



Montpelier Research Park

MD Route 29 at Johns Hopkins Road
Laurel, MD 20723



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM | 410.788.0100

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

7751 Montpelier Road 32,040 SF LEED DESIGNED

7752 Montpelier Road 36,120 SF LEED DESIGNED

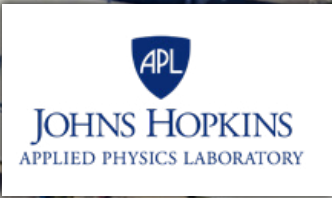
Flex/R&D Specifications

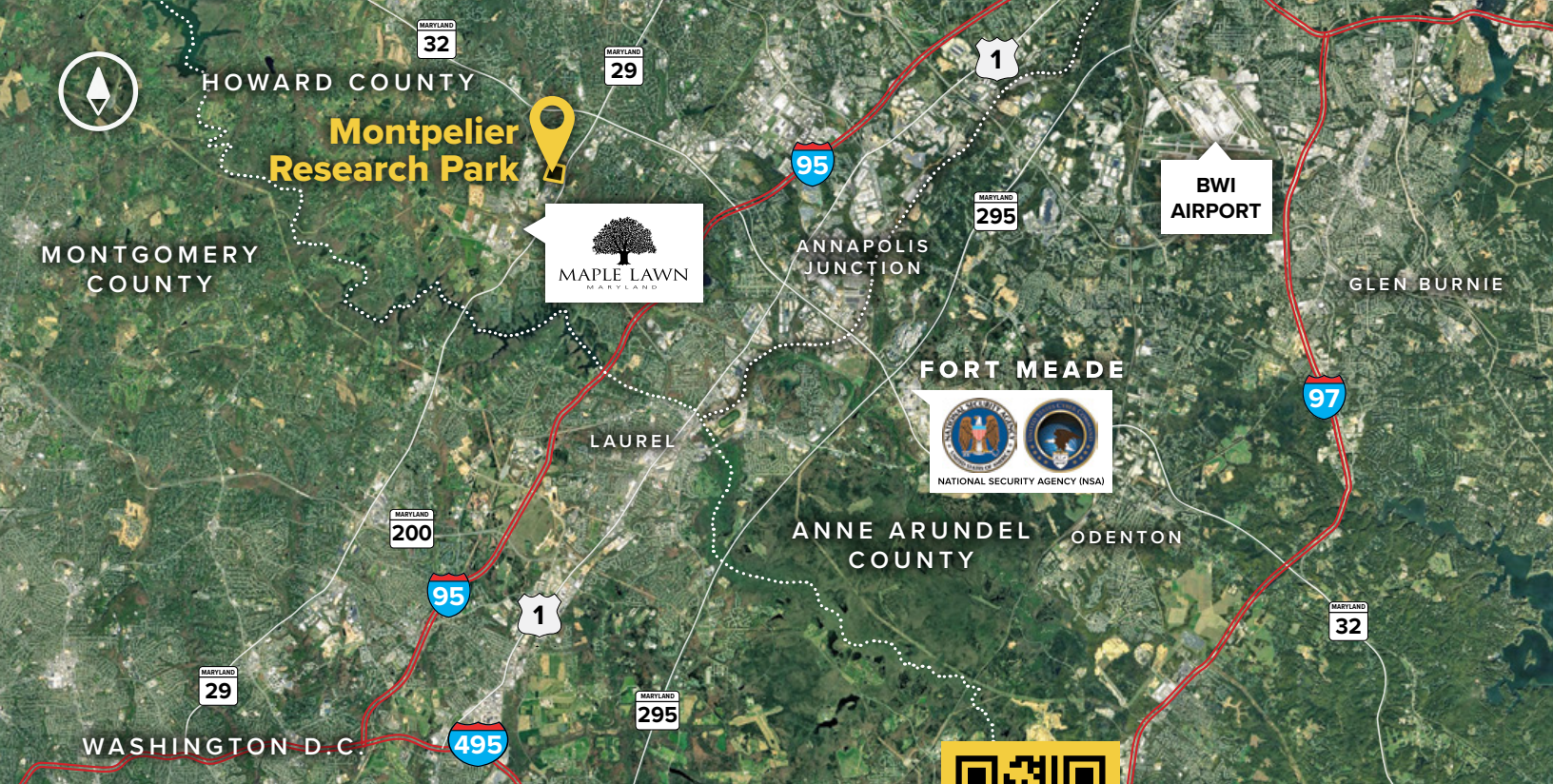
LEED	Designed
Suite Sizes	2,520 up to 36,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Loading	Dock or drive-in
Zoning	PEC





Montpelier Research Park | Site Plan





Distances to:

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



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

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
*Senior 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 01/24