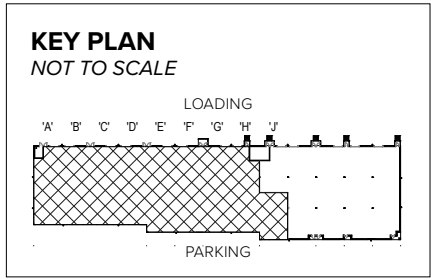
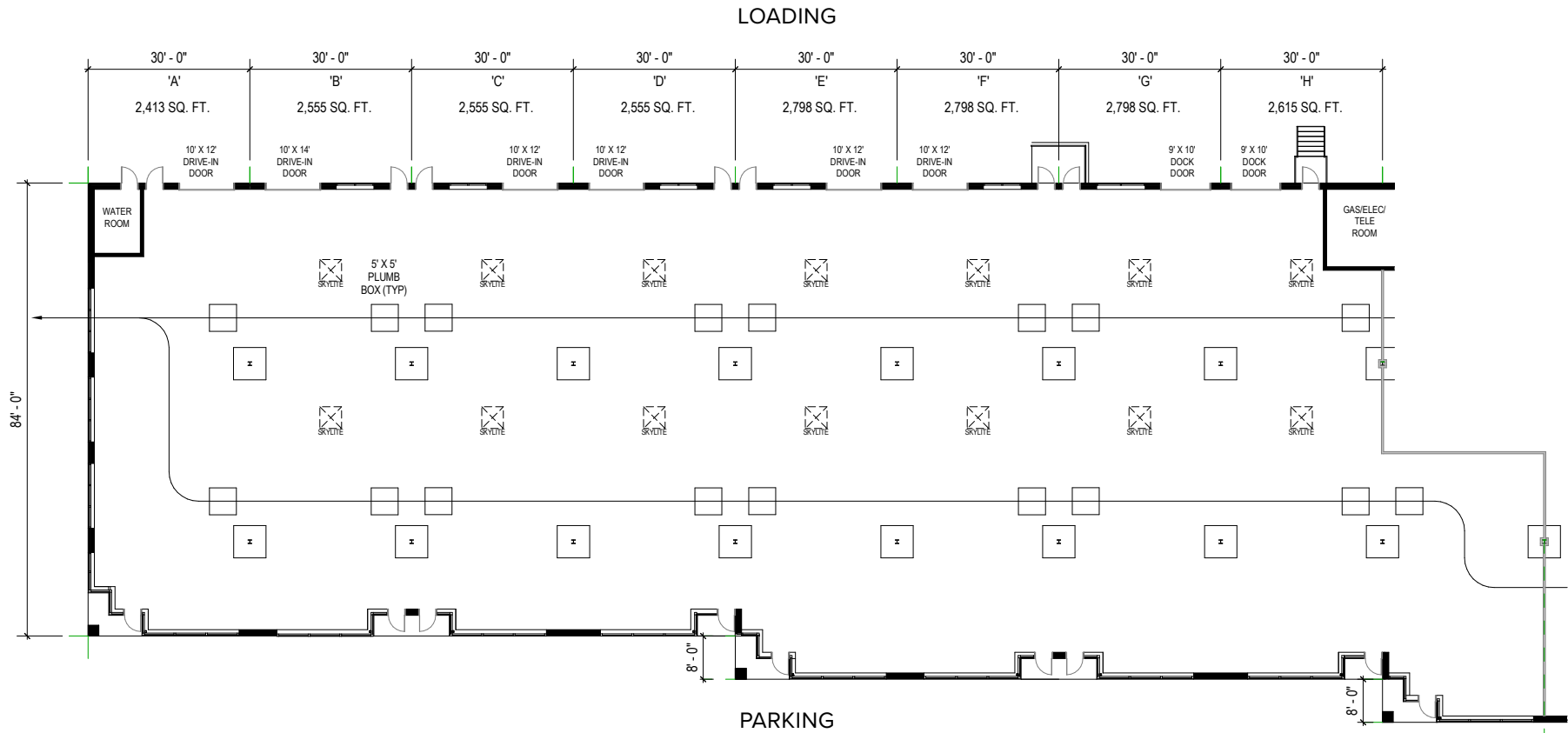


