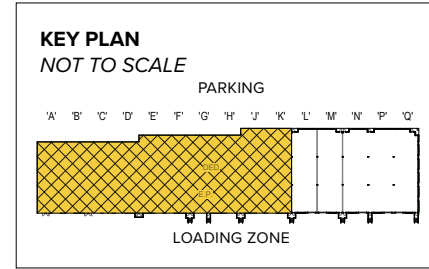


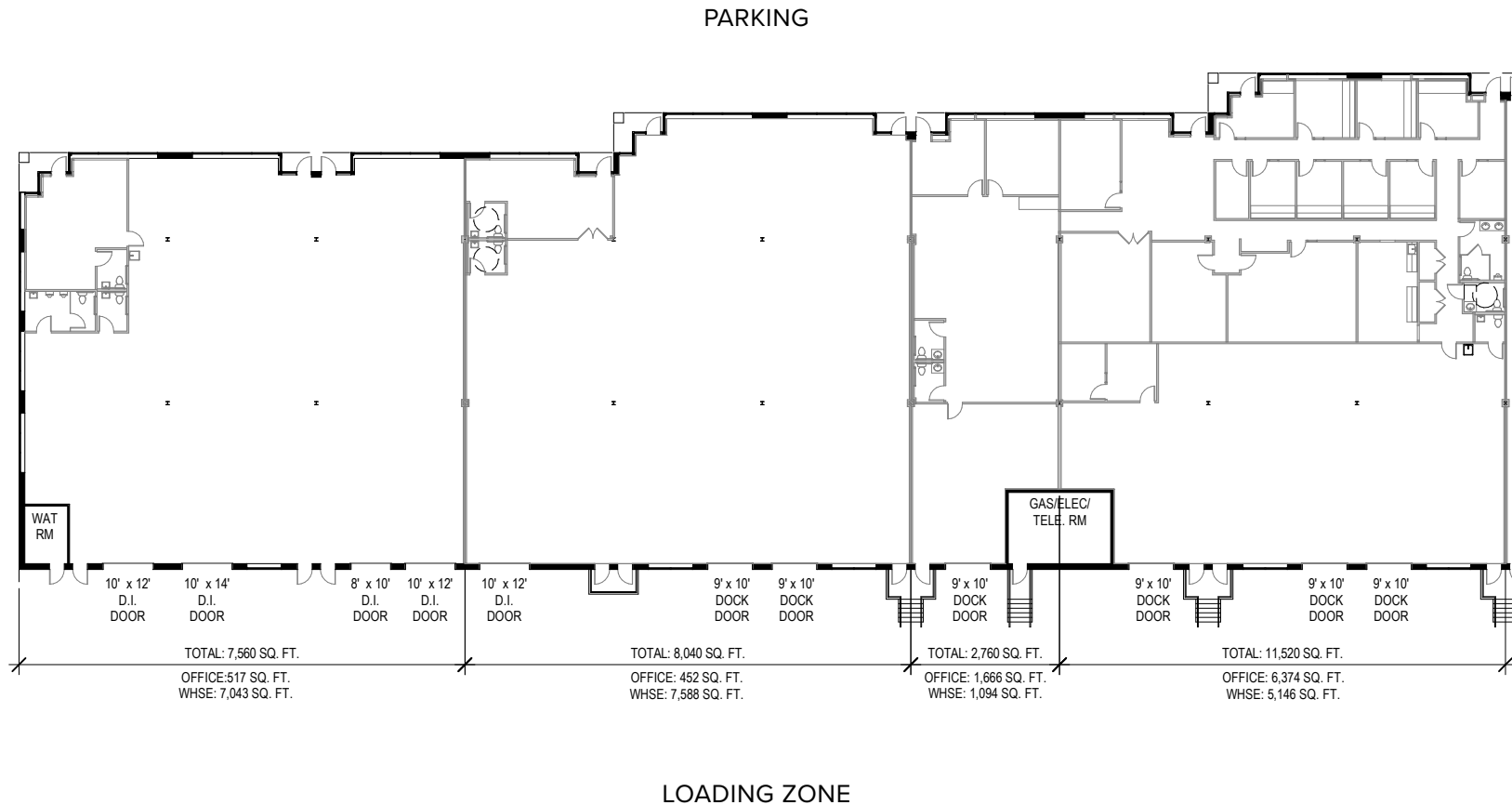


**Total SF Available:**  
29,880 SF

9,009 sq. ft. office, 20,871 sq. ft. warehouse with 9'x10' dock doors (7) and drive-in doors (5)



*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 Arundel Overlook

Arundel Overlook is a 68-acre flex/R&D community located at the intersection of Dorsey Road (MD Route 176) and Airport 100 Way in Anne Arundel County, just minutes from Baltimore-Washington International Airport (BWI).

The unified architecture of St. John Properties' eight buildings, comprising over 312,840 square feet of flex/R&D space, provides Arundel Overlook a campus-like business environment.

Tenant sizes from 2,520 square feet to 45,120 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/R&D buildings feature 30 foot wide spaces combined with 16-foot high ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

St. John Properties features an in-house and fully-staffed property management division to ensure that the building continually operates at peak performance.

