

**Melford Town Center**  
16701 Melford Boulevard | Bowie, MD 20715  
Suites 322, 323 & 330 | Third Floor

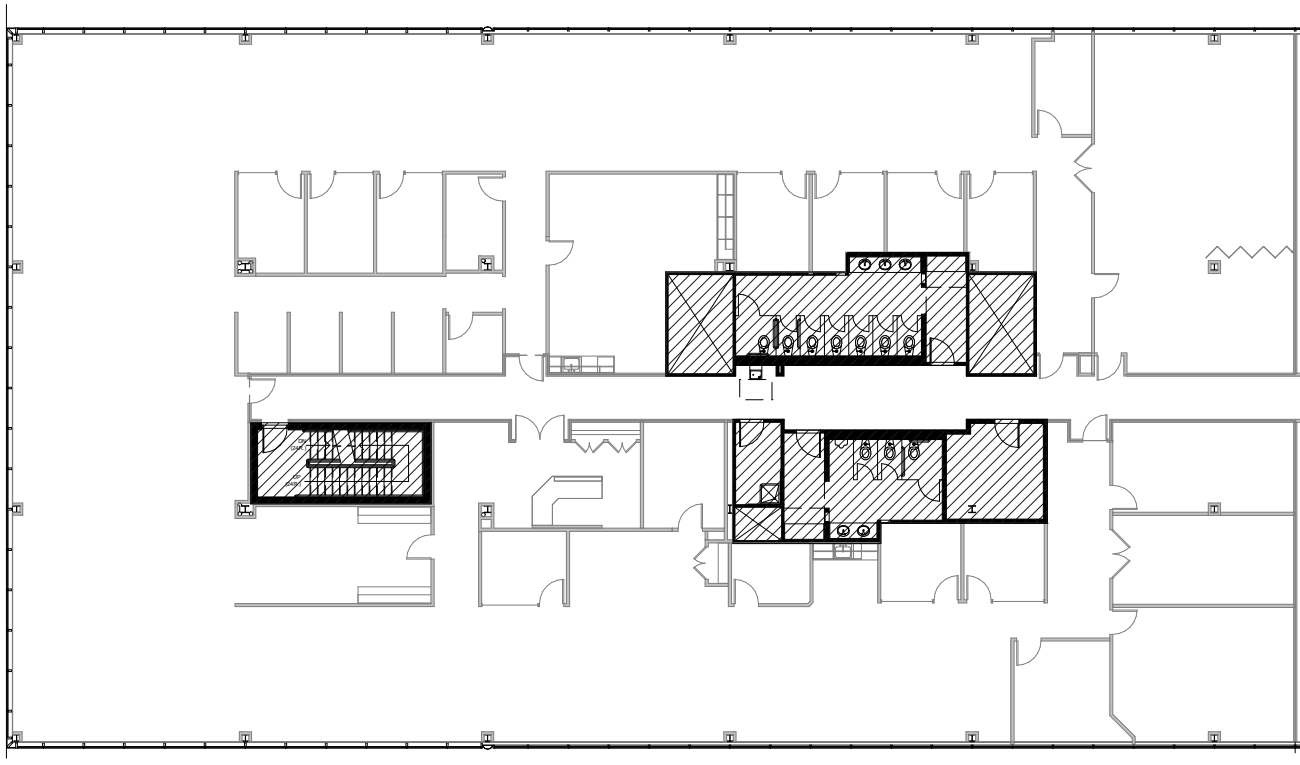
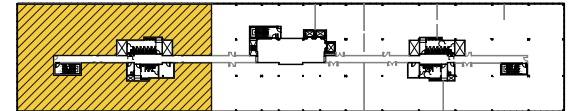


**Total SF Available:**  
13,662 SF

**CLICK TO VIEW  
VIRTUAL TOUR**

*Efficient office layout, 3rd floor corner unit with  
tremendous glass line and upgraded finishes*

**KEY PLAN**  
NOT TO SCALE





## Multi-Story Office

### Class 'A' office space

Melford Town Center includes three Class 'A' multi-story office buildings totaling more than 327,000 square feet of space. Tenant sizes from 1,252 square feet to 150,000 square feet of space offer businesses headquarters-worthy location.



17251 Melford Boulevard

#### 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
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 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

## Contact Us

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

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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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