

# NEW BUSINESS COMMUNITY

OVER 600K SF OF SPACE SLATED FOR DEVELOPMENT



## Berry Pointe

Berry Road (MD 228) at Sun Valley Drive  
Waldorf, MD 20603



[SJPI.COM](http://SJPI.COM) | 410.788.0100

## About Berry Pointe

- ▶ Outstanding new 82-acre Charles County mixed-use business community located along Berry Road (Route 228) near Crain Highway (US 301)
- ▶ Rapid, direct connections to Alexandria, VA and Washington, D.C.
- ▶ Close proximity to a wide array of retail amenities
- ▶ Phase I development plans include over 11,000 square feet of retail and 98,280 square feet of flex/R&D space
- ▶ Future development plans include 536,570 square feet of additional retail, flex/R&D and office space, and offer unique expansion opportunities

*For more information on Berry Pointe, visit:*  
[sjpi.com/berrypointe](http://sjpi.com/berrypointe)

### Traffic Count (MDOT)

Berry Road at US 301: 61,001 vehicles/day

Berry Road at Middletown Road: 39,610 vehicles/day

### Demographics

	3 Miles	5 Miles	10 Miles
Population	51,721	106,151	264,383
Avg. Household Income	\$136,553	\$138,713	\$154,050



### Single-Story Office Buildings

Building A	28,220 SF	FUTURE
Building B	33,660 SF	FUTURE
<b>Flex/R&amp;D Specifications</b>		
Suite Sizes	2,240 SF up to 33,660 SF	
Ceiling Height	10 ft. clear height	
Parking	5 spaces per 1,000 SF	
Roof	TPO	
Construction	Brick on block	
Zoning	BP	

### Flex/R&D Space

2385 Monument Place	50,160 SF	
10580 Liberty Bell Place	48,120 SF	
Building C	43,080 SF	FUTURE
Building D	40,080 SF	FUTURE
Building E	54,240 SF	FUTURE
Building F	47,160 SF	FUTURE
Building G	42,120 SF	FUTURE
Building H	48,120 SF	FUTURE
Building I	48,120 SF	FUTURE
Building J	51,120 SF	FUTURE
Building K	37,080 SF	FUTURE
Buidling L	42,120 SF	FUTURE

### Flex/R&D Specifications

LEED	Designed
Suite Sizes	2,500 up to 59,640 SF
Ceiling Height	18 ft. clear height
Parking	4 spaces per 1,000 SF
Roof	TPO
Construction	Brick on block
Loading	Drive-in & dock loading
Zoning	BP

### Retail Pad Sites | PHASE I

Pad A	Restaurant	2.10± Acres	7,000 SF
Pad B	Restaurant	2.00± Acres	3,200 SF
Pad C	Gas/Convenience	2.90± Acres	6,200 SF



# Berry Pointe | Site Plan



CHRISTOPHER POINTE  
SINGLE-FAMILY HOMES



- ▲ 25 MILES TO WASHINGTON, D.C.
- ▲ 18 MILES TO ALEXANDRIA, VA

**Distances to:**

Alexandria, VA .....	18 miles
Annapolis, MD (Downtown) .....	43 miles
Baltimore, MD (Downtown) .....	56 miles
BWI Airport .....	50 miles
Interstate 495 (Capital Beltway) .....	15 miles
Manassas, VA .....	50 miles
Richmond, VA .....	97 miles
Washington, D.C. ....	25 miles

# Contact Us

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

**FLEX/R&D LEASING:**

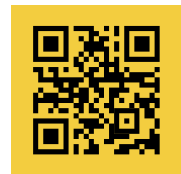
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**About St. John Properties**

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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