ST. JOHN PROPERTIES

410.788.0100 | SJPI.COM

Arundel Overlook

941 Mercantile Drive | Hanover, MD 21076

Suite G-H

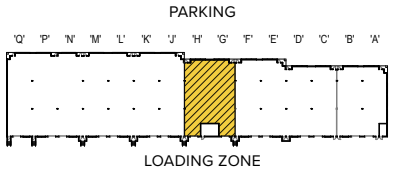
WHAT IS FLEX?

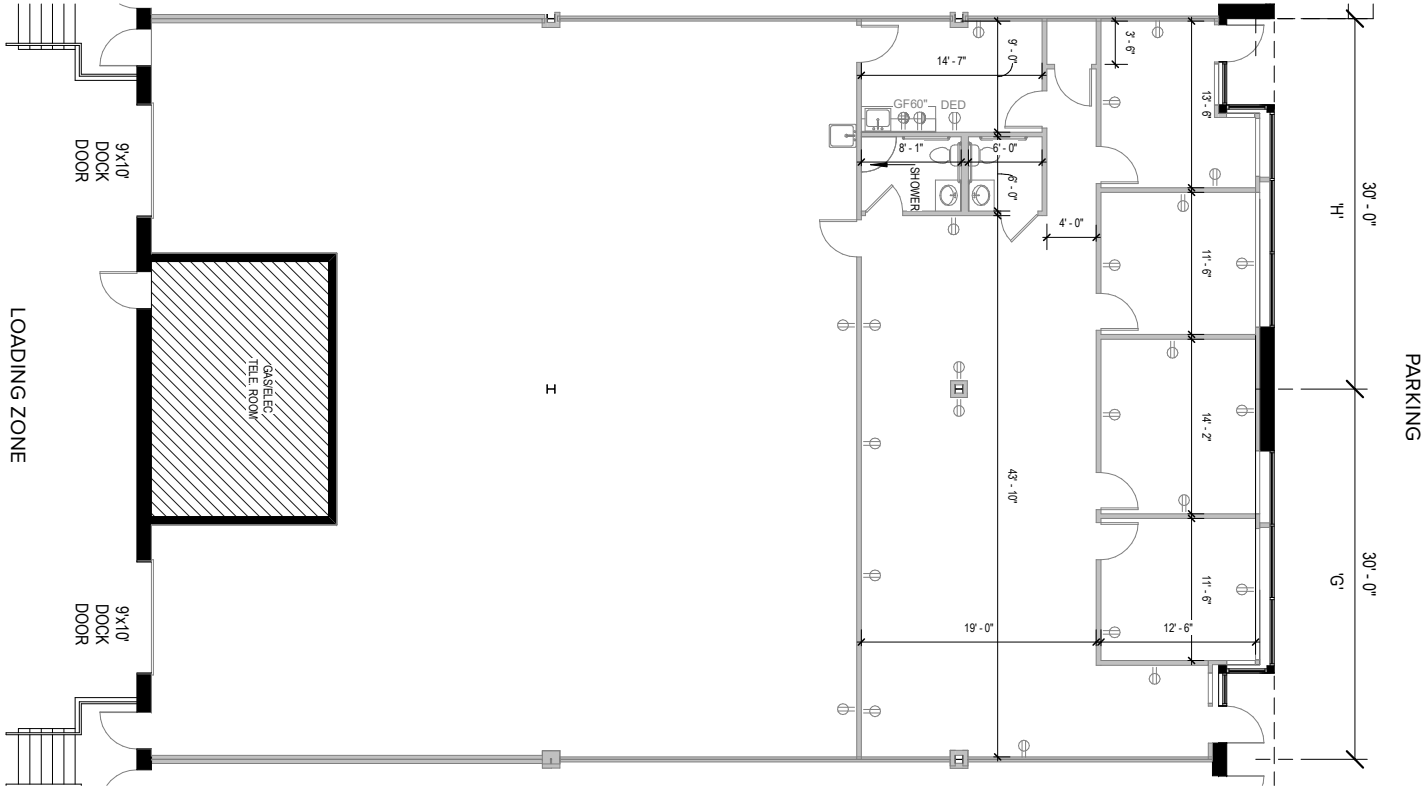
Total SF Available:
5,520 SF

1,899 sq. ft. office, 3,621 sq. ft. warehouse with private offices (4)

CLICK TO VIEW VIRTUAL TOUR

KEY PLAN
NOT TO SCALE





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 Arundel Overlook

Arundel Overlook is a 68-acre flex/R&D community located at the intersection of Dorsey Road (MD Route 176) and Airport 100 Way in Anne Arundel County, just minutes from Baltimore-Washington International Airport (BWI).

The unified architecture of St. John Properties' eight buildings, comprising over 312,840 square feet of flex/R&D space, provides Arundel Overlook a campus-like business environment.

