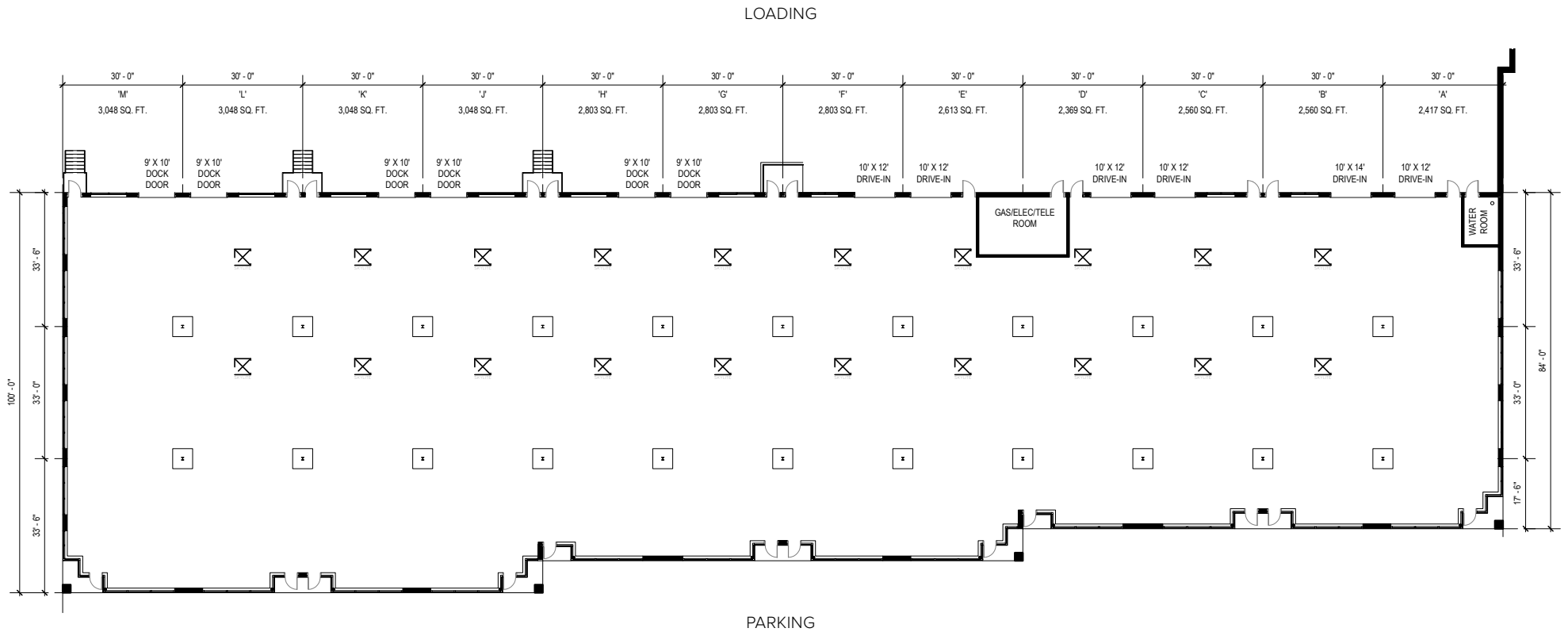




**Total SF Available:**  
2,418 up to 33,120 SF

*New flex/R&D with 18' clear, drive-in loading (6), dock doors (6)*



*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 Waugh Chapel Business Park

Waugh Chapel Business Park an 24-acre business community located adjacent to Waugh Chapel Towne Centre in Gambrills, Maryland. Located immediately off Crain Highway (MD Route 3), the mixed-use community offers quick connections to Annapolis, Baltimore, Fort Meade, or Washington by way of Interstate 97, MD Routes 32, 175, and US 50.

Upon completion the community will include seven flex/R&D buildings totaling 226,840 square feet of space, offering both dock and drive-in loading. Two additional retail buildings and a self-storage facility will also be located on site.

Waugh Chapel Towne Centre is a main street-style shopping center, offering a wide variety of restaurants and amenities, including Target and Wegmans, in addition to luxury single-family homes and multi-family rental units.



