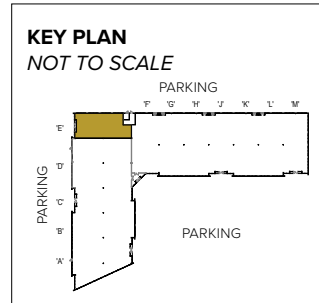


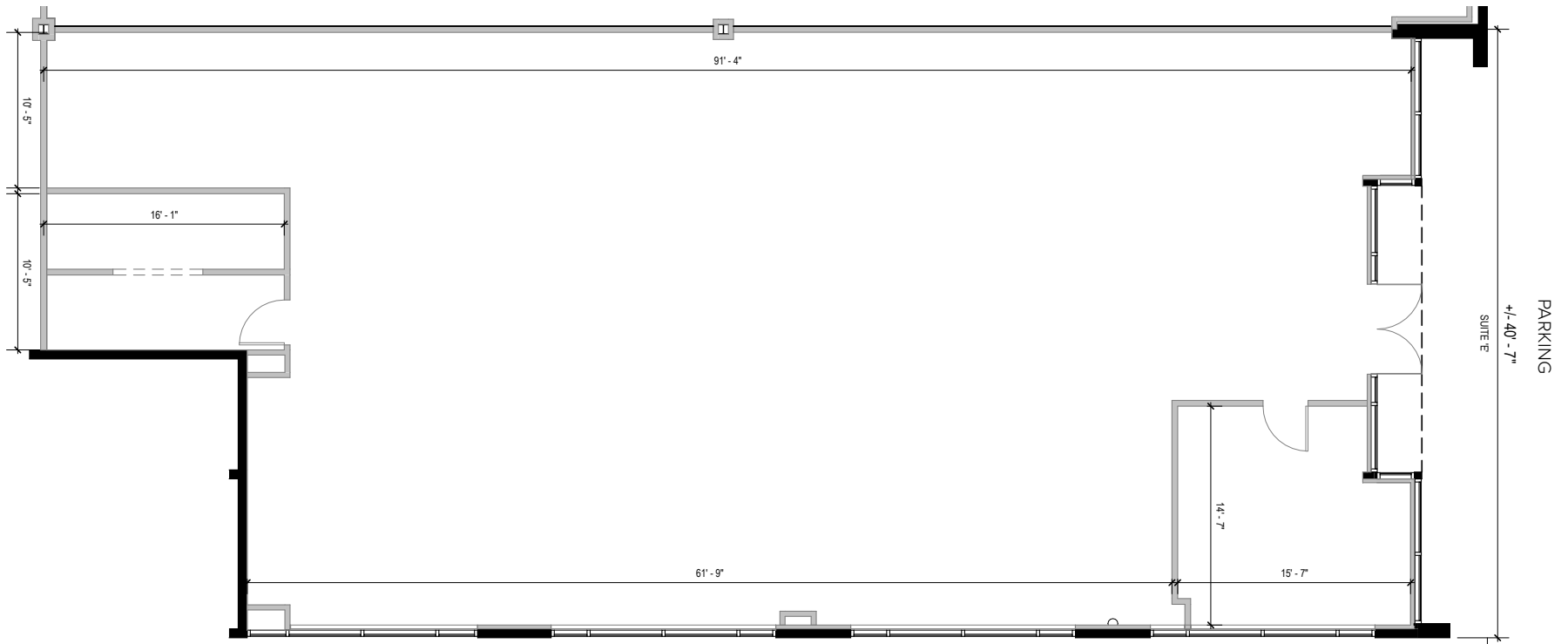


Total SF Available:
3,517 SF

Direct entry office with large open 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 Aviation Business Park

Aviation Business Park is an 11.67-acre business community located adjacent to BWI Thurgood Marshall Airport. It is conveniently located near a variety of business amenities, hotels and regional shopping centers as well as a number of restaurants at all price points. The business community sits adjacent to St. John Properties' Cromwell Business Park – home to a wide range of businesses and retail amenities.

The business park is comprised of three buildings totaling over 120,600 square feet of flex/R&D and single-story office space. The site has unmatched access to major transportation thoroughfares and is adjacent to I-97 and less than ten minutes from I-95, MD 295 (Baltimore-Washington Parkway), and I-695 (Baltimore Beltway).