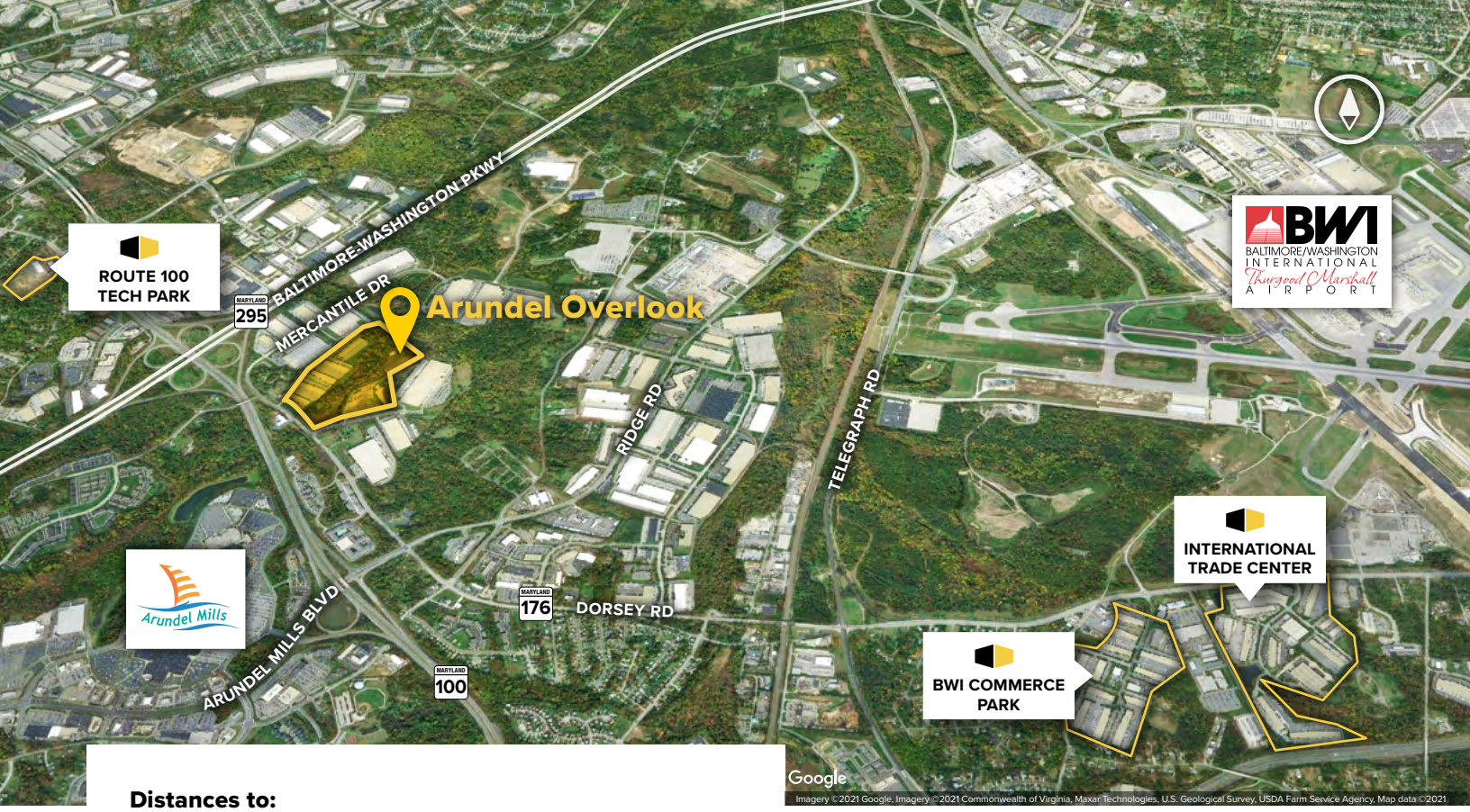
Tenant sizes from 2,520 square feet to 45,120 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/R&D buildings feature 30 foot wide spaces combined with 16-foot high ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

St. John Properties features an in-house and fully-staffed property management division to ensure that the building continually operates at peak performance.

For more information on Arundel Overlook, visit: sjpi.com/arundeloverlook

Flex/R&D Buildings		
901 Mercantile Drive	33,120 SF	
921 Mercantile Drive	42,120 SF	
941 Mercantile Drive	42,120 SF	
961 Mercantile Drive	42,120 SF	
980 Mercantile Drive	45,120 SF	
1503 Signature Drive	42,120 SF	LEED SILVER
1513 Signature Drive	30,000 SF	LEED DESIGNED
1523 Signature Drive	36,120 SF	LEED SILVER

Flex/R&D Specifications	
LEED	Silver | Core & shell
Suite Sizes	2,520 up to 45,120 SF
Ceiling Height	
901-980 Mercantile Drive & 1523 Signature Drive	16 ft. clear minimum
1503 & 1513 Signature Drive	18 ft. clear minimum
Loading	Dock or drive-in
Roof	EPDM Rubber & TPO
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	W-1



Distances to:

MD 295	0.5 miles
MD 100	1 mile
Interstate 95	3 miles
BWI Airport	4 miles
Fort Meade/NSA	6 miles
Interstate 695 (Baltimore Beltway)	6 miles
Columbia, MD	9 miles
Baltimore, MD (Downtown)	12 miles
Annapolis, MD (Downtown)	20 miles
Washington, D.C. (Downtown)	28 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:

Lacey Johansson
Vice President, Leasing
LJohansson@sjpi.com | 410.369.1229

Corporate Headquarters:
2560 Lord Baltimore Drive | Baltimore, MD 21244
410.788.0100 | SJPI.COM

ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

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.

Connect with us **@stjohnprop**

USGBC MEMBER

NAIOP MARYLAND CHAPTERS THE ASSOCIATION FOR COMMERCIAL REAL ESTATE

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