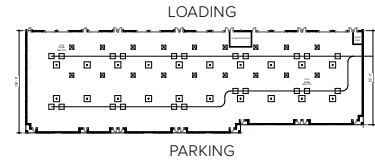


**Total SF Available:**  
2,661 - 32,040 SF

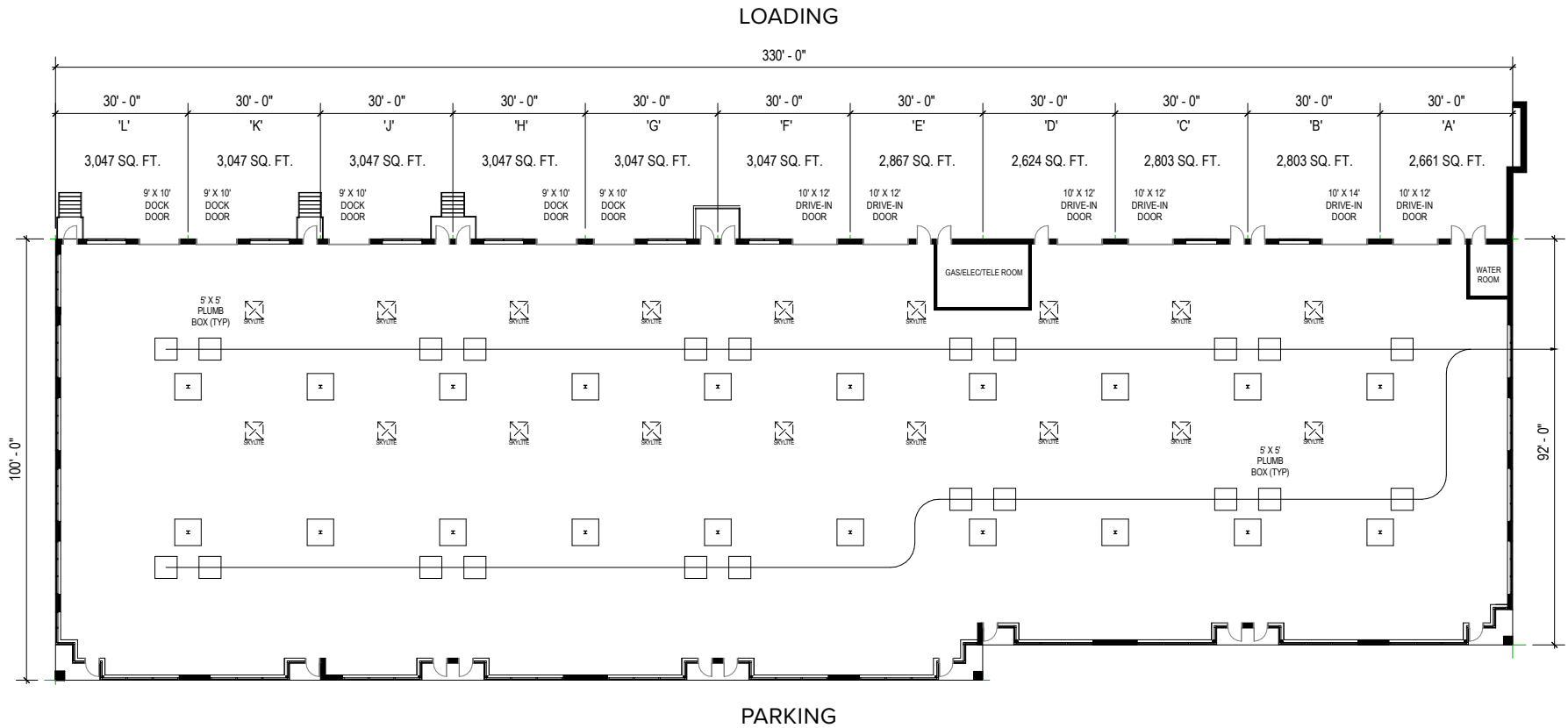
*Coming soon! New flex/R&D with 18 ft. clear heights, dock and drive-in loading capabilities*

**KEY PLAN**  
NOT TO SCALE



**CLICK TO VIEW  
VIRTUAL TOUR**

*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.*



## About Montpelier Research Park

St. John Properties portfolio within Montpelier Research Park consists of a two-story 32,488 square foot office building, with two single-story flex/R&D buildings in development. The business community offers a campus-like environment with attractive landscaping and contemporary architecture.

Montpelier Research Park is located off MD Route 29 in the Baltimore-Washington corridor, just minutes from major business centers, government agencies and research universities.

