



## About Windsor Corporate Park

Windsor Corporate Park is an 86-acre business community located off Beltway Exit 17 (Security Boulevard). The unified architecture of St. John Properties' 12 buildings, comprising more than 449,347 square feet of office, flex/R&D, and retail space, provides Windsor Corporate Park with a campus-like environment. Tenant sizes from 2,250 square feet to 59,217 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

The retail component of Windsor Corporate Park contains a Subway, Buongiorno Restaurant, Alessandro's Deli, Lake Trout, Pronails and Skincare, Dunkin' Donuts, Baskin Robbins, Dogwood Liquors, a dry cleaners, and a barber shop. Windsor Corporate Park is just minutes from a wide range of restaurants and retailers in the Windsor Mill area.

Visit [sjpi.com/windsorcorporate](http://sjpi.com/windsorcorporate) to learn more



### Two-Story Class 'A' Office Space

2560 Lord Baltimore Drive 71,000 SF

#### Two-Story Office Specifications

|                 |                       |
|-----------------|-----------------------|
| LEED            | Gold   Core & Shell   |
| Suite Sizes     | 2,250 up to 71,000 SF |
| Ceiling Height  | 9 ft. clear minimum   |
| Offices         | Built to suit         |
| Parking         | 5 spaces per 1,000 SF |
| Heat: 1st Floor | Heat pump             |
| Heat: 2nd Floor | Gas                   |
| Elevator        | Yes                   |
| Zoning          | ML-IM                 |

### Flex/R&D Space

|                           |           |
|---------------------------|-----------|
| 2505 Lord Baltimore Drive | 42,120 SF |
| 2525 Lord Baltimore Drive | 36,120 SF |
| 2545 Lord Baltimore Drive | 36,120 SF |
| 2555 Lord Baltimore Drive | 42,000 SF |
| 2605 Lord Baltimore Drive | 38,400 SF |
| 2520 Lord Baltimore Drive | 57,240 SF |
| 2622 Lord Baltimore Drive | 19,800 SF |
| 2624 Lord Baltimore Drive | 31,080 SF |
| 7152 Windsor Boulevard    | 59,217 SF |

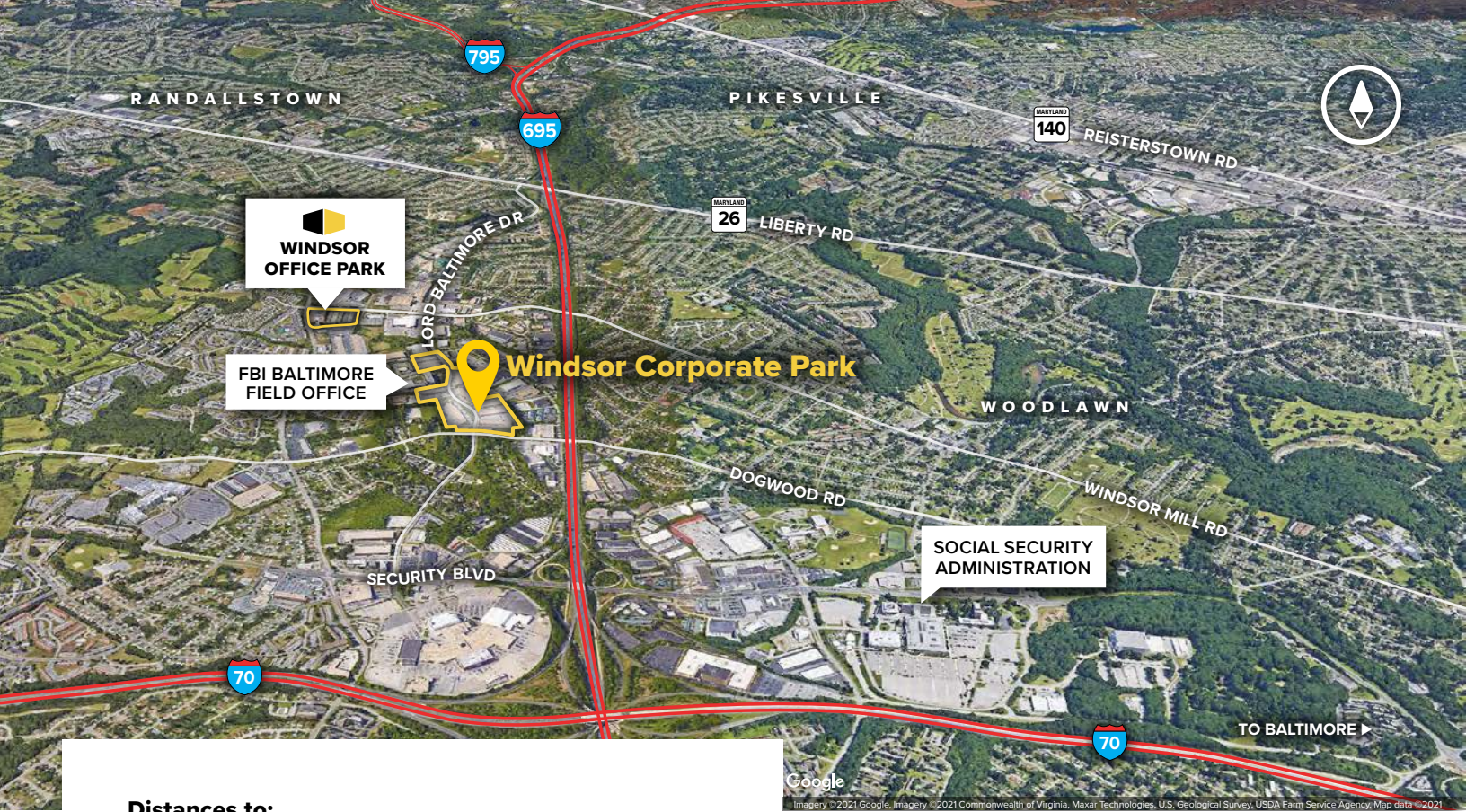
#### Flex/R&D Specifications

|                |                         |
|----------------|-------------------------|
| Suite Sizes    | 2,400 up to 59,217 SF   |
| Ceiling Height | 16 ft. clear minimum    |
| Offices        | Built to suit           |
| Parking        | 4-5 spaces per 1,000 SF |
| Heat           | Gas                     |
| Roof           | EPDM rubber             |
| Exterior Walls | Brick on block          |
| Loading        | Dock or drive-in        |
| Zoning         | ML-IM                   |

### Inline Retail Space

|                   |          |
|-------------------|----------|
| 6860 Dogwood Road | 8,125 SF |
| 6900 Dogwood Road | 8,125 SF |





**Distances to:**

|  |          |
|--|----------|
| Baltimore, MD (Downtown) .....           | 9 miles  |
| BWI Airport .....                        | 11 miles |
| Columbia, MD .....                       | 10 miles |
| Interstate 70 .....                      | 4 miles  |
| Interstate 83 .....                      | 9 miles  |
| Interstate 95 .....                      | 7 miles  |
| Interstate 695 (Baltimore Beltway) ..... | 2 miles  |
| Interstate 795 .....                     | 3 miles  |
| Owings Mills, MD .....                   | 5 miles  |
| Towson, MD .....                         | 8 miles  |

# Contact Us

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

**Claire Cobert**

Leasing Representative

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**Corporate Headquarters:**

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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. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

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