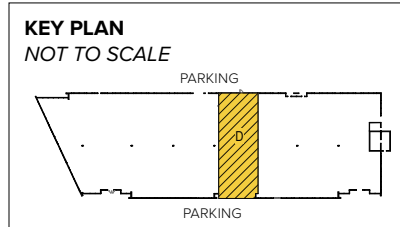


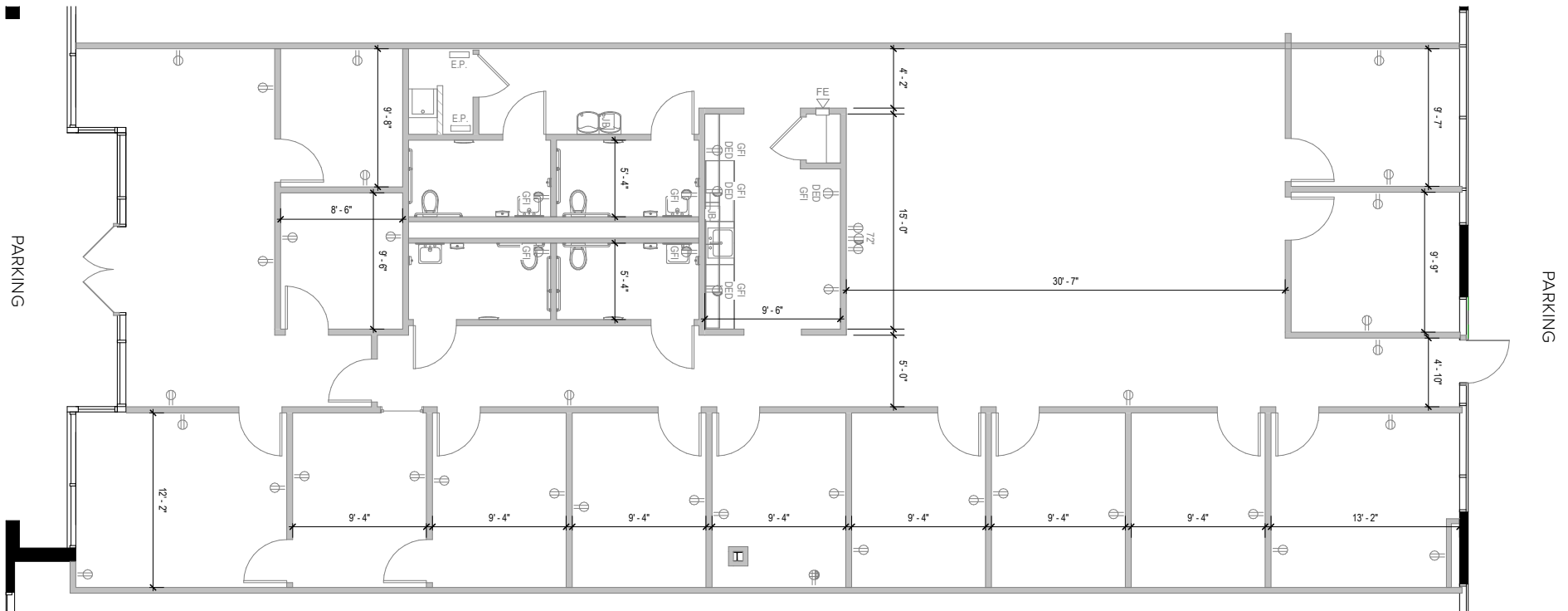


Total SF Available:
3,738 SF

*Private offices with large
bullpen 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 Aviation Business Park

Aviation Business Park is an 11.67-acre business community located adjacent to BWI Thurgood Marshall Airport. It is conveniently located near a variety of business amenities, hotels and regional shopping centers as well as a number of restaurants at all price points. The business community sits adjacent to St. John Properties' Cromwell Business Park – home to a wide range of businesses and retail amenities.

The business park is comprised of three buildings totaling over 120,600 square feet of flex/R&D and single-story office space. The site has unmatched access to major transportation thoroughfares and is adjacent to I-97 and less than ten minutes from I-95, MD 295 (Baltimore-Washington Parkway), and I-695 (Baltimore Beltway).



