

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 |

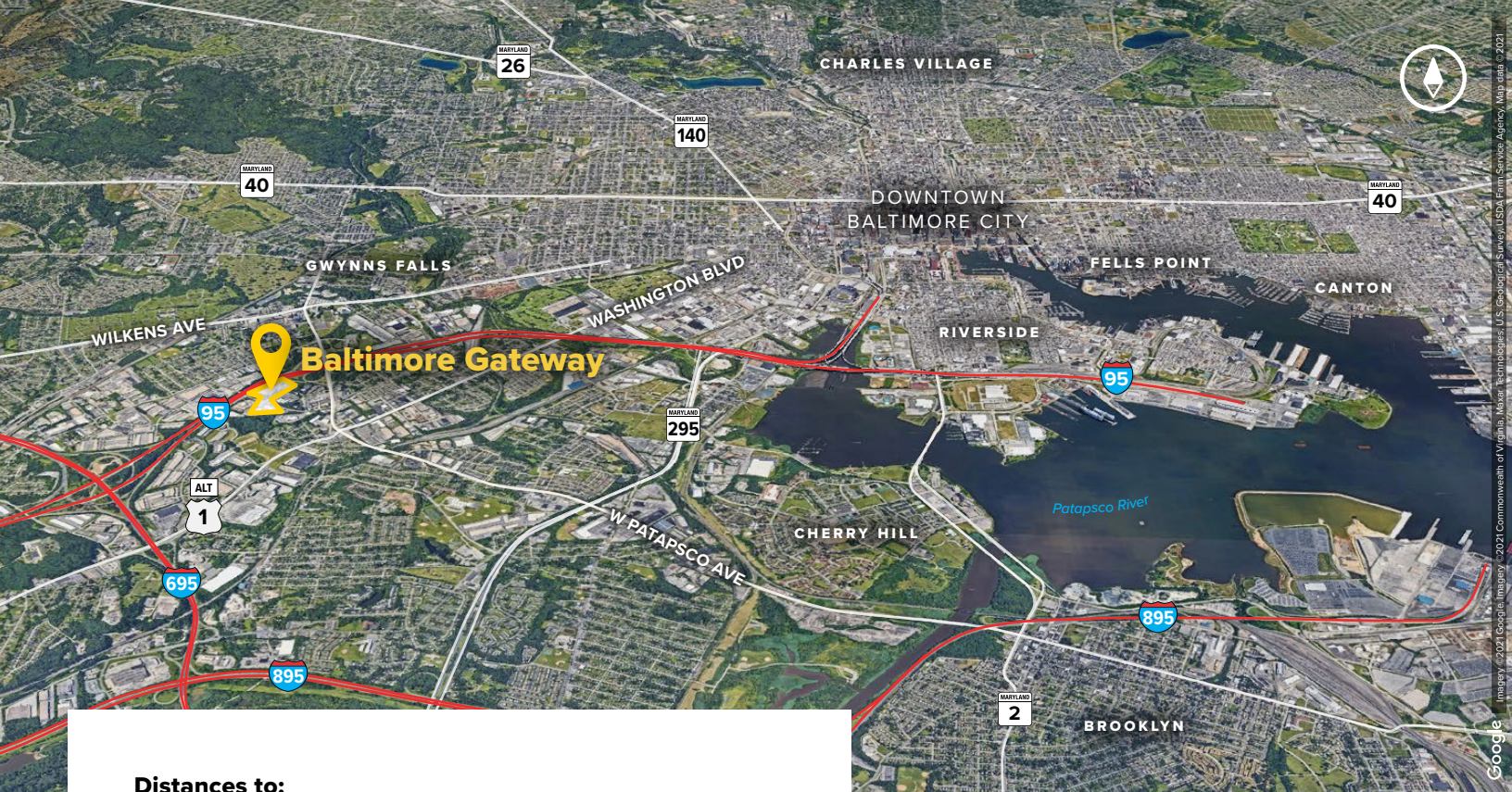
Flex/R&D Buildings

| | |
|-----------------|-----------|
| 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

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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