

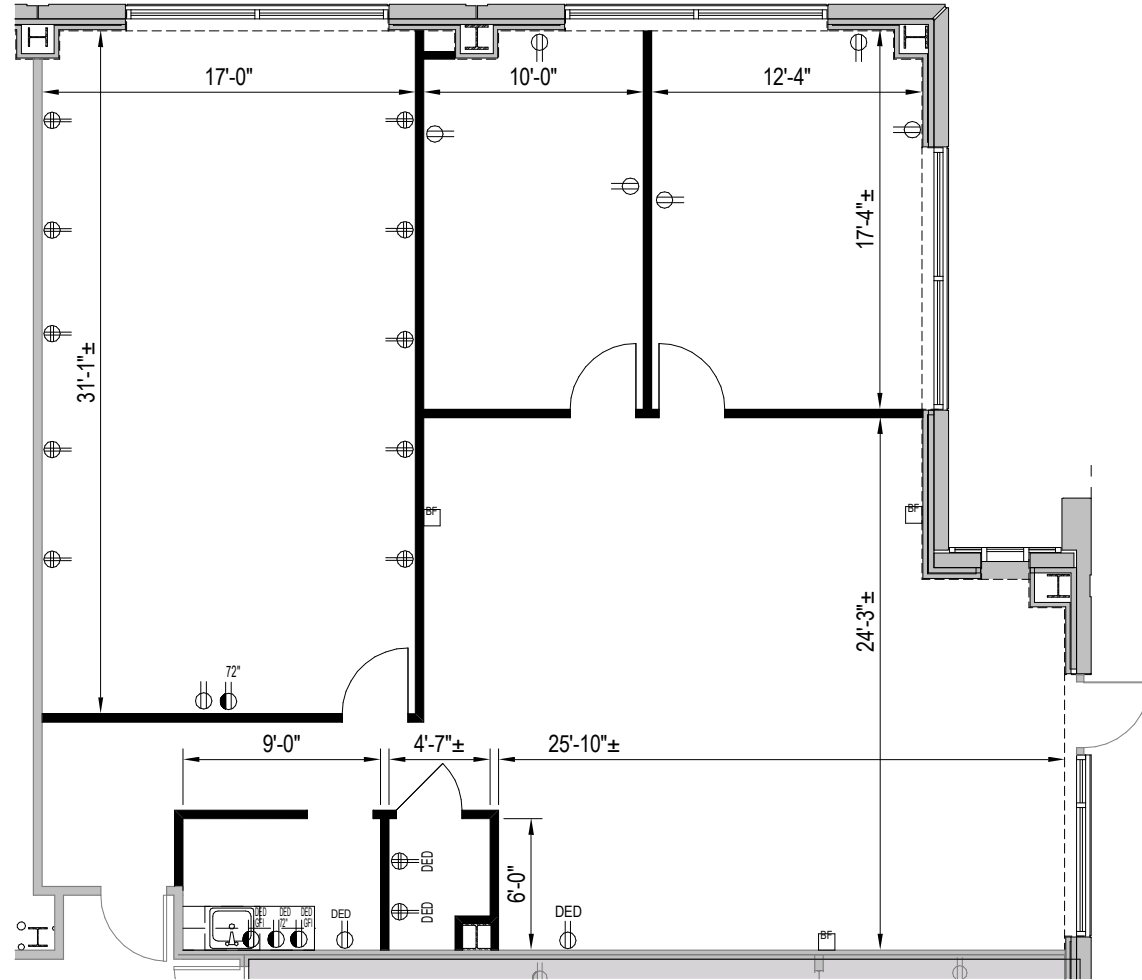
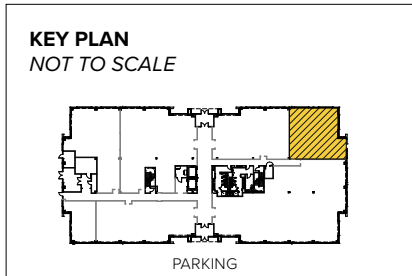
The GATE

6200 Guardian Gateway | Aberdeen Proving Ground, MD 21005
Suite 115



Total SF Available:
2,093 SF

Private offices (2) with a large training room and open area for cubicles.



PARKING

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.



- ▶ Seven three-story, Class 'A' office buildings
- ▶ Abundant free surface parking
- ▶ Sleek and modern Class 'A' lobbies
- ▶ Glass and brick exteriors constructed to Anti-Terrorism-Force-Protection (ATFP) Standards
- ▶ Virtually column-free construction floor-plates

Three-Story Office Building

6190 Guardian Gateway	75,000 SF	LEED SILVER
6200 Guardian Gateway	75,000 SF	LEED SILVER
6210 Guardian Gateway	75,000 SF	LEED SILVER
6220 Guardian Gateway	FUTURE	LEED DESIGNED
6230 Guardian Gateway	FUTURE	LEED DESIGNED
6260 Guardian Gateway	74,321 SF	LEED SILVER
6280 Guardian Gateway	74,334 SF	LEED SILVER

Multi-Story Office Specifications

LEED	Certified Silver
Suite Sizes	1,252 up to 75,000 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Exterior	ATFP
Elevator	Yes





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:

Michael Tait
 Leasing Representative
 mtait@sjpi.com
 443.464.1315

Matt Lenihan
 Executive Vice President,
 Leasing
 mlenihan@sjpi.com
 410.369.1202

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.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 11/24