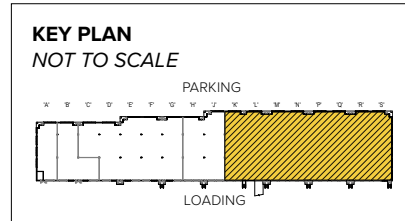


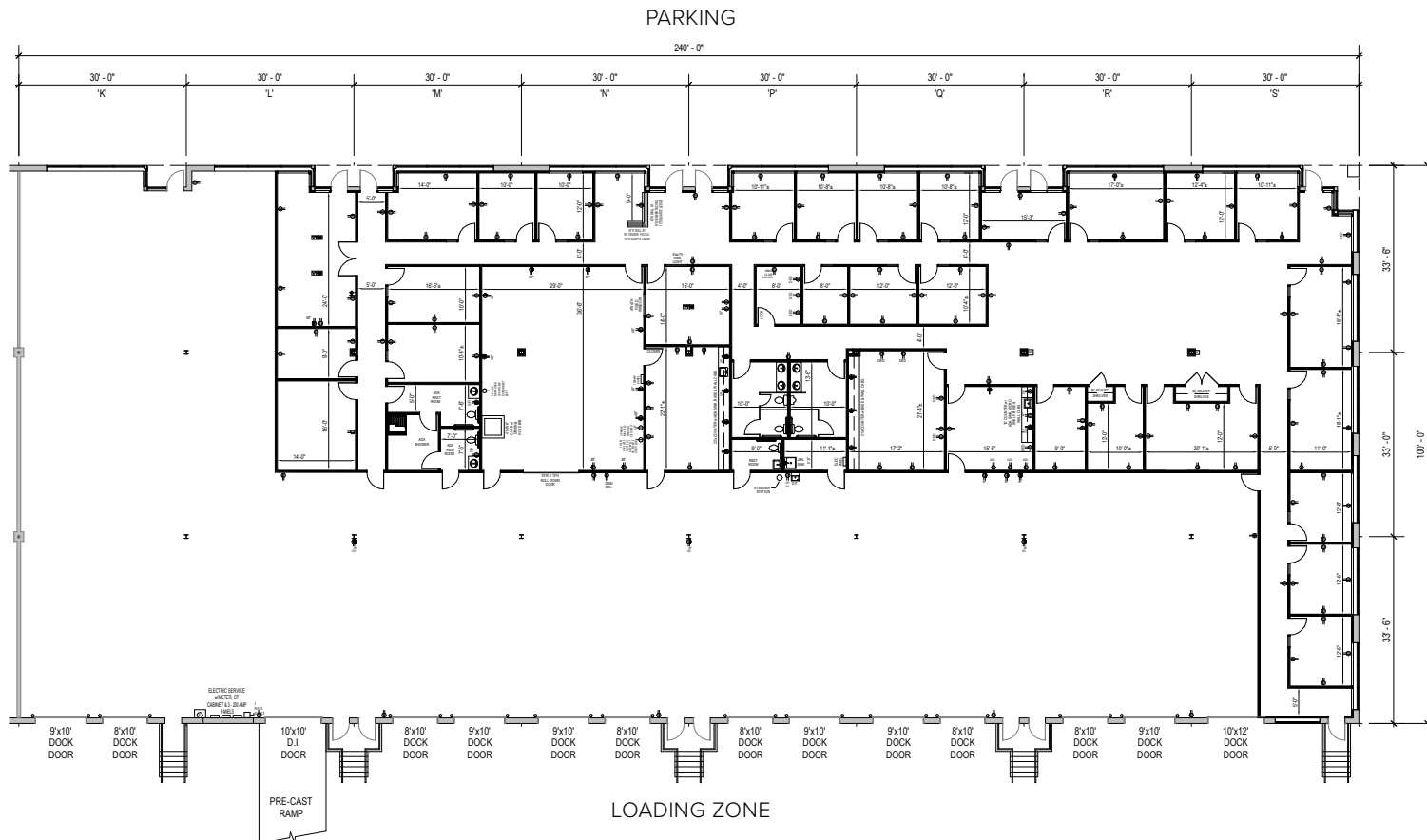


Total SF Available:
24,000 SF

10,972 sq. ft. office, 13,208 sq. ft. warehouse with private offices, dock doors (10), and an oversided drive-in end unit



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.





Flex/R&D

Direct-Entry Flexible Space

Flex/R&D buildings offer direct-entry suites with 24/7 tenant access. Suites feature 16, 18, or 24-foot ceiling heights with dock and drive-in loading capabilities, and wide truck courts at the rear of the buildings.

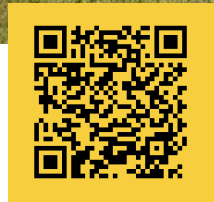


Flex/R&D Buildings

| | | |
|-------------------------|-----------|--------------------|
| 795 Cromwell Park Drive | 48,120 SF | |
| 796 Cromwell Park Drive | 59,520 SF | |
| 797 Cromwell Park Drive | 56,640 SF | |
| 798 Cromwell Park Drive | 56,640 SF | |
| 799 Cromwell Park Drive | 66,240 SF | |
| 810 Cromwell Park Drive | 72,240 SF | |
| 806 Cromwell Park Drive | 72,240 SF | |
| 820 Airport Park Road | 27,000 SF | |
| 871 Cromwell Park Drive | 33,120 SF | LEED SILVER |
| 881 Cromwell Park Drive | 33,120 SF | LEED SILVER |
| 883 Airport Park Road | 27,665 SF | |
| 889 Airport Park Road | 33,116 SF | |
| 890 Airport Park Road | 41,938 SF | |
| 899 Airport Park Road | 68,826 SF | |
| 681 Hollins Ferry Road | 33,120 SF | |
| 6934 Aviation Boulevard | 45,780 SF | |

Flex/R&D Specifications

| | |
|--|-----------------------|
| LEED (<i>select buildings</i>) | Certified |
| Suite Sizes | 2,520 up to 72,240 SF |
| Ceiling Height | 16 ft. clear minimum |
| <i>871 & 881 Cromwell Park Drive</i> | 18 ft. clear minimum |
| <i>899 Airport Park Road</i> | 24 ft. clear minimum |
| Parking | 4 spaces per 1,000 SF |
| Construction | Brick on block |
| Loading | Dock or drive-in |
| Zoning | W1 |



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Contact Us

For additional information or to schedule a tour, contact:

FLEX/R&D AND OFFICE SPACE:

Bryan Cyphers
Partner in Training
bcyphers@sjpi.com
443.464.1323

Lacey Johansson
Assistant Vice President, Leasing
ljohansson@sjpi.com
410.369.1229

RETAIL SPACE:

Eric Llewellyn
Senior Retail Leasing
Representative
ellewellyn@sjpi.com
443.464.1308

Bill Holzman
Vice President,
Retail Leasing
bholzman@sjpi.com
410.369.1240

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.

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