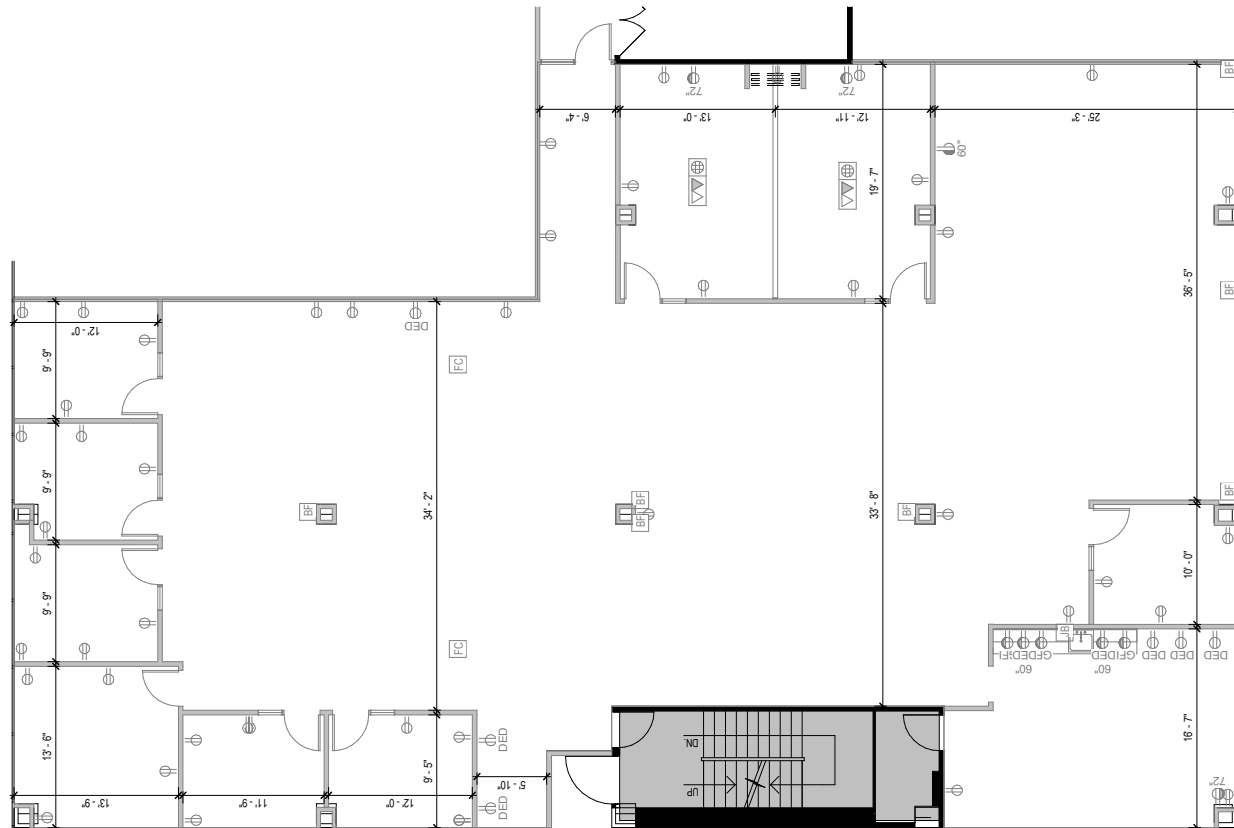
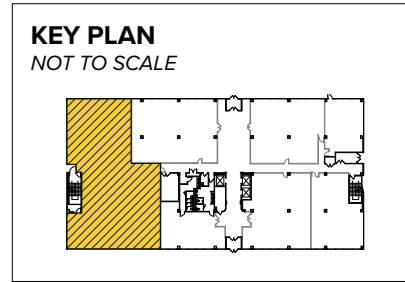




Total SF Available:
6,039 SF

First floor office space with open floor plan, private offices (7), and collaborative breakout spaces, located in Baltimore City HubZone with 5/1,000 parking