Flex/R&D Building

6958 Aviation Boulevard 35,124 SF

Flex/R&D Specifications

Suite Sizes	Up to 35,124 SF
Ceiling Height	14 ft. clear minimum
Loading	Drive-in
Parking	4 spaces per 1,000 SF
Roof	TPO
Construction	Tilt-up concrete
Zoning	W-1

Single-Story Office Buildings

6956 Aviation Boulevard 54,278 SF

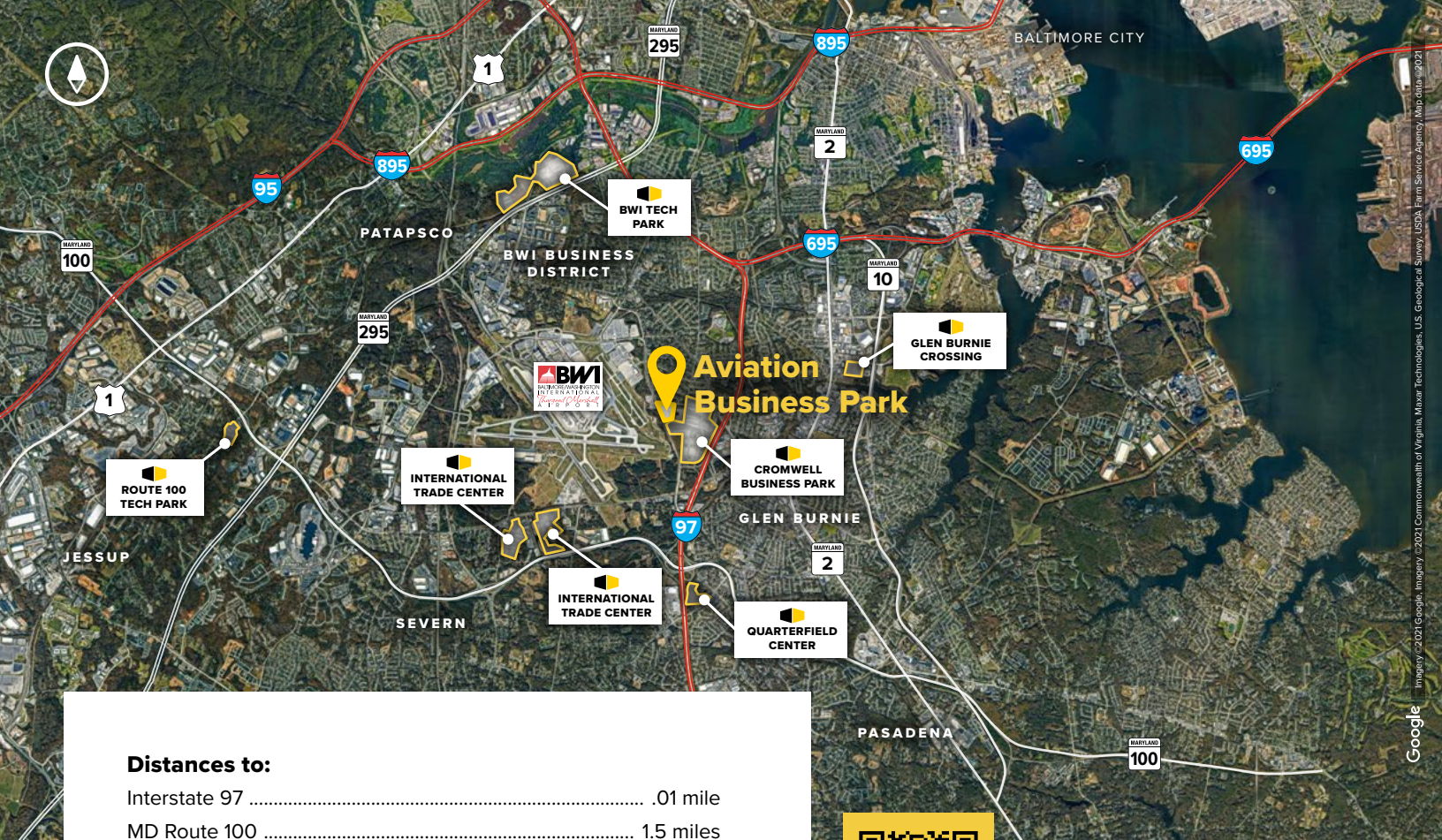
6960 Aviation Boulevard 31,231 SF

Single-Story Office Specifications

Suite Sizes	Up to 54,278 SF
Ceiling Height	10 ft. finished height
Construction	Tilt-up concrete
Parking	4 spaces per 1,000 SF
Zoning	W-1

Visit sjpi.com/aviation to learn more





Distances to:

Interstate 9701 mile
MD Route 100	1.5 miles
BWI Thurgood Marshall Airport	2 miles
Interstate 695 (Baltimore Beltway)	3 miles
MD Route 295	4 miles
Baltimore, MD (Downtown)	10 miles
Columbia, MD	14 miles
Annapolis, MD (Downtown)	18 miles



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

Contact Us

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

Bryan Cyphers

Partner in Training

bcyphers@sjpi.com | 443.464.1323

Lacey Johansson

Assistant Vice President, Leasing

ljohansson@sjpi.com | 410.369.1229

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 01/25