Total SF Available:
2,413 - 22,610 SF

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



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



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

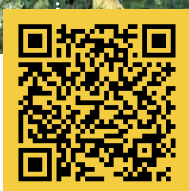
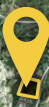
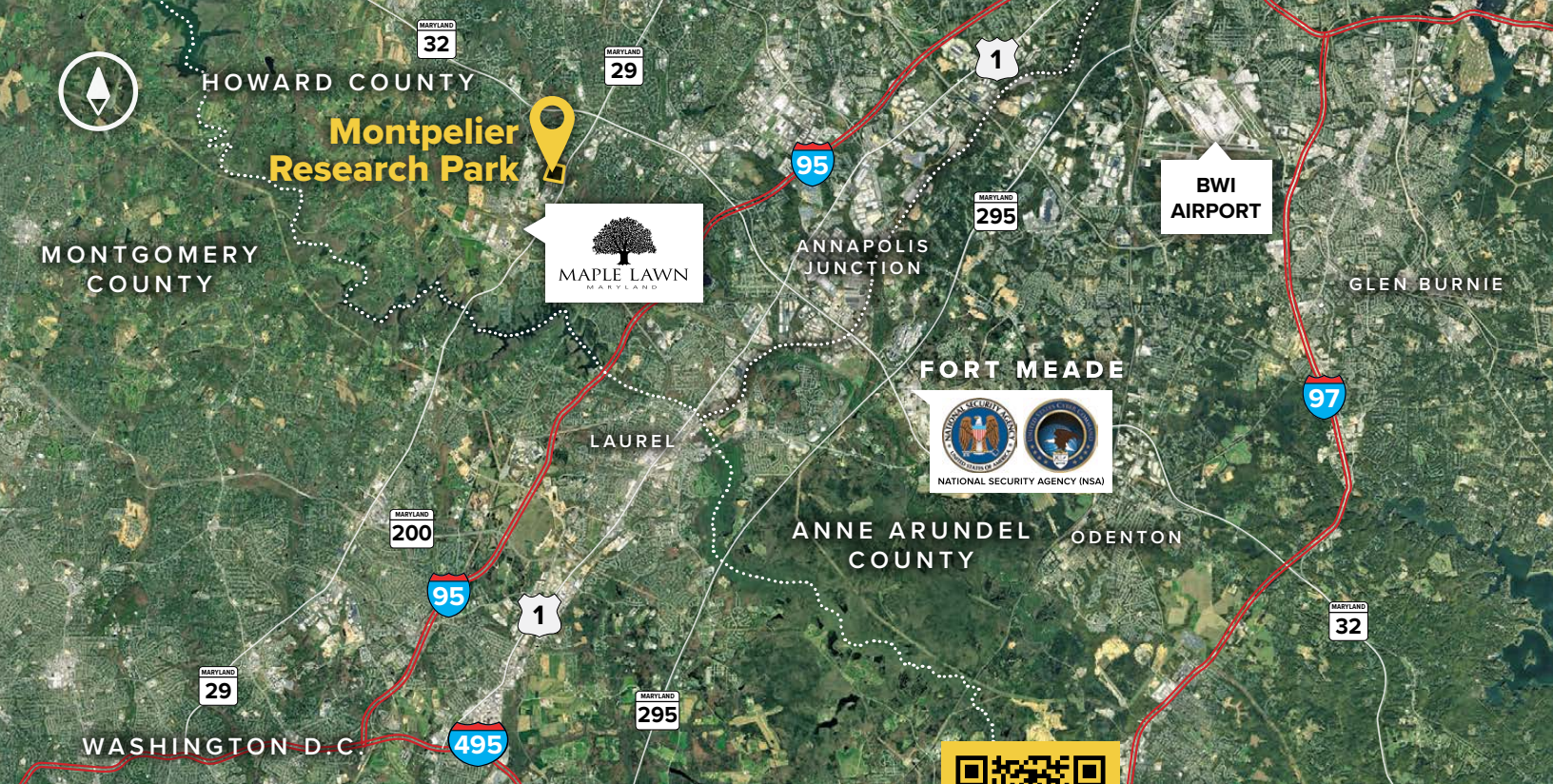
7740 Montpelier Road 32,040 SF LEED DESIGNED

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

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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.

Connect with us @stjohnprop



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