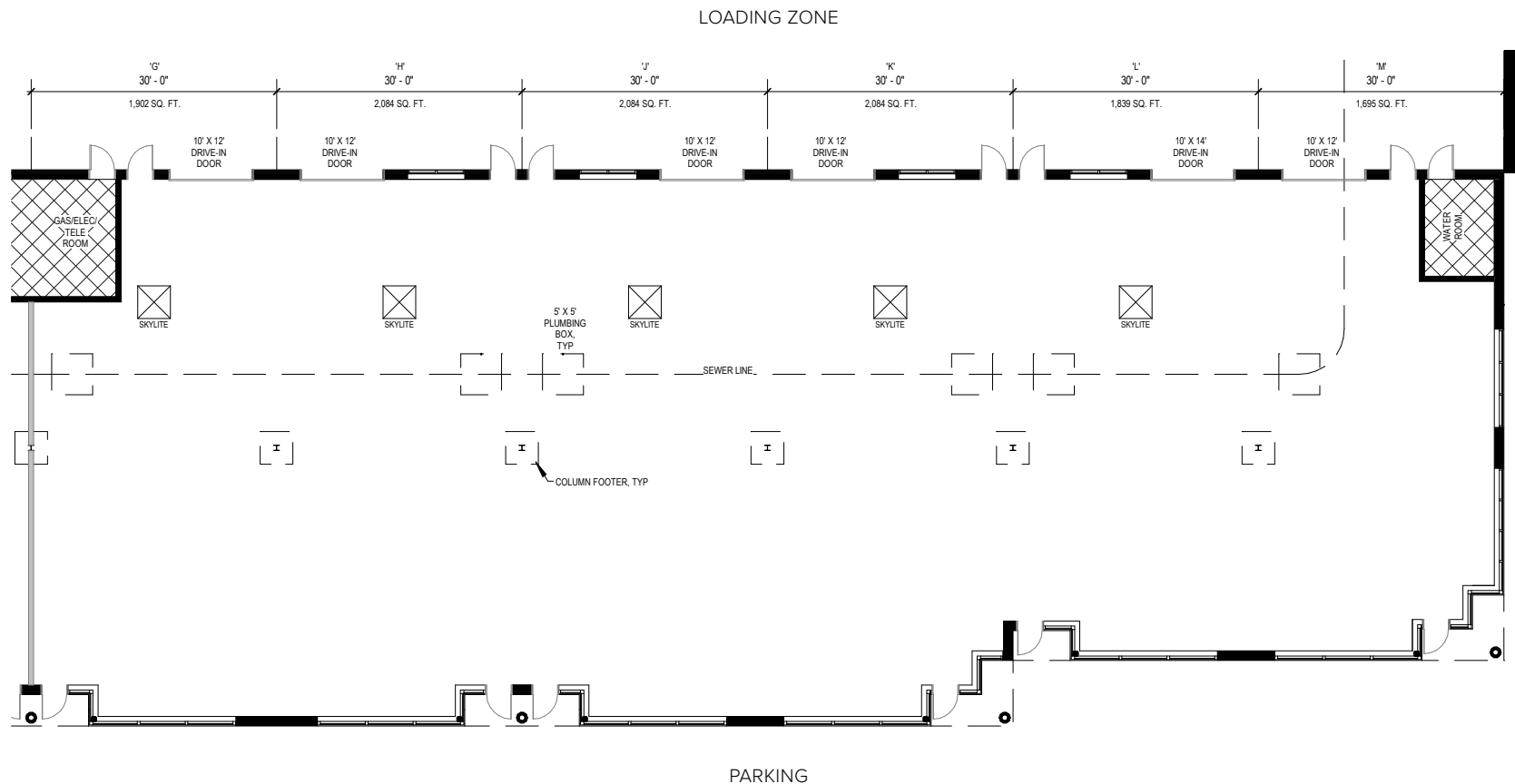




**Total SF Available:**  
1,695 - 11,688 SF

*New flex/R&D with 16' clear height, drive-in loading*

*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.*





## Flex/R&D

### Direct-entry flexible space

St. John Properties has perfected the design and construction of flex/research and development (R&D) buildings by combining expansive windows and attractive landscaping in the front with loading capabilities in the rear.

Most flex/R&D buildings offer 30-foot-wide spaces and 16 to 18-foot clear ceiling heights for maximum flexibility.



Top: Electric vehicle charging stations at 4961 Tesla Drive;  
Bottom: Drive-in loading with wide truck court

#### Flex/R&D Buildings

17201 Melford Boulevard	40,440 SF	
5001 Howerton Way	39,120 SF	LEED GOLD
5021 Howerton Way	39,120 SF	LEED GOLD
5041 Howerton Way	34,560 SF	LEED GOLD
5061 Howerton Way	34,560 SF	LEED GOLD
5081 Howerton Way	30,040 SF	
4801 Tesla Drive	33,120 SF	
4831 Tesla Drive	28,560 SF	
4861 Tesla Drive	29,560 SF	
4891 Tesla Drive	31,560 SF	
4901 Tesla Drive	31,560 SF	
4931 Tesla Drive	26,560 SF	
4961 Tesla Drive	25,560 SF	
17341 Melford Boulevard	23,520 SF	
17301 Melford Boulevard	36,120 SF	

#### Flex/R&D Specifications

LEED (on select buildings)	Core & shell
Suite Sizes	2,084 up to 40,440 SF
Ceiling Height	16 ft. clear minimum
	5041-5081 Howerton Way, 17301 Melford Boulevard
	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber / TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	MXT





**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 miles



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# Contact Us

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

**OFFICE/FLEX SPACE:**

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

**Bill Jautze**  
Assistant Vice President, Leasing  
bjautze@sjpi.com  
410.369.1213

**RETAIL SPACE:**

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

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

**Southern Maryland Office:**

16901 Melford Boulevard | Suite 300 | Bowie, MD 20715  
**301.970.0100 | SJPI.COM/SOUTHERNMD**

**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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