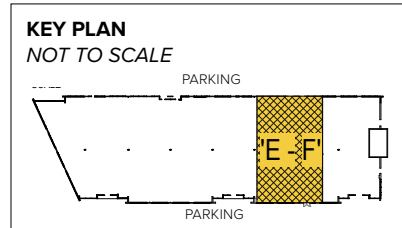




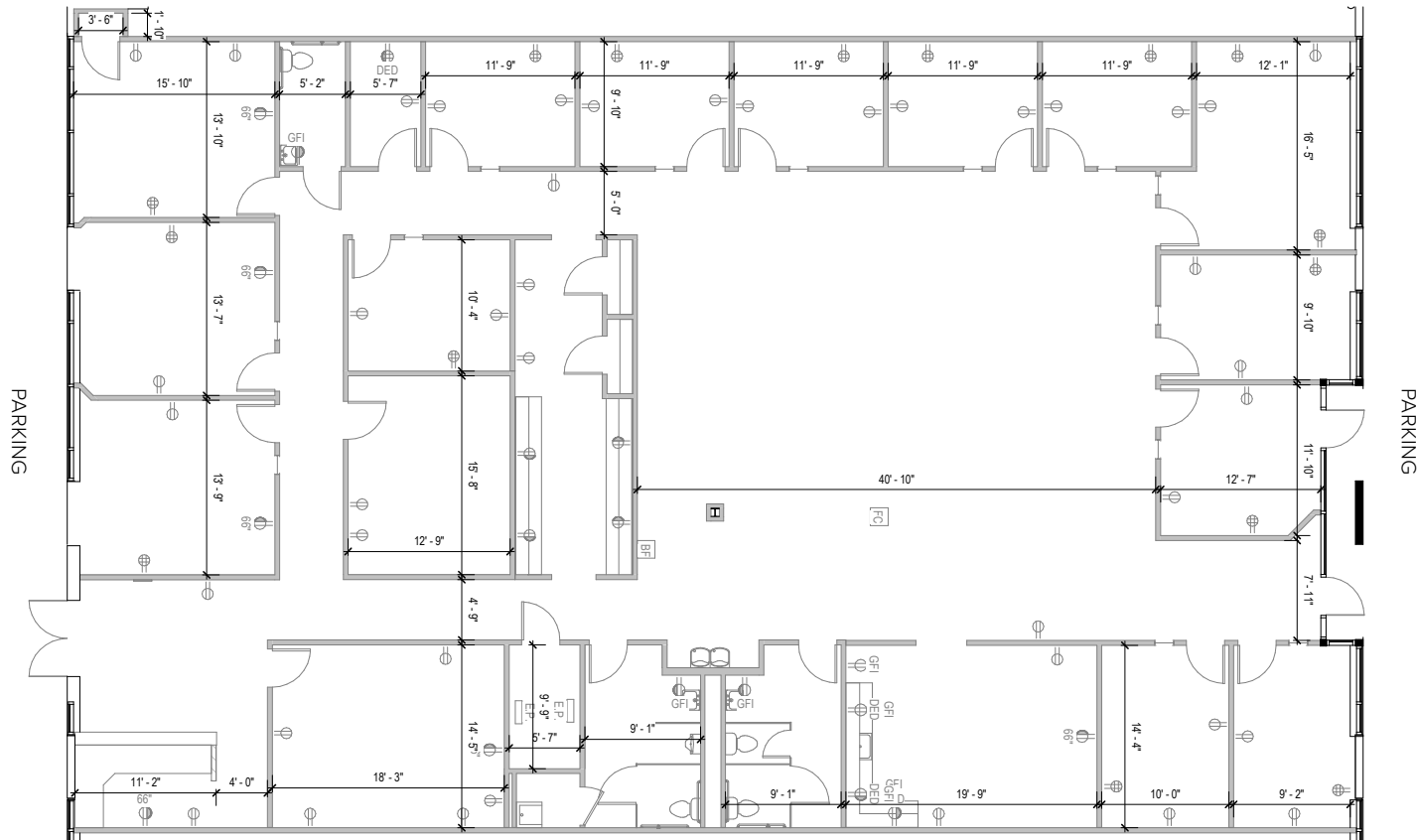
**Total SF Available:**  
6,454 SF

*Mix of private office and large open area with multi-stall restrooms (2) and large kitchen*



