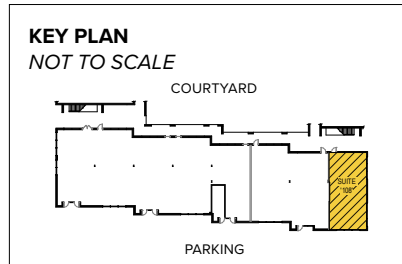


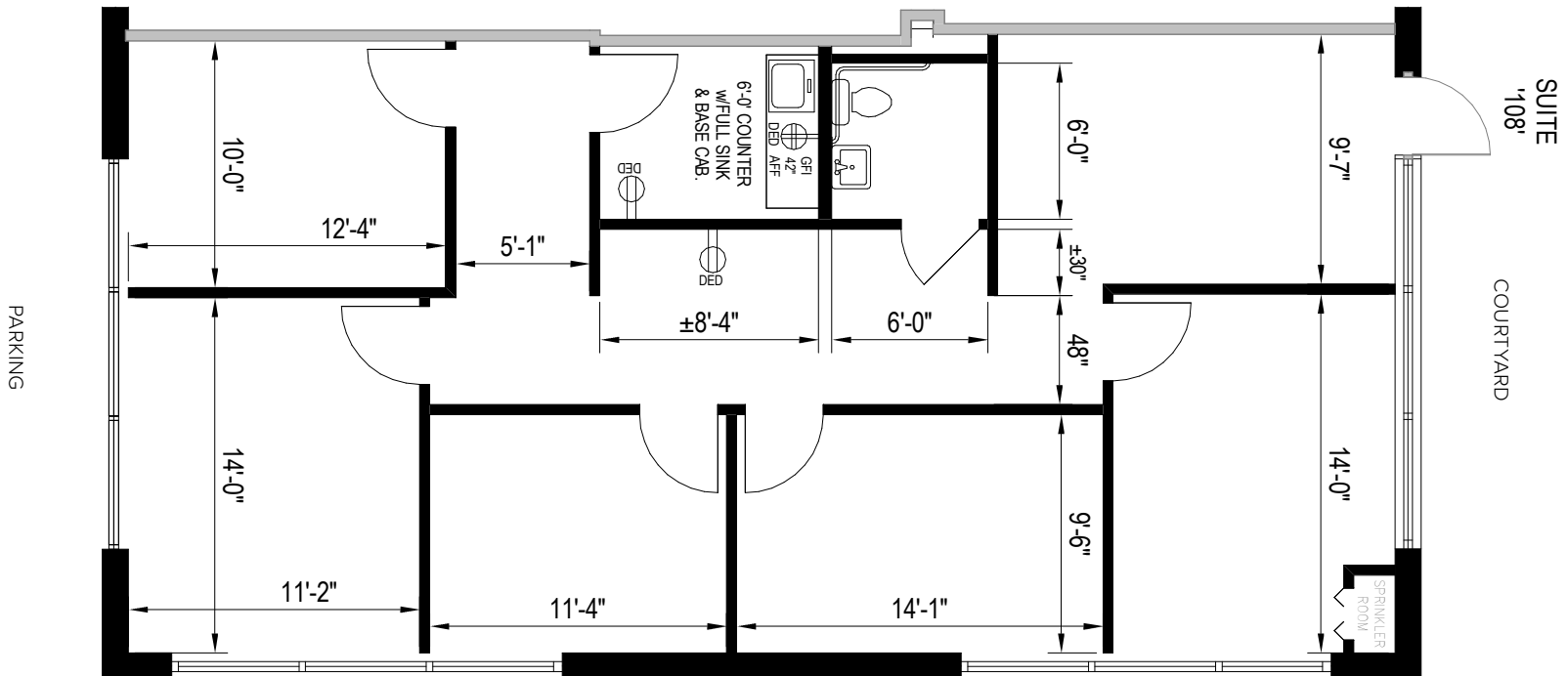


**Total SF Available:**  
1,250 SF

*First floor end unit office space with direct entry, several private offices and conference rooms, break area*



**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 Beltway West Corporate Center

Beltway West Corporate Center is comprised of six single-story and two-story office buildings containing 75,400 square feet of space. The campus-style, well-landscaped business park is conveniently positioned between Baltimore National Pike (MD Rt. 40) and Edmondson Avenue in the Catonsville section of Baltimore County.

Convenient to many business amenities, including Westview and Ingleside shopping centers and Catonsville's Frederick Road main street commercial area, the project offers easy access to the Baltimore Beltway (I-695), with rapid connections to downtown Baltimore, Towson, Timonium and BWI Airport.

*For more information on Beltway West Corporate Center, visit: [sjpi.com/beltwaywest](http://sjpi.com/beltwaywest)*

### Traffic Count (MDOT)

Ingleside Avenue at Route 40: 15,503 vehicles/day

I-695 at Ingleside Avenue: 200,511 vehicles/day

### Demographics

|                       | 1 Mile    | 3 Miles  | 5 Miles  |
|-----------------------|-----------|----------|----------|
| Population            | 18,189    | 119,499  | 309,103  |
| Avg. Household Income | \$103,074 | \$99,327 | \$96,364 |

### Single-Story Office Buildings

5700 Executive Drive 8,100 SF

5710 Executive Drive 11,400 SF

5720 Executive Drive 15,900 SF

### Single-Story Office Specifications

Suite Sizes 1,500 up to 15,900 SF

Ceiling Height 8 ft. clear minimum

Offices Built to suit

Parking 4 spaces per 1,000 SF

HVAC Heat pump

Roof EPDM rubber

Exterior Walls Brick on block

Zoning OR1

### Two-Story Office Buildings

5730 Executive Drive 10,000 SF

5740 Executive Drive 20,000 SF

5750 Executive Drive 10,000 SF

### Two-Story Office Specifications

Suite Sizes 1,500 up to 20,000 SF

Ceiling Height 8 ft. clear minimum

Offices Built to suit

Parking 4 spaces per 1,000 SF

Heat Heat pump

Zoning OR1







#### Distances to:

|                             |          |
|-----------------------------|----------|
| Baltimore, MD (Downtown)    | 7 miles  |
| BWI Airport                 | 9 miles  |
| Columbia, MD                | 9 miles  |
| Ellicott City, MD           | 5 miles  |
| Interstate 70               | 3 miles  |
| Interstate 95               | 4 miles  |
| Interstate 695              | 1 mile   |
| Washington, D.C. (Downtown) | 37 miles |



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## Contact Us

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

#### Claire Cobert

Leasing Representative

ccobert@sjpi.com | 410.369.1274

#### 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. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

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