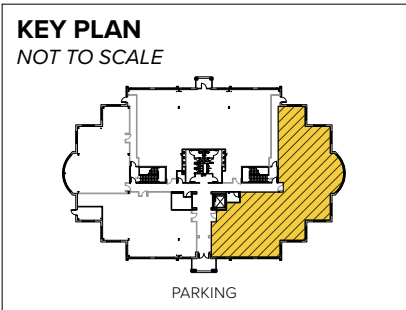


Melford Town Center

17251 Melford Boulevard | Bowie, MD 20715

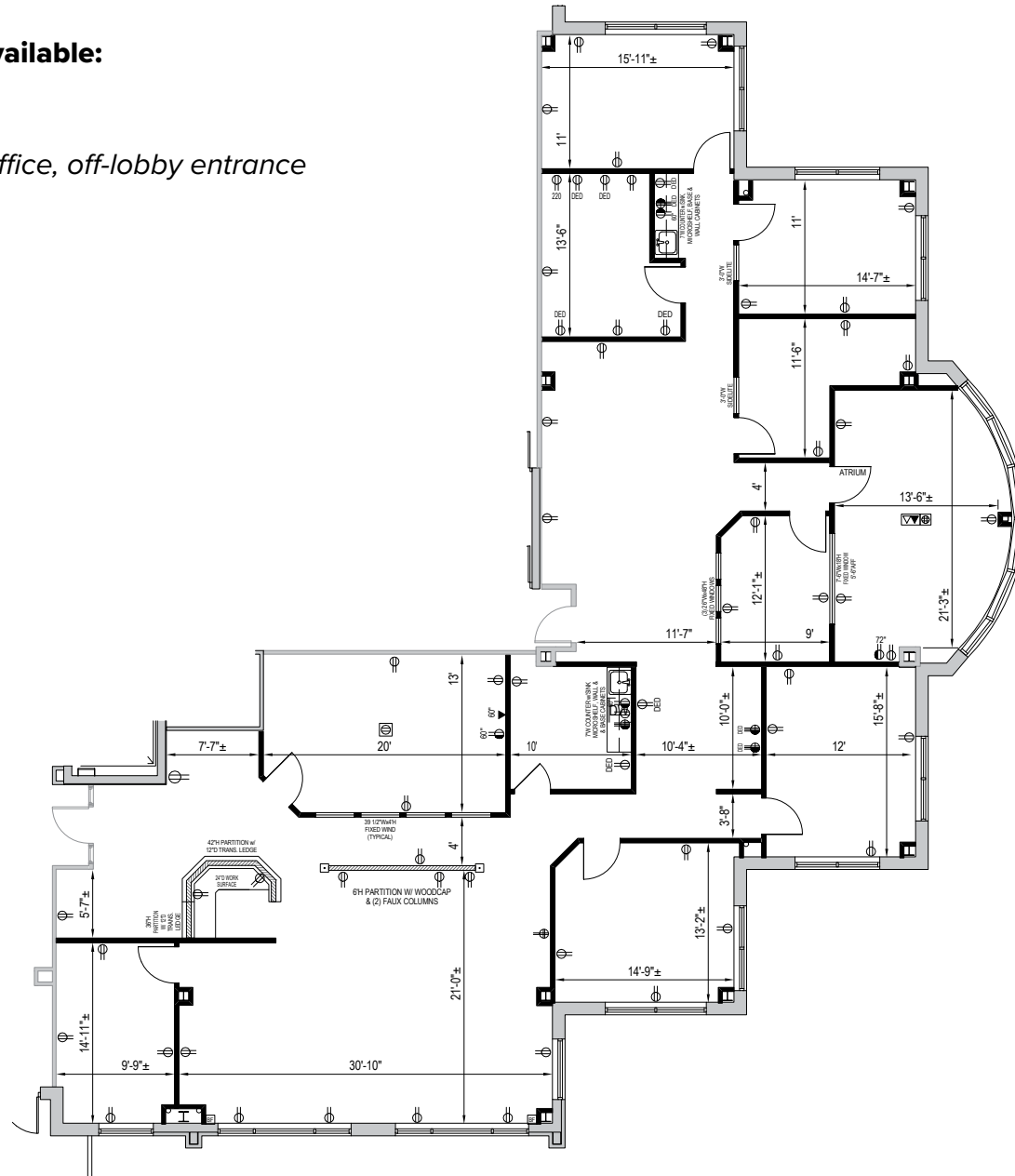
Suites 100, 104 & 106



Total SF Available:

4,229 SF

First floor office, off-lobby entrance



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	LEED SILVER
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
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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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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