**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 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 Buildings

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 Building

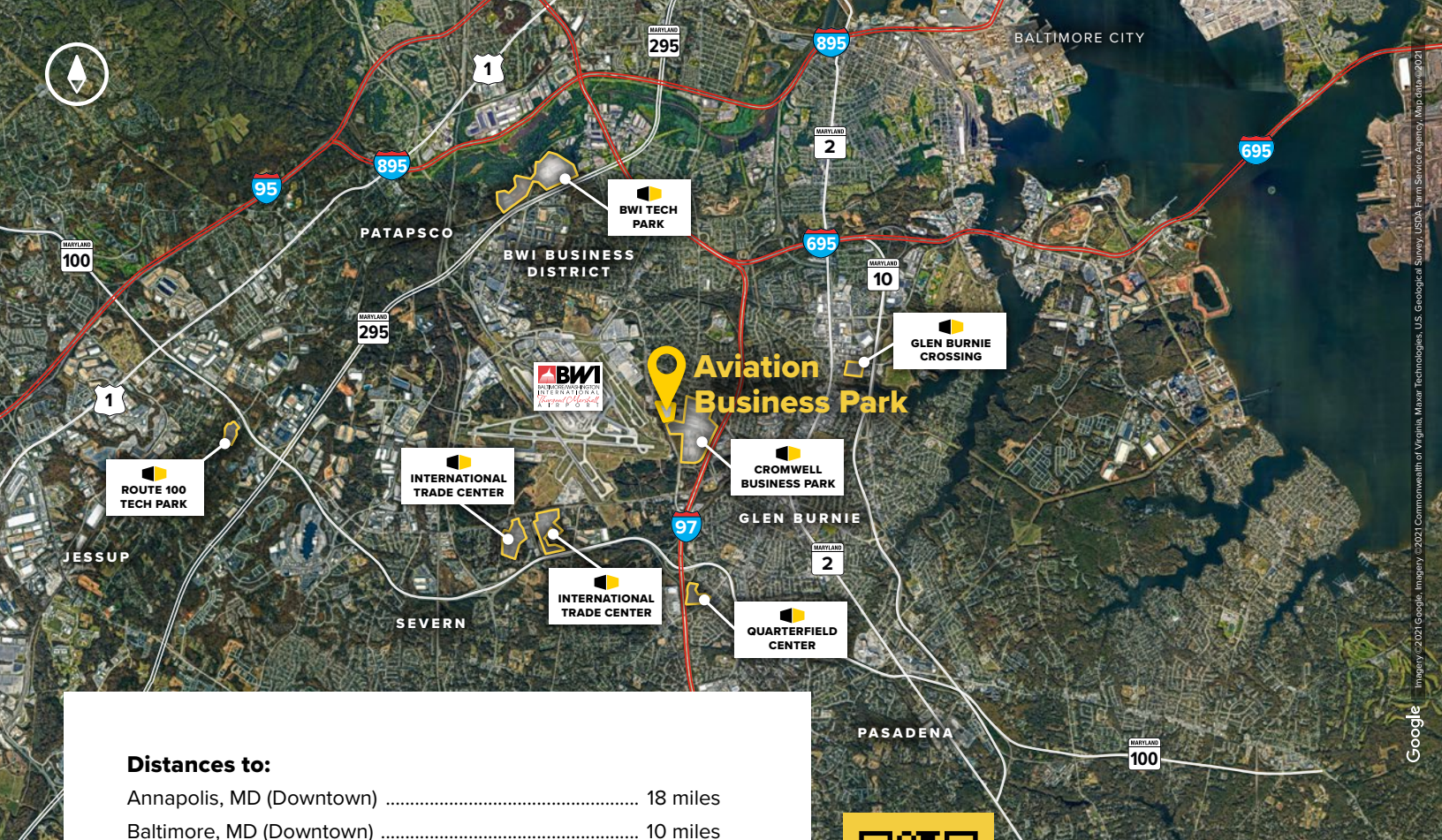
6956 Aviation Boulevard 54,278 SF

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





**Distances to:**

Annapolis, MD (Downtown) .....	18 miles
Baltimore, MD (Downtown) .....	10 miles
BWI Thurgood Marshall Airport .....	2 miles
Columbia, MD .....	14 miles
Interstate 695 (Baltimore Beltway) .....	3 miles
Interstate 97 .....	.01 mile
MD Route 100 .....	1.5 miles
MD Route 295 .....	4 miles



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# Contact Us

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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.

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