Flex/R&D Building

6958 Aviation Boulevard 35,124 SF

Flex/R&D Specifications

| | |
|----------------|-----------------------|
| Suite Sizes | Up to 35,124 SF |
| Ceiling Height | 14 ft. clear minimum |
| Loading | Drive-in |
| Parking | 4 spaces per 1,000 SF |
| Roof | TPO |
| Construction | Tilt-up concrete |
| Zoning | W-1 |

Single-Story Office Buildings

6956 Aviation Boulevard 54,278 SF

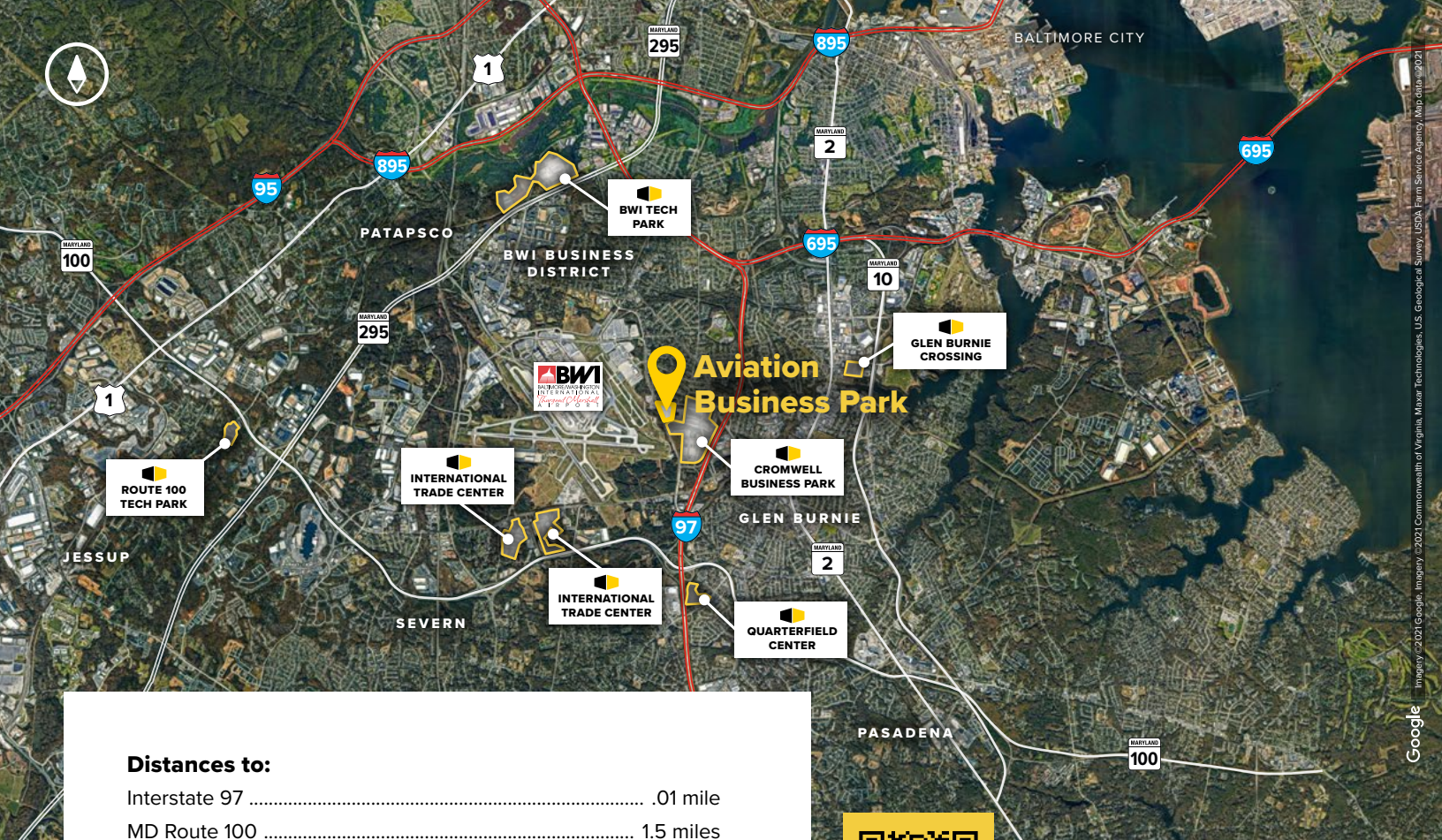
6960 Aviation Boulevard 31,231 SF

Single-Story Office Specifications

| | |
|----------------|------------------------|
| Suite Sizes | Up to 54,278 SF |
| Ceiling Height | 10 ft. finished height |
| Construction | Tilt-up concrete |
| Parking | 4 spaces per 1,000 SF |
| Zoning | W-1 |

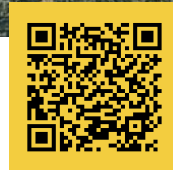
Visit sjpi.com/aviation to learn more





Distances to:

| | |
|--|-----------|
| Interstate 97 | .01 mile |
| MD Route 100 | 1.5 miles |
| BWI Thurgood Marshall Airport | 2 miles |
| Interstate 695 (Baltimore Beltway) | 3 miles |
| MD Route 295 | 4 miles |
| Baltimore, MD (Downtown) | 10 miles |
| Columbia, MD | 14 miles |
| Annapolis, MD (Downtown) | 18 miles |



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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.

Connect with us @stjohnprop



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