



**Total SF Available:**  
1,920 SF

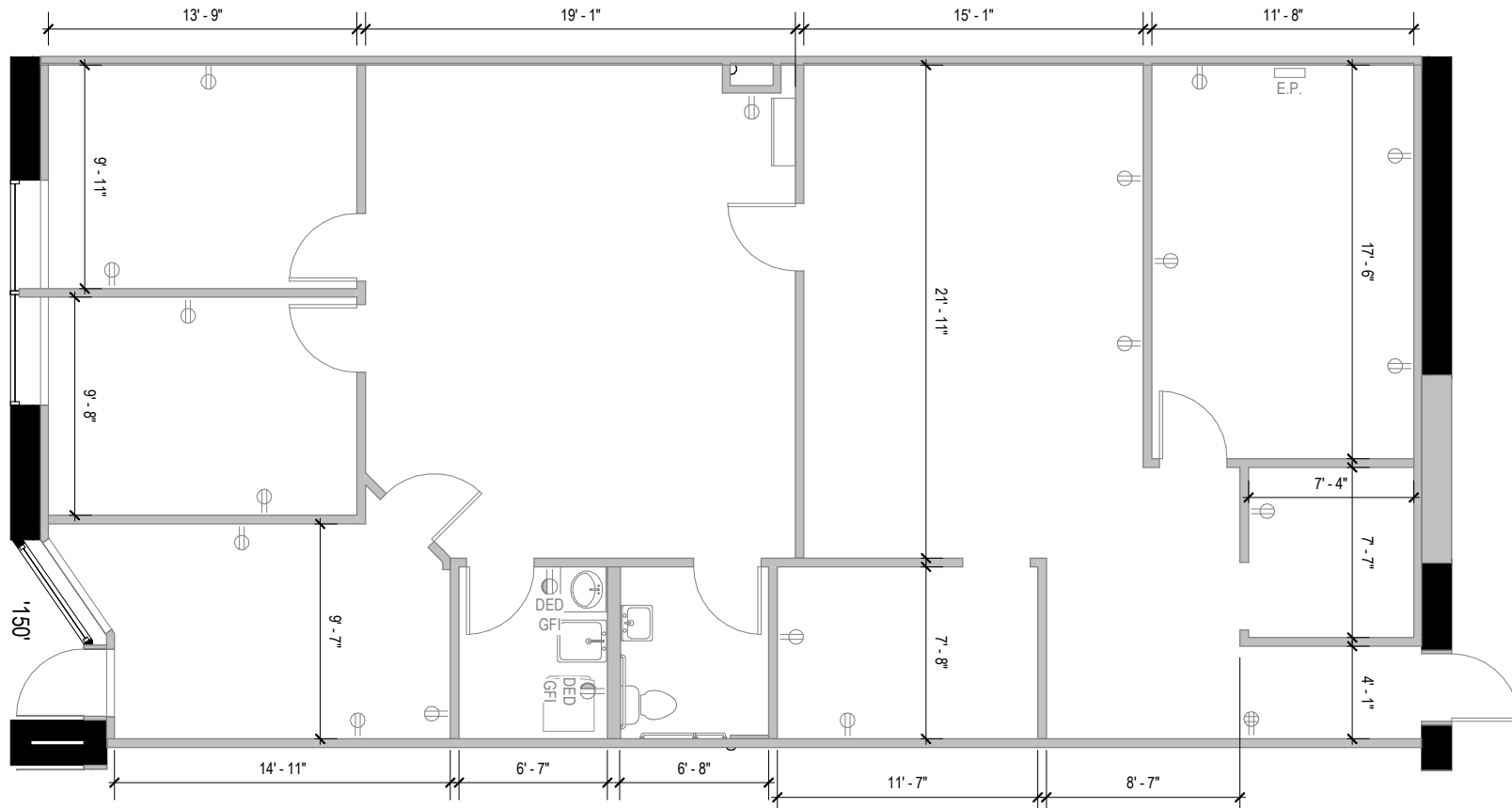
*Office build-out with  
conference room, private  
restrooms, and private offices*

