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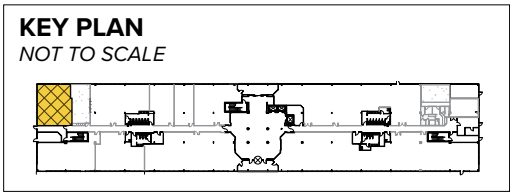
**Melford Town Center**  
16701 Melford Boulevard | Bowie, MD 20715  
Suite 131



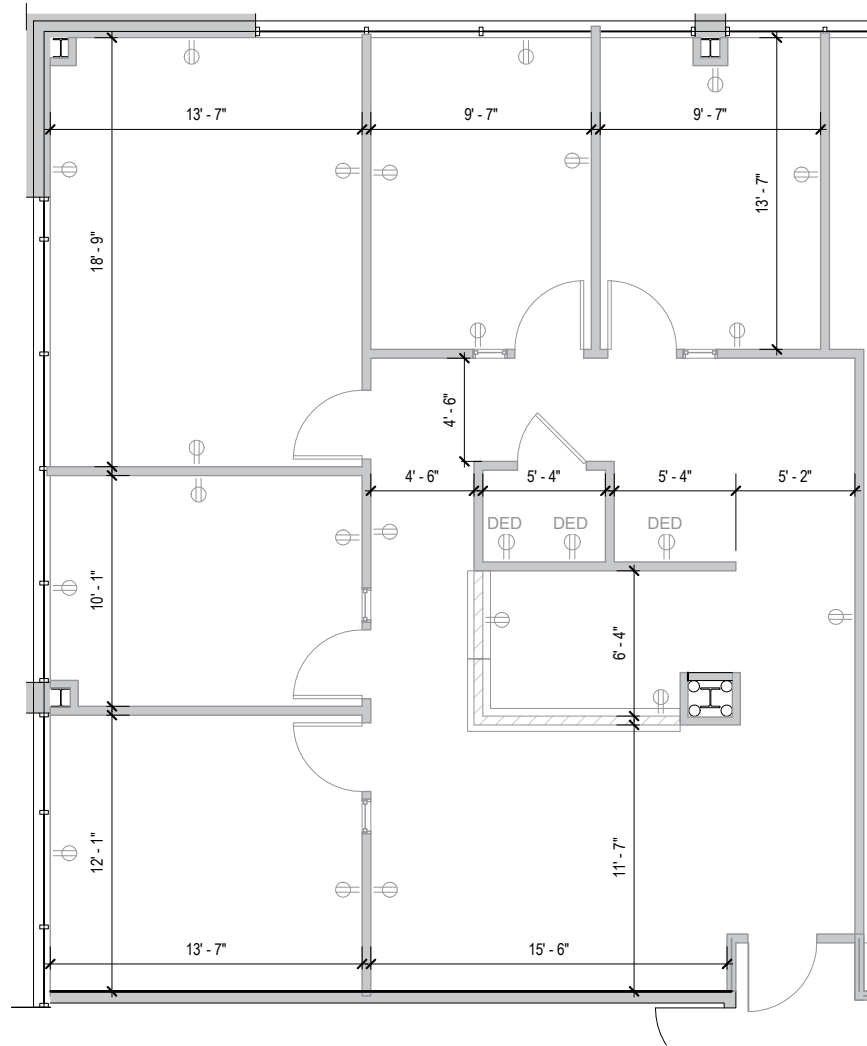
**Total SF Available:**  
1,660 SF

*Nice corner unit with great glass line*

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**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.





**Multi-Story Class 'A' Office Buildings**

16701 Melford Boulevard	150,000 SF	
16901 Melford Boulevard	150,000 SF	<b>LEED SILVER</b>
17251 Melford Boulevard	27,526 SF	

**Multi-Story Class 'A' Office Specifications**

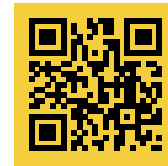
LEED ( <i>on select buildings</i> )	Core & shell
Suite Sizes	1,252 up to 150,000 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	VAV with zone control
Zoning	EIA





**Distances to:**

- Annapolis, MD (Downtown) ..... 13 miles
- Baltimore, MD (Downtown) ..... 25 miles
- BWI Airport ..... 18 miles
- Columbia, MD ..... 25 miles
- Interstate 495 (Capital Beltway) ..... 8 miles
- Interstate 695 (Baltimore Beltway) ..... 20 miles
- Regan National Airport ..... 24 miles
- Washington, D.C. (Downtown) ..... 27 mile



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# Contact Us

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

**OFFICE/FLEX SPACE:**

**Michael White**  
*Leasing Representative*  
 mwhite@sjpi.com  
 410.369.1295

**Matt Lenihan**  
*Senior Vice President, Leasing*  
 mlenihan@sjpi.com  
 410.369.1202

**RETAIL SPACE:**

**Eric Llewellyn**  
*Retail Leasing Representative*  
 elllewellyn@sjpi.com  
 443.464.1308

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

**Corporate Headquarters:**

2560 Lord Baltimore Drive, Baltimore, MD 21244  
**410.788.0100 | SJPI.COM**

**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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