For more information on Montpelier Research Park, visit: [sjpi.com/montpelier](http://sjpi.com/montpelier)



### Two-Story Office Building

7750 Montpelier Road 32,488 SF

### Two-Story Office Specifications

Suite Sizes	Up to 32,488 SF
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Lease Type	Full service

### Flex/R&D Buildings

7740 Montpelier Road 32,040 SF LEED DESIGNED

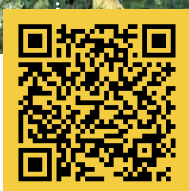
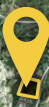
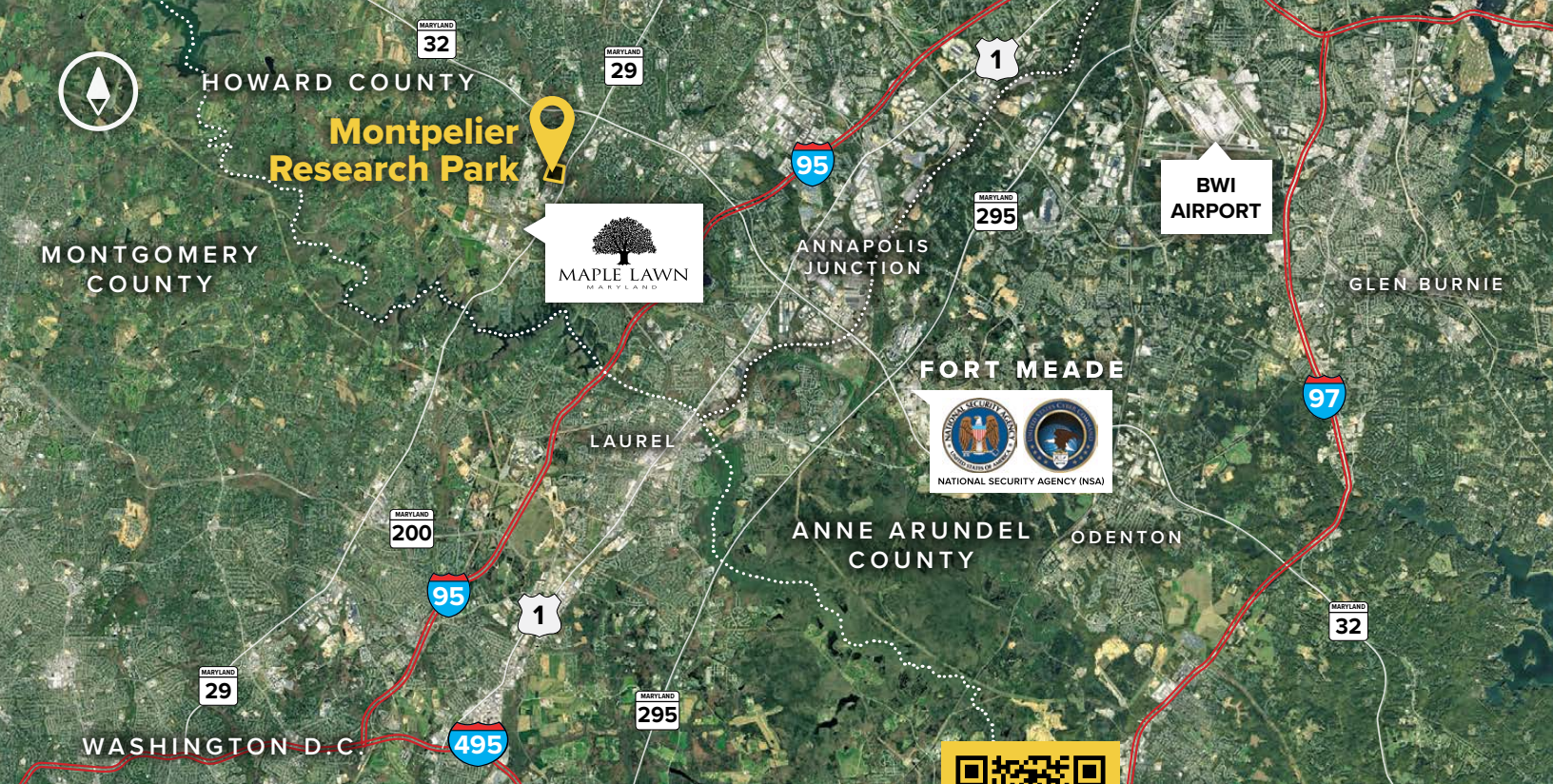
7760 Montpelier Road 36,120 SF LEED DESIGNED

### Flex/R&D Specifications

LEED	Designed
Suite Sizes	2,520 up to 36,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Loading	Dock or drive-in
Zoning	PEC







Scan now to take a virtual tour, download floor plans and more!

**Distances to:**

- JHU Applied Physics Laboratory ..... 1 mile
- MD Route 29 ..... 1 mile
- MD Route 32 ..... 3 miles
- Columbia, MD (Downtown) ..... 4 miles
- Interstate 95 ..... 4 miles
- Intercounty Connector (ICC)/MD 200 ..... 8 miles
- MD 295 (Baltimore-Washington Parkway) ..... 10 miles
- Interstate 495 (Capital Beltway) ..... 13 miles
- NSA/Fort Meade ..... 16 miles
- Interstate 695 (Baltimore Beltway) ..... 17 miles
- BWI Airport ..... 19 miles
- Baltimore, MD (Downtown) ..... 22 miles

# Contact Us

For additional information or to schedule a tour, contact:

**Bill Jautze**  
*Assistant Vice President,  
 Leasing*  
 bjautze@sjpi.com  
 410.369.1213

**Matt Lenihan**  
*Executive Vice President,  
 Leasing*  
 mlenihan@sjpi.com  
 410.369.1202

**Corporate Headquarters:**  
 2560 Lord Baltimore Drive, Baltimore, MD 21244  
**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. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 10/24