



## About 11155 Dolfield Boulevard

Located within Dolfield Business Park, 11155 Dolfield Boulevard is a two-story, 71,400 square foot office building situated near Red Run Boulevard in Owings Mills, MD. The project is near Interstate 795, Foundry Row, Owings Mills Metro Center, Owings Mills Boulevard, and a variety of business and retail amenities. Public transportation, including the Baltimore Metro, is also close by.

### Building Features:

- ▶ Two-stories, 71,400 sq. ft. of space
- ▶ 9 ft. ceiling heights
- ▶ Independent suites feature separate utilities and direct walk-in access
- ▶ 24-hour accessibility
- ▶ Build-to-suit offices
- ▶ Offices are just steps from parking
- ▶ In-house property management



### Two-Story Office Buildings

11155 Dolfield Boulevard 71,400 SF

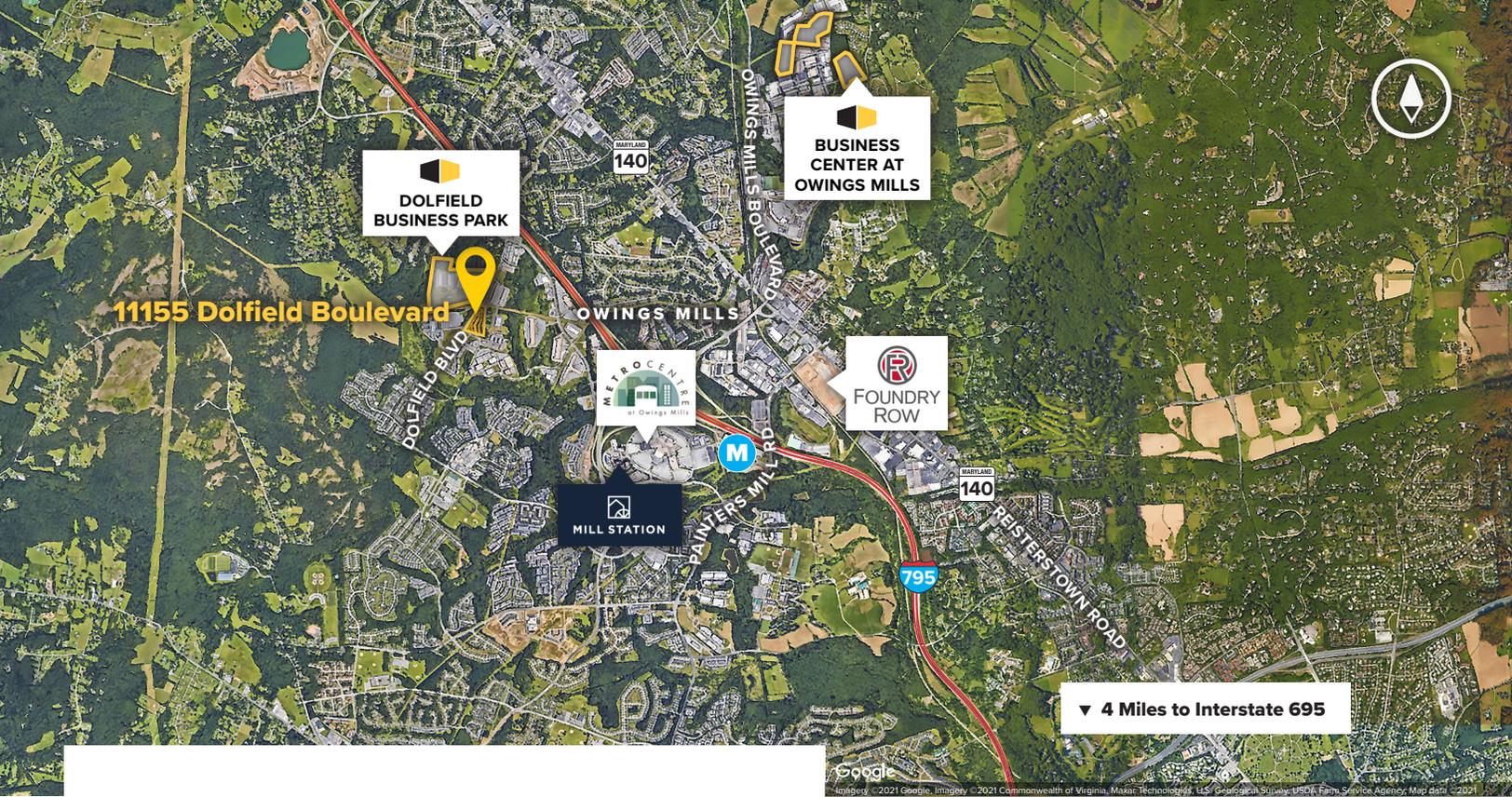
### Two-Story Office Specifications

Suite Sizes	1,275 up to 71,400 SF
Ceiling Height	9 ft. clear minimum
Parking	4.5 spaces per 1,000 SF
HVAC: 1 <sup>st</sup> Floor	Heat pump (Electric)
HVAC: 2 <sup>nd</sup> Floor	Gas
Roof	EPDM Rubber
Construction	Brick on block
Zoning	ML-IM



For more information on 11155 Dolfield Boulevard, visit: [sjpi.com/11155dolfield](http://sjpi.com/11155dolfield)





**Distances to:**

Foundry Row .....	2 miles
Interstate 795 .....	2 miles
Mill Station .....	2 miles
Interstate 695 (Baltimore Beltway) .....	4 miles
Towson, MD .....	13 miles
Baltimore, MD (Downtown) .....	15 miles
Interstate 95 .....	15 miles
Westminster, MD .....	16 miles
BWI Airport .....	22 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:

**Stephanie Caronna**  
 Leasing Representative  
 scaronna@sjpi.com | 410.369.1235

**Corporate Headquarters:**  
 2560 Lord Baltimore Drive | Baltimore, MD 21244

**410.788.0100 | SJPI.COM**

**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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