

## The GATE

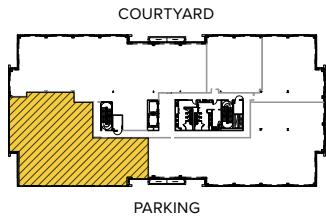
6200 Guardian Gateway | Aberdeen Proving Ground, MD 21005  
Suite 250 | Second Floor



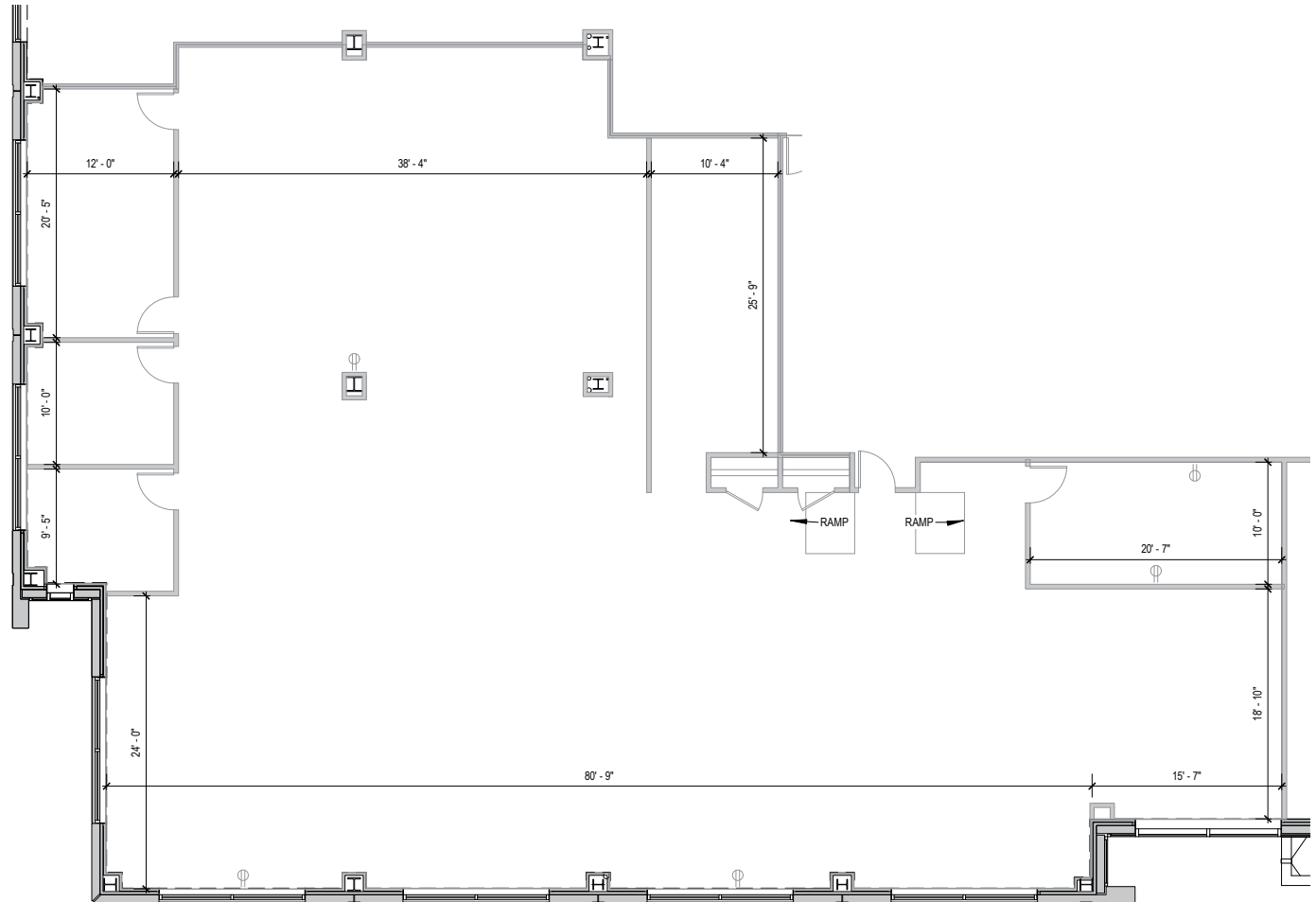
**Total SF Available:**  
6,184 SF

*Corner unit, raised floor  
system with an open floor  
plan concept*

### KEY PLAN NOT TO SCALE



**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.





- ▶ Seven three-story, Class ‘A’ office buildings
- ▶ Abundant free surface parking
- ▶ Sleek and modern Class ‘A’ lobbies
- ▶ Glass and brick exteriors constructed to Anti-Terrorism-Force-Protection (ATFP) Standards
- ▶ Virtually column-free construction floor-plates



Three-Story Office Building		
6190 Guardian Gateway	75,000 SF	LEED SILVER
6200 Guardian Gateway	75,000 SF	LEED SILVER
6210 Guardian Gateway	75,000 SF	LEED SILVER
6260 Guardian Gateway	74,321 SF	LEED SILVER
6280 Guardian Gateway	74,334 SF	LEED SILVER
Three-Story Office	FUTURE	
Three-Story Office	FUTURE	
Multi-Story Office Specifications		
LEED	Core & shell	
Suite Sizes	1,252 up to 75,000 SF	
Ceiling Height	10 ft. clear minimum	
Parking	5 spaces per 1,000 SF	
Exterior	ATFP	
Elevator	Yes	







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## Contact Us

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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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