

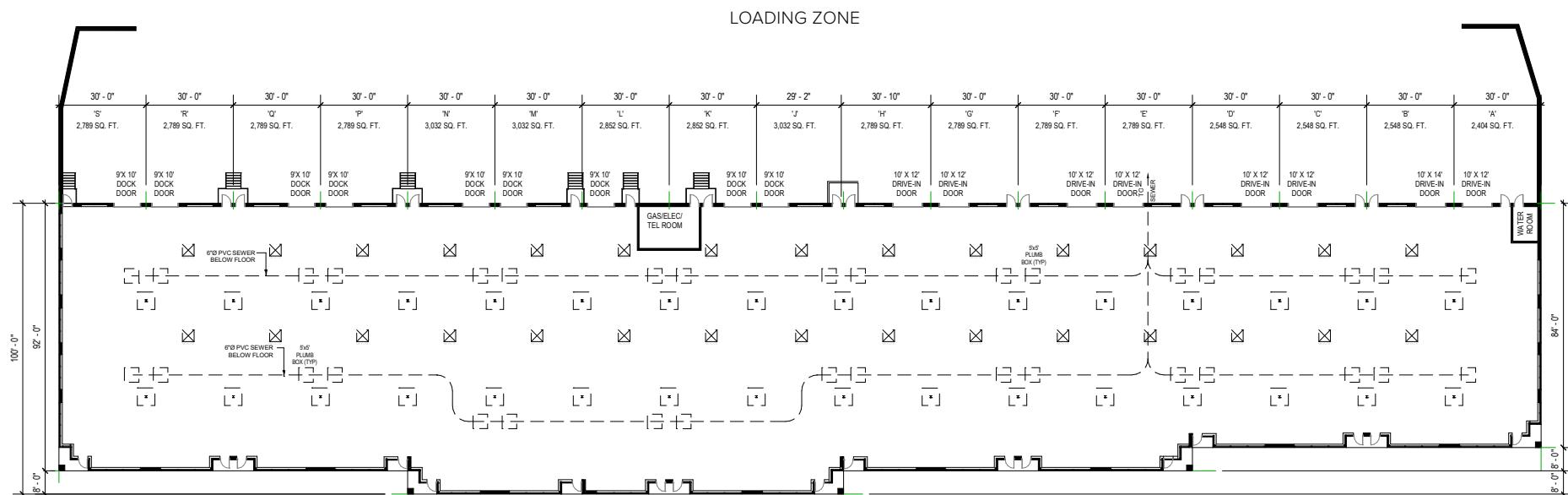


**Total SF Available:**  
2,404–47,160 SF

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

**CLICK TO VIEW  
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.



PARKING

## 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](http://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



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# Contact Us

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

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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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