▲ 981 Waugh Chapel Way, self-storage rendering



### Flex/R&D Buildings

980 Waugh Chapel Way	34,120 SF	FUTURE
982 Waugh Chapel Way	33,120 SF	FUTURE
983 Waugh Chapel Way	33,120 SF	LEED GOLD
984 Waugh Chapel Way	30,120 SF	
985 Waugh Chapel Way	33,120 SF	LEED GOLD
986 Waugh Chapel Way	30,120 SF	
987 Waugh Chapel Way	33,120 SF	

### Flex/R&D Specifications

LEED	Gold / Designed Silver
Suite Sizes	2,520 SF up to 34,120 SF
Ceiling Height	
980 & 982 Waugh Chapel Way	16 ft. clear minimum
983, 984, 985, 986 & 987 Waugh Chapel Way	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-in & dock loading
Zoning	MXD-R

### Self-Storage Building

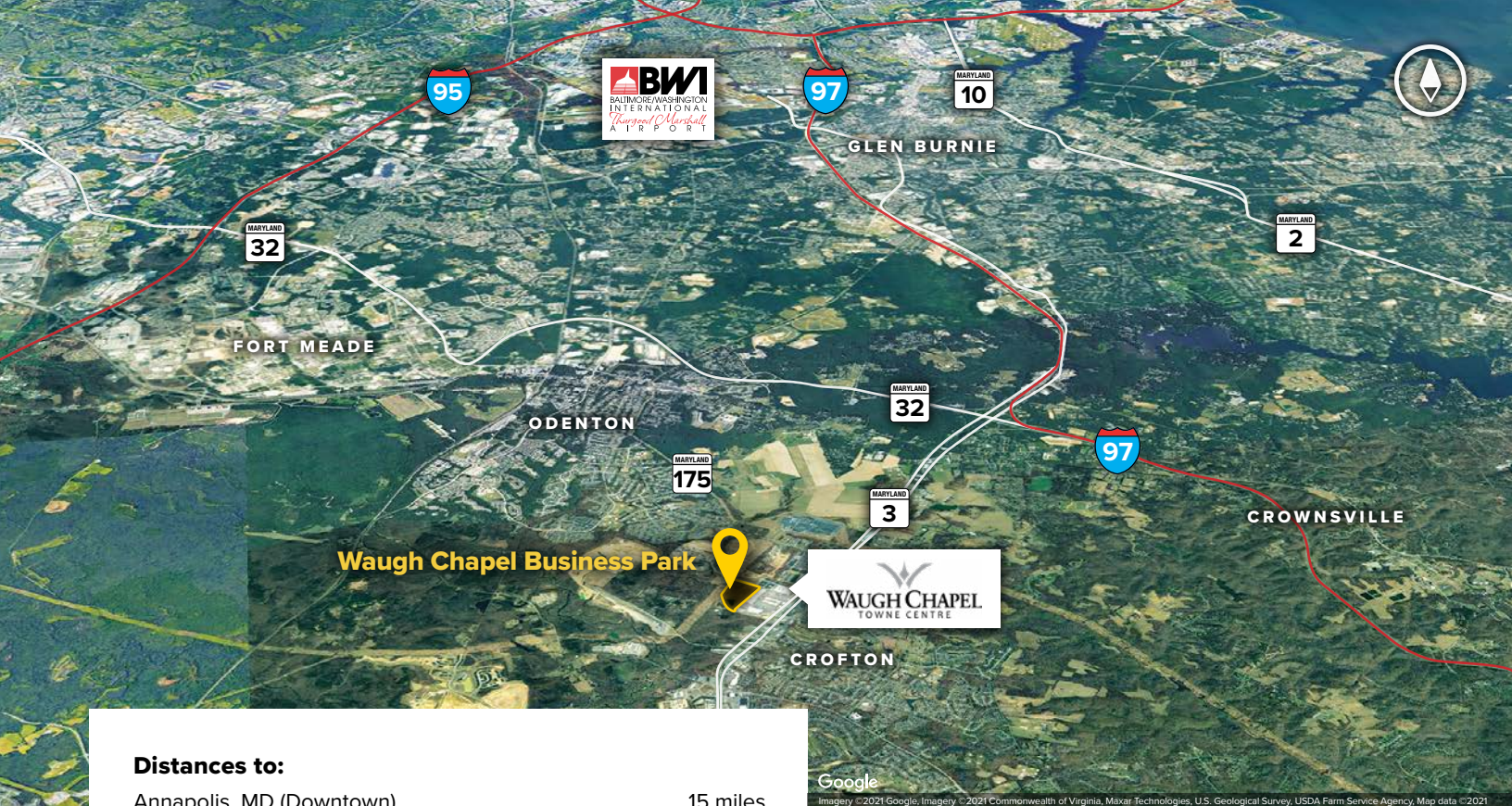
981 Waugh Chapel Way	133,100 SF	FUTURE
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### Traffic Count (MDOT)

MD Rt. 3 at S. Main Chapel Way: 62,130 vehicles/day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	12,009	54,562	94,431
Avg. Household Income	\$169,991	\$162,173	\$159,000



**Distances to:**

Annapolis, MD (Downtown) .....	15 miles
Baltimore, MD (Downtown) .....	21 miles
BWI Airport .....	14 miles
Fort Meade .....	11 miles
Interstate 97 .....	4 miles
Interstate 495 (Capital Beltway) .....	14 miles
Interstate 695 (Baltimore Beltway) .....	14 miles
US 50 .....	6 miles
Washington, D.C. ....	24 miles



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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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