

Lexington Exchange

23565 Oak View Drive | California, MD 20619
Suites A–S

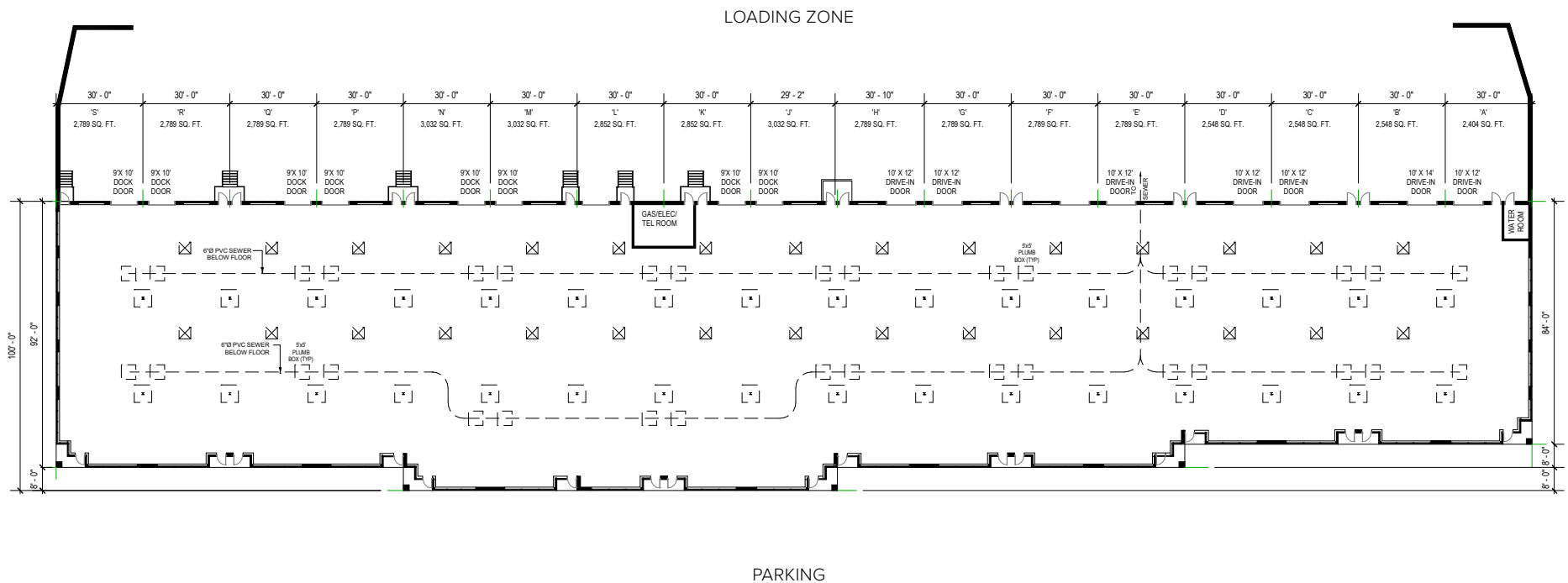


Total SF Available:
2,404–47,160 SF

*New flex/R&D w/ 18' clear
height, drive-in & dock loading*

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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 Lexington Exchange

- ▶ Outstanding new 140-acre mixed use business community located along Three Notch Road (Route 235) near Patuxent Beach Road (MD Route 4)
- ▶ Ideal location for defense contractors, with quick connections to both Patuxent Naval Air Station and the University of Maryland Academic and Innovation Center/Unmanned Aircraft Test site at St. Mary's County Regional Airport
- ▶ Flexible suite sizes ranging from 2,500 square feet up to 59,640 square-foot with full-building opportunities for office, flex/R&D, and warehouse
- ▶ Future development plans for up to 600,000 square feet provide expansion opportunities
- ▶ Walking distance to a wide array of retail amenities

For more information on Lexington Exchange, visit: sjpi.com/lexingtonexchange



Flex/R&D Space

| | | |
|----------------------|-----------|----------------|
| 23565 Oak View Drive | 47,160 SF | Coming Soon! |
| 23566 Oak View Drive | 28,560 SF | LEED CERTIFIED |
| 23567 Oak View Drive | 45,120 SF | LEED CERTIFIED |
| 23619 Oak View Drive | 45,120 SF | LEED CERTIFIED |
| 23647 Oak View Drive | 33,120 SF | Coming Soon! |
| Building F | 39,120 SF | FUTURE |
| Building G | 42,120 SF | FUTURE |
| Building H | 51,120 SF | FUTURE |
| Building I | 59,640 SF | FUTURE |
| Building J | 45,120 SF | FUTURE |
| Building K | 45,120 SF | FUTURE |
| Building L | 33,120 SF | FUTURE |
| Building M | 28,560 SF | FUTURE |
| Building N | 33,120 SF | FUTURE |
| Building O | 31,560 SF | FUTURE |

Flex/R&D Specifications

| | |
|----------------|-------------------------|
| Suite Sizes | 2,500 up to 59,640 SF |
| Ceiling Height | 18 ft. clear height |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Roof | TPO |
| Construction | Brick on block |
| Loading | Drive-in & dock loading |
| Zoning | MXM |

Traffic Count (MDOT)

Three Notch Road (Route 235): 31,170 vehicles/day

Patuxent Beach Road (Route 4): 29,912 vehicles/day

Demographics

| | 3 Miles | 5 Miles | 10 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 21,473 | 44,544 | 107,307 |
| Avg. Household Income | \$129,207 | \$124,207 | \$113,146 |



Distances to:

| | |
|--|----------|
| Patuxent Naval Air Station | 5 miles |
| Interstate 495 (Capital Beltway) | 49 miles |
| Interstate 97 | 58 miles |
| Annapolis, MD (Downtown) | 62 miles |
| Washington, D.C. | 62 miles |
| Interstate 95 | 75 miles |
| BWI Airport | 79 miles |
| Baltimore, MD (Downtown) | 84 miles |

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 multifamily space nationwide.

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