

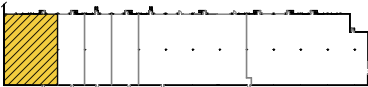


**Total SF Available:**  
4,800 SF

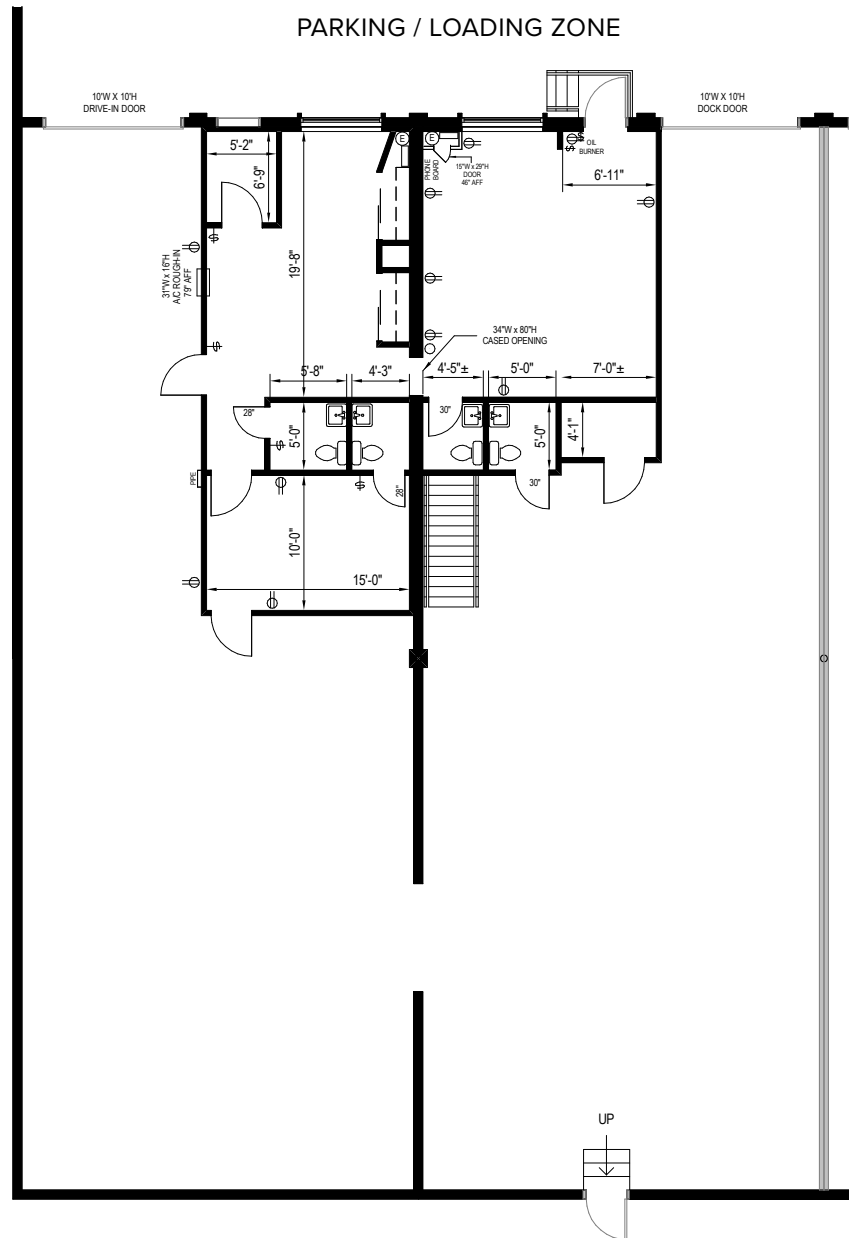
*End unit with 1,060 sq. ft. of  
office area, 10'x10' drive-in  
door and 10'x10' dock door*

**KEY PLAN**  
NOT TO SCALE

PARKING / LOADING ZONE



**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.





# Patapsco Business Center

**812 W. Patapsco Avenue**  
Baltimore, MD 21230

Patapsco Business Center is a 41,600 square foot single-story flex/R&D building located on Patapsco Avenue in Baltimore City, MD. The building is situated just minutes from downtown Baltimore via MD 295.

