

Windsor Corporate Park

2520 Lord Baltimore Drive | Windsor Mill, MD 21244

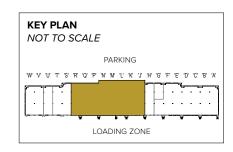
Suites J-R



Total SF Available:

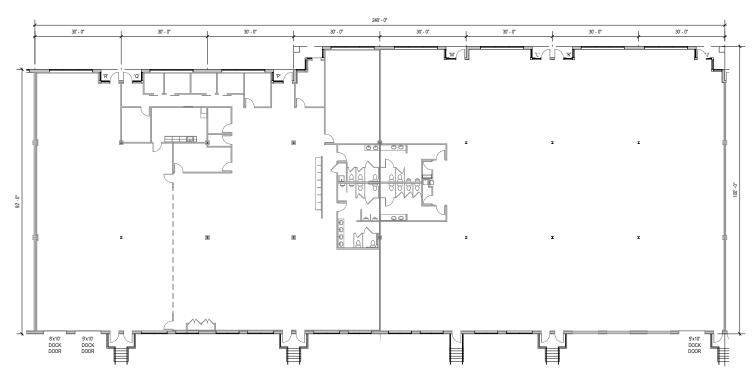
23,200 SF

7,601 sq. ft. of existing office area, 15,703 sq. ft. of warehouse area, partially conditioned, 8'x10' dock door, 9'x10' dock doors (2)



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.

PARKING



LOADING ZONE

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.







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
Construction	Brick on block
Loading	Dock or drive-in

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:

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Corporate Headquarters:

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

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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