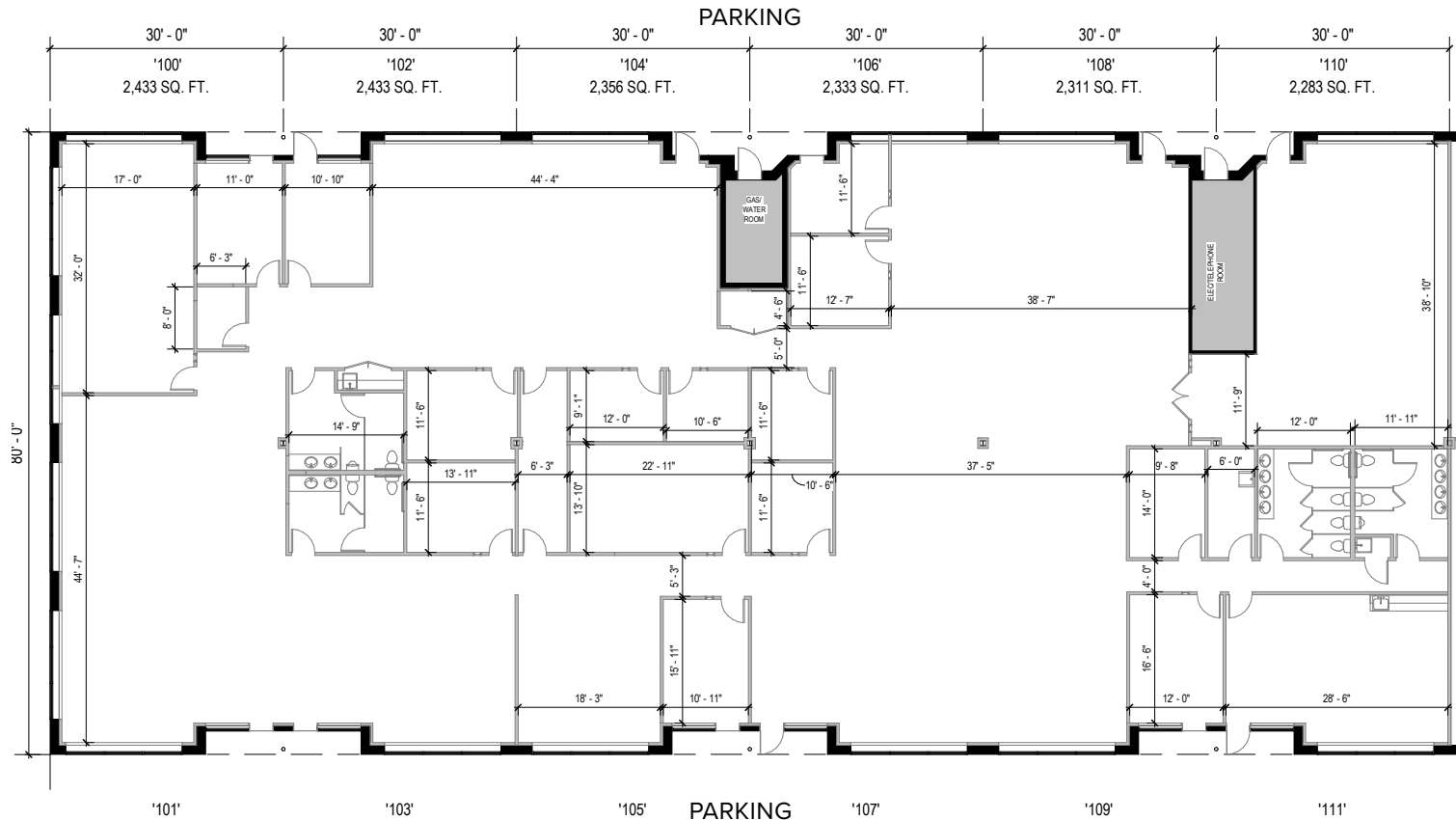
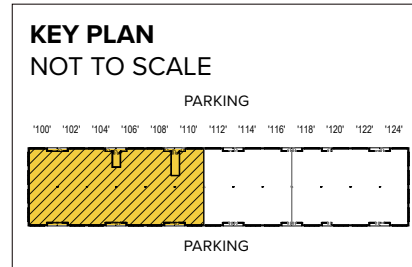




Total SF Available:
14,169 SF

End unit with great glass line and fully furnished office space with several private offices, conference, training, and break-out rooms, open areas with cubicles, and large break area



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 Windsor Office Park

Windsor Office Park is a 10-acre business community located at the intersection of North Rolling Road and Windsor Boulevard in Baltimore County, just five minutes from the Baltimore Beltway (I-695).

The unified architecture of St. John Properties' two office buildings, comprising 63,200 square feet of space, and two retail buildings offering more than 15,000 square feet of space, provides Windsor Office Park a campus-like business environment.

Tenant sizes from 2,400 square feet to 32,000 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected and well-maintained atmosphere. Ample glass lines enable natural lighting, and free, generous parking is available adjacent to the single-story office and retail buildings.

Single-Story Office Buildings

| | |
|------------------------|-----------|
| 7265 Windsor Boulevard | 32,000 SF |
| 7275 Windsor Boulevard | 31,200 SF |

Single-Story Office Specifications

| | |
|----------------|-----------------------|
| Suite Sizes | 2,400 up to 32,000 SF |
| Ceiling Height | 10 ft. clear minimum |
| Parking | 5 spaces per 1,000 SF |
| HVAC | Gas |
| Roof | EPDM rubber |
| Construction | Brick on block |
| Zoning | ML-IM |

Retail Buildings

| | |
|----------------------|----------|
| 2835 N. Rolling Road | 9,425 SF |
| Wawa | 5,940 SF |



For more information on Windsor Office Park visit: sjpi.com/windsoroffice



Distances to:

| | |
|--|----------|
| Baltimore, MD (Downtown) | 9 miles |
| BWI Airport | 11 miles |
| Columbia, MD | 10 miles |
| Interstate 70 | 4 miles |
| Interstate 83 | 9 miles |
| Interstate 95 | 7 miles |
| Interstate 695 (Baltimore Beltway) | 2 miles |
| Owings Mills, MD | 5 miles |
| Towson, MD | 8 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 11/23