## Flex/R&D Space

812 W. Patapsco Avenue	Suites A-D	9,600 SF
812 W. Patapsco Avenue	Suites E-R	32,000 SF

## Flex/R&D Specifications

Suite Sizes	2,400 up to 32,000 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	M-2-1



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



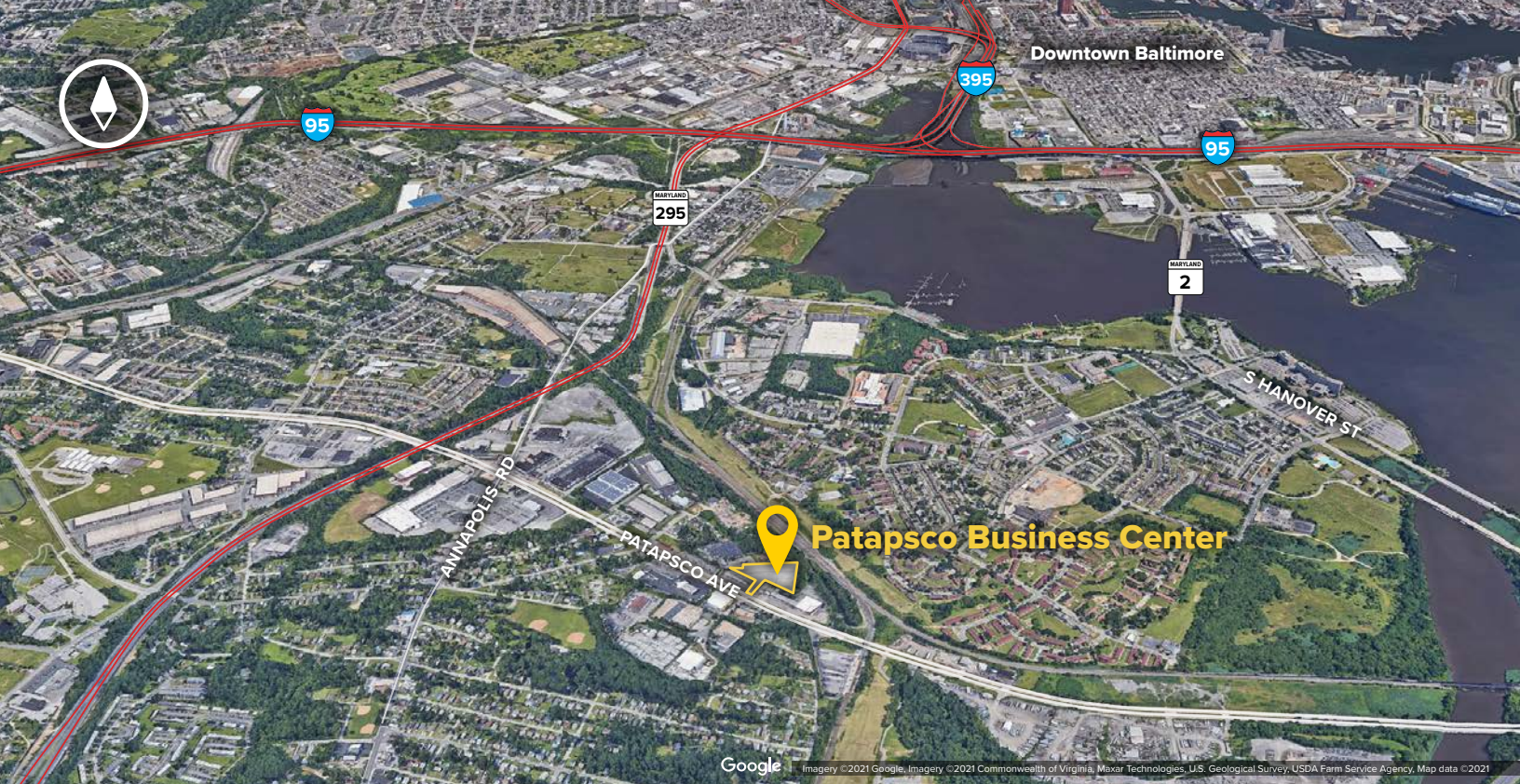
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DEVELOPER  
OF THE YEAR**  
— 2018 —





#### Distances to:

Annapolis, MD (Downtown) .....	22 miles
Baltimore, MD (Downtown) .....	4 miles
BWI Airport .....	6 miles
Interstate 95 .....	2 miles
MD 295 .....	2 miles
Interstate 695 .....	4 miles
Washington, D.C. ....	36 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:*

**Claire Cobert**

*Leasing Representative*

ccobert@sjpi.com | 410.369.1274

#### Corporate Headquarters:

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**410.788.0100 | SJPI.COM**

#### 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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