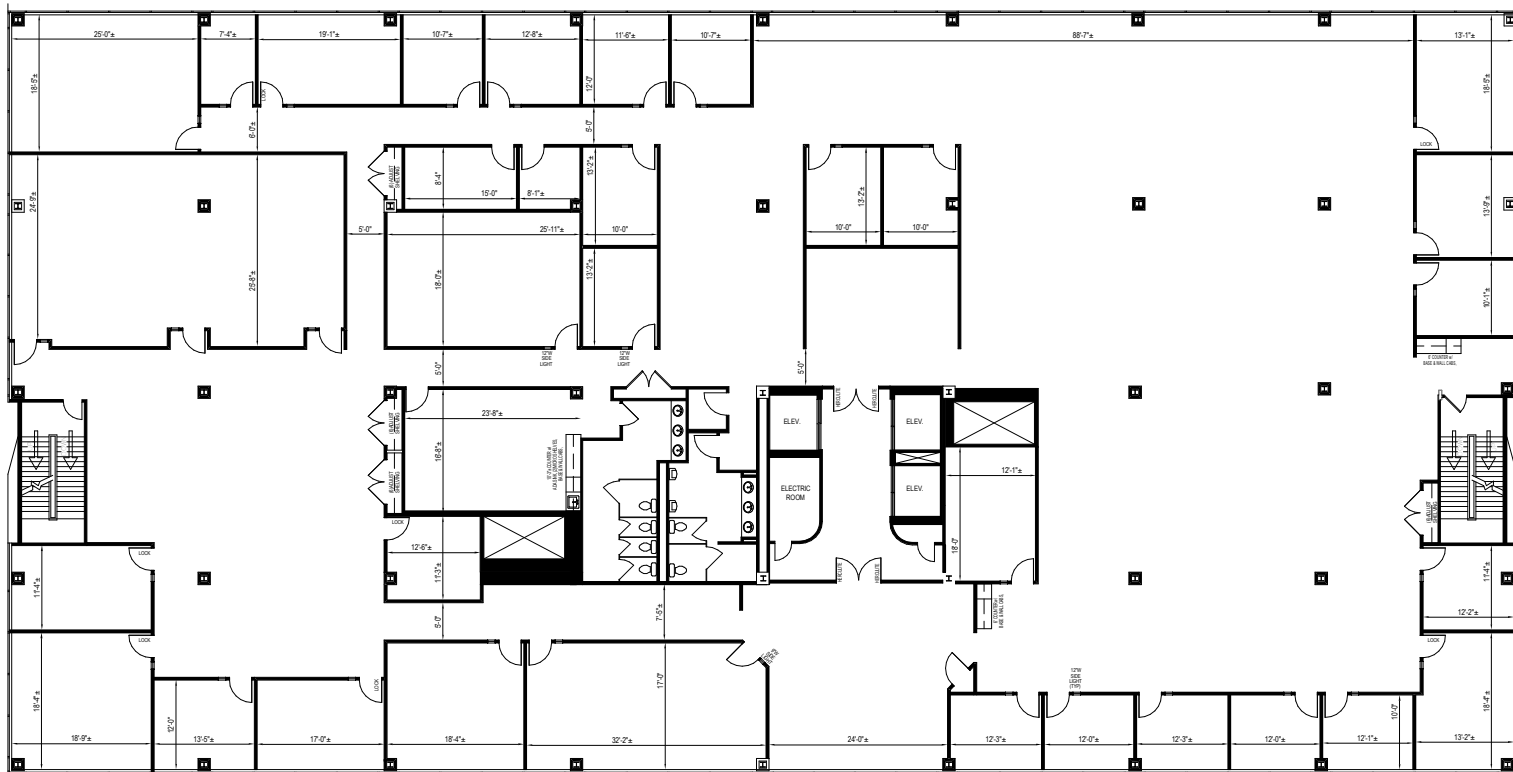




Total SF Available:
21,739 SF

Plug-and-play full floor office opportunity with furniture available. Space contains several open areas with workstations, private offices, conference and collaborative breakout spaces. Located in Baltimore City HubZone with 5/1,000 parking

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 Baltimore Gateway

Baltimore Gateway is comprised of one Class 'A' office building and four flex/R&D buildings totaling over 175,000 square feet of space. The business community offers an unbeatable location – just one mile from I-95 and only two miles from I-695.

The Class 'A' office building recently received top-to-bottom renovation, including new windows, lobby, HVAC system, elevators, landscaping and more. A new LED sign offers tenants premiere visibility to 195,000+ vehicles per day along I-95.

Class 'A' Office Features:

- ▶ LEED Gold certified
- ▶ Visible to 195,000+ vehicles per day along I-95
- ▶ Proximate to I-695, MD-295, and I-895
- ▶ On-site deli, catering and fitness center
- ▶ Baltimore City Enterprise Zone tax credits available to tenants
- ▶ Located in Baltimore City HubZone

Visit sjpi.com/BaltimoreGateway to learn more



Five-Story Class 'A' Office

3700 Koppers Street 100,000 SF

Five-Story Specifications

LEED	Gold Core & shell
Ceiling Height	9 ft. clear minimum
Suite Sizes	1,500 up to 100,000 SF
Elevator	Yes
Walls	Brick on steel
Office	Build to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Heat	Gas