**KEY PLAN**  
NOT TO SCALE



**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 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](http://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                        |

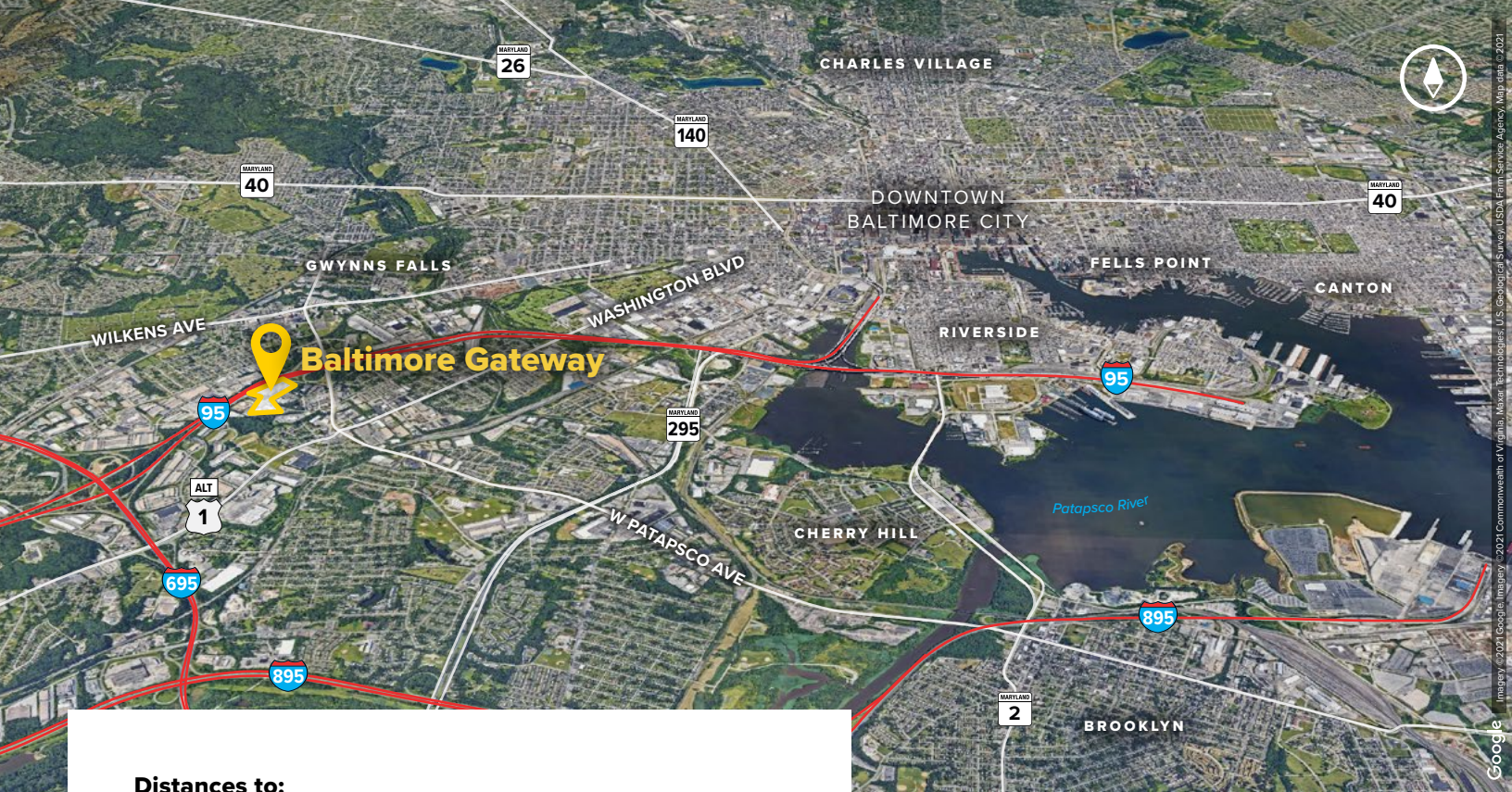
### Flex/R&D Buildings

|                 |           |
|-----------------|-----------|
| 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:**

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

# 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**



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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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