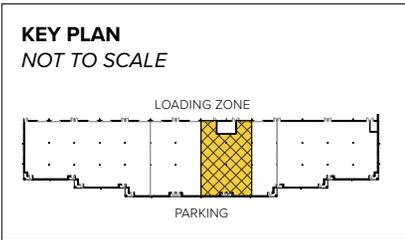




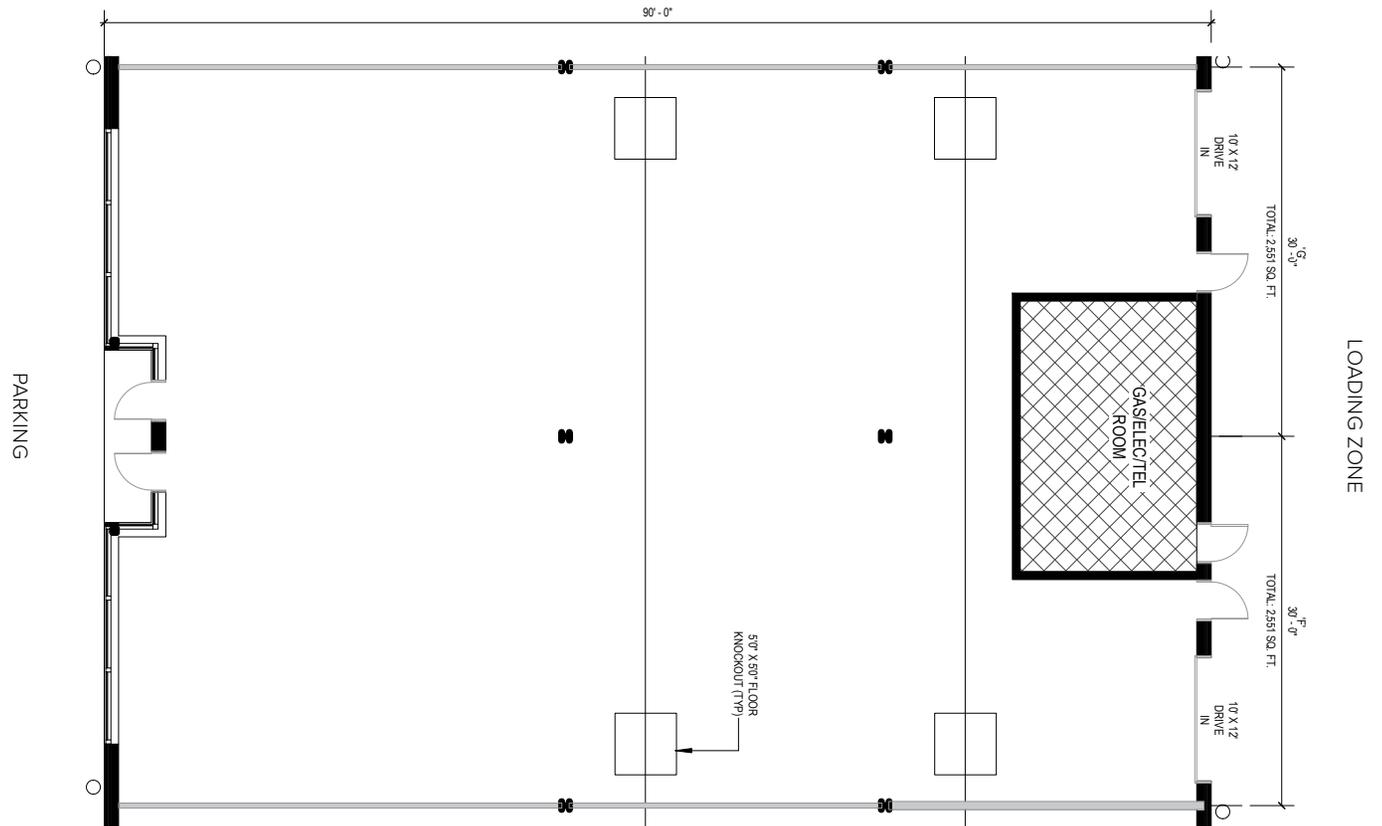
**Total SF Available:**  
5,102 SF

*New construction, LEED  
designed with drive-in  
loading available*

**CLICK TO VIEW  
VIRTUAL TOUR**



**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](http://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	<b>LEED GOLD</b>
9 Easter Court	30,120 SF	<b>LEED GOLD</b>
10 Easter Court	39,120 SF	<b>LEED GOLD</b>
11 Easter Court	33,120 SF	<b>LEED GOLD</b>
2 Crossing Way	34,200 SF	<b>LEED SILVER</b>
3 Crossing Way	51,120 SF	<b>LEED DESIGNED</b>
5 Crossing Way	45,120 SF	<b>LEED DESIGNED</b>

### Flex/R&D Specifications

LEED (Select buildings)	Gold & Silver   Core & shell
Suite Sizes	1,500 up to 51,120 SF
Ceiling Height	16 ft. clear minimum
2-5 Crossing Way	18 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 <sup>st</sup> Floor	Heat pump (Electric)
HVAC: 2 <sup>nd</sup> 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



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# 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 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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