For more information on Arundel Overlook, visit: [sjpi.com/arundeloverlook](http://sjpi.com/arundeloverlook)



### Flex/R&D Buildings

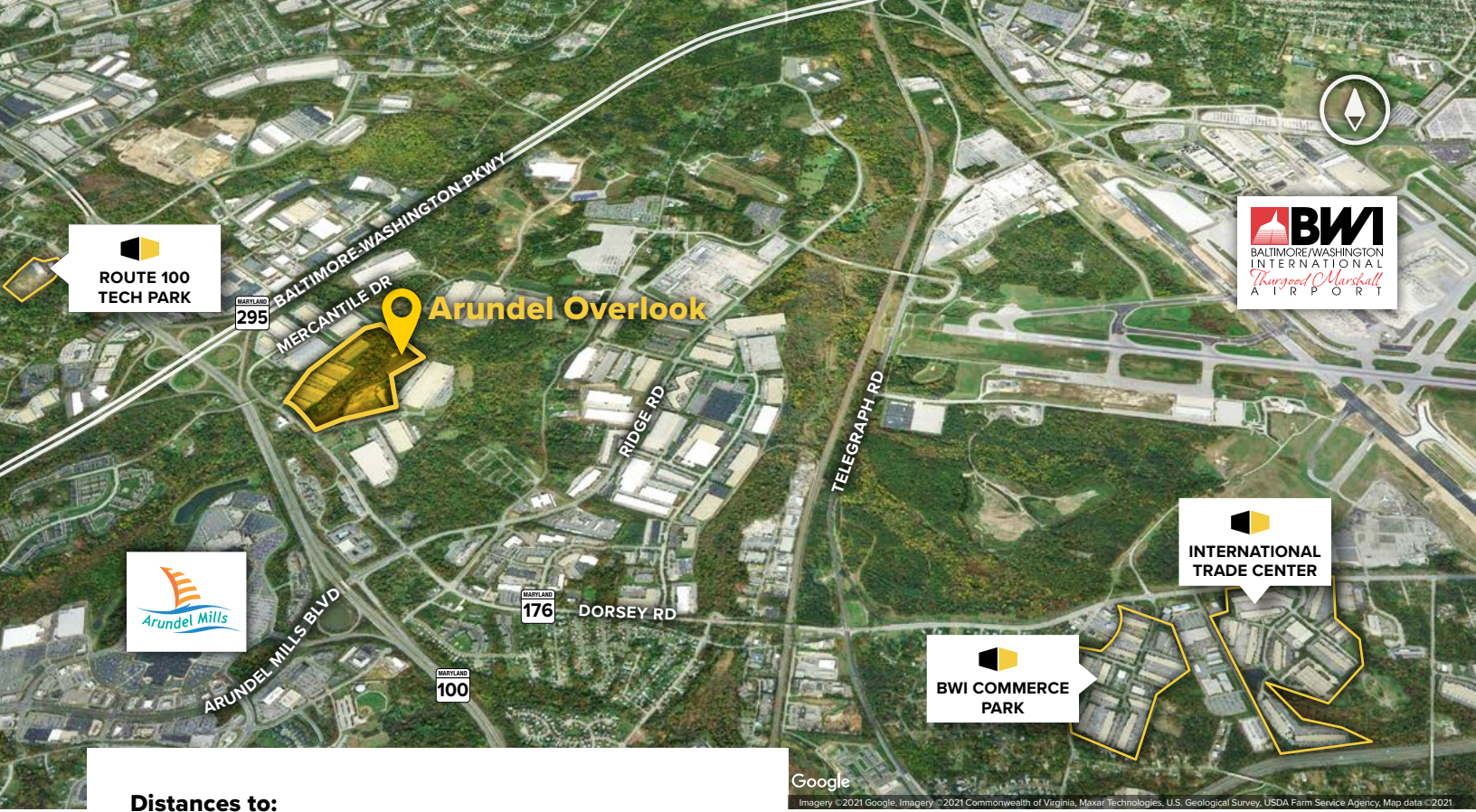
901 Mercantile Drive	33,120 SF	
921 Mercantile Drive	42,120 SF	
941 Mercantile Drive	42,120 SF	
961 Mercantile Drive	42,120 SF	
980 Mercantile Drive	45,120 SF	
1503 Signature Drive	42,120 SF	LEED SILVER
1513 Signature Drive	30,000 SF	LEED DESIGNED
1523 Signature Drive	36,120 SF	LEED SILVER

### Flex/R&D Specifications

LEED	Silver   Core & shell
Suite Sizes	2,520 up to 45,120 SF
Ceiling Height	
<i>901-980 Mercantile Drive &amp; 1523 Signature Drive</i>	16 ft. clear minimum
<i>1503 &amp; 1513 Signature Drive</i>	18 ft. clear minimum
Loading	Dock or drive-in
Roof	EPDM Rubber & TPO
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	W-1







**Distances to:**

Annapolis, MD (Downtown) .....	20 miles
Baltimore, MD (Downtown) .....	12 miles
BWI Airport .....	4 miles
Columbia, MD .....	9 miles
Fort Meade/NSA .....	6 miles
Interstate 95 .....	3 miles
Interstate 695 (Baltimore Beltway) .....	6 miles
MD 100 .....	1 mile
MD 295 .....	0.5 miles
Washington, D.C. (Downtown) .....	28 miles

# Contact Us

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

**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**



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

**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 2/23