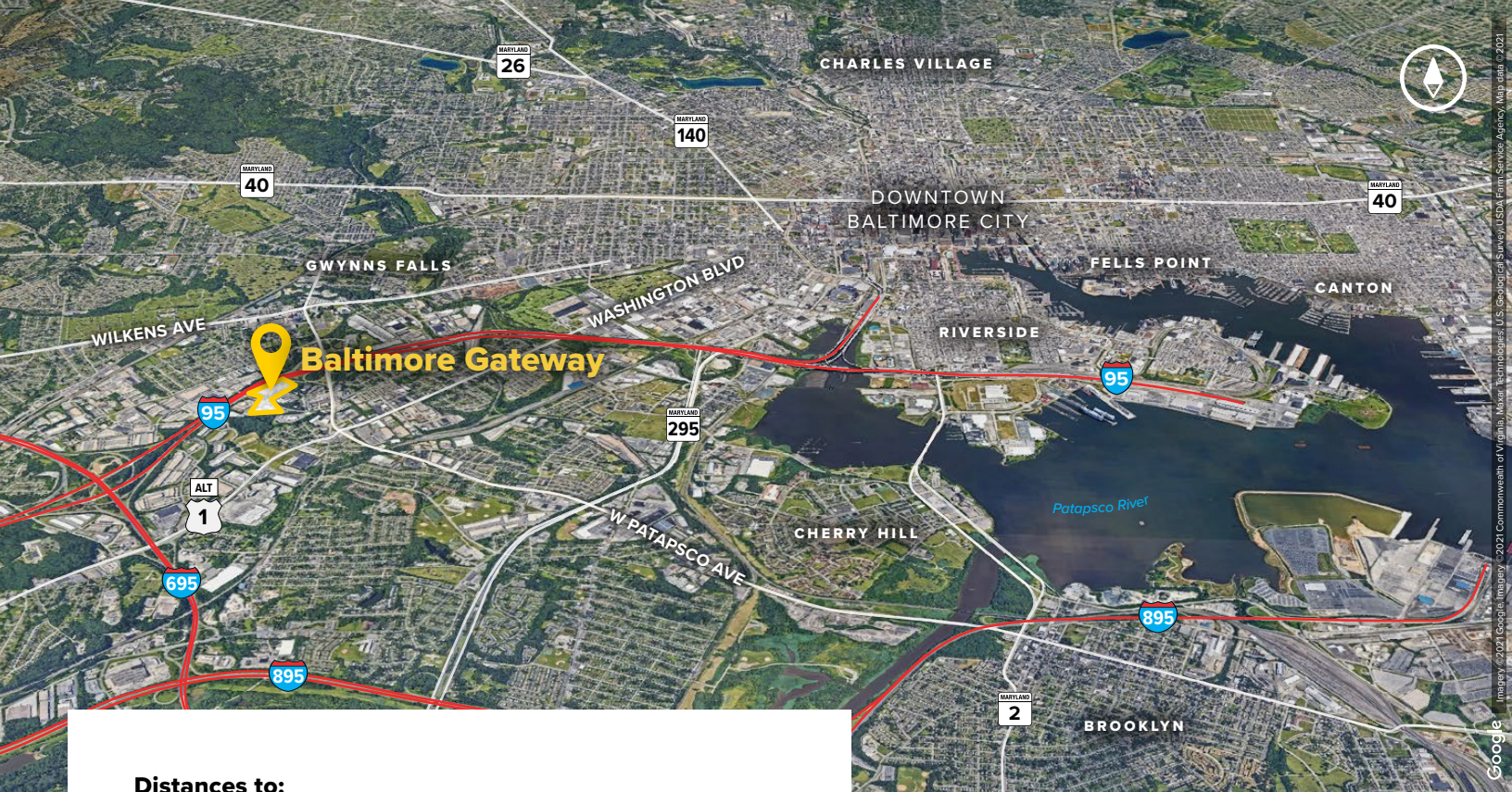
Flex/R&D Buildings

1500 Joh Avenue	17,701 SF
1502 Joh Avenue	21,144 SF
1504 Joh Avenue	11,458 SF
1506 Joh Avenue	24,850 SF

Flex/R&D Specifications

Suite Sizes	Up to 24,850 SF
Ceiling Height	12-14 ft. clear minimum
Loading	Dock and drive-in
Construction	Brick on block
Parking	310 Spaces
Zoning	M-1-1 / ML





Distances to:

Baltimore, MD (Downtown)	2 miles
BWI Airport	7 miles
Columbia, MD	15 miles
Interstate 95	1.5 miles
Interstate 97	5 miles
Interstate 495 (Capital Beltway)	22 miles
Interstate 695 (Baltimore Beltway)	2 miles
Interstate 895	3 miles
MD 295	3 miles
Washington, D.C. (Downtown)	35 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:

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. 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 08/23