

**The GATE**

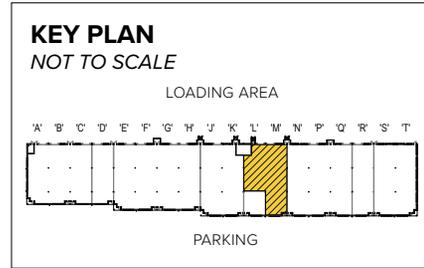
6165 Guardian Gateway | Aberdeen Proving Ground, MD 21005  
Suites L(rear)-M

[▶ WHAT IS FLEX?](#)



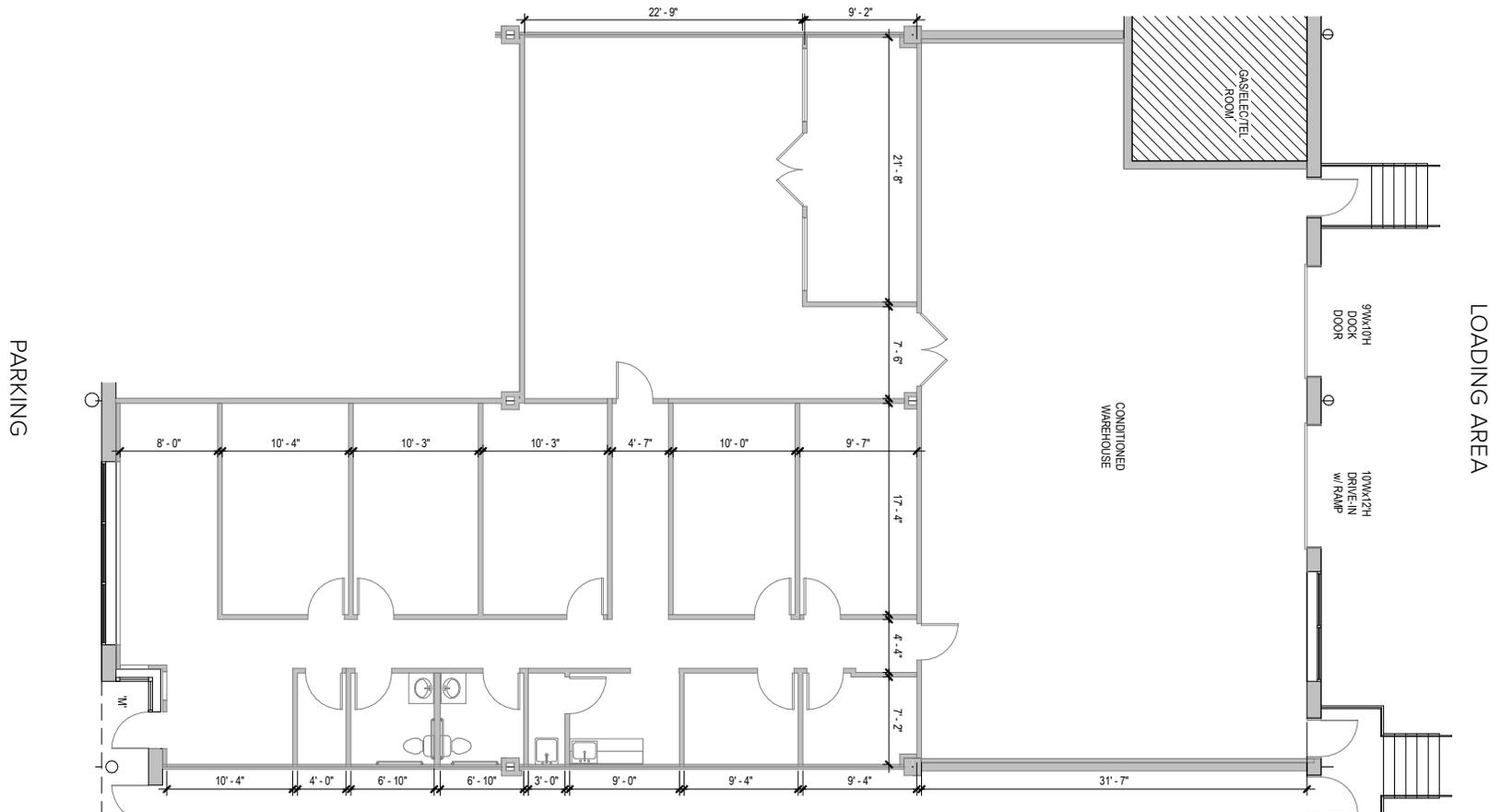
**Total SF Available:**  
4,857 SF

2,900 sq. ft. office, 1,957 sq. ft.  
conditioned warehouse with dock  
and drive-in doors



**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.*





St. John Properties' flex/R&D buildings offer first class, highly efficient work environments in an attractive business park setting.

Flex/R&D buildings provide drive-in or dock height access for integration, production or R&D work.

We are leasing in a wide range of configurations, from small office/warehouse/integration space to entire buildings improved for 100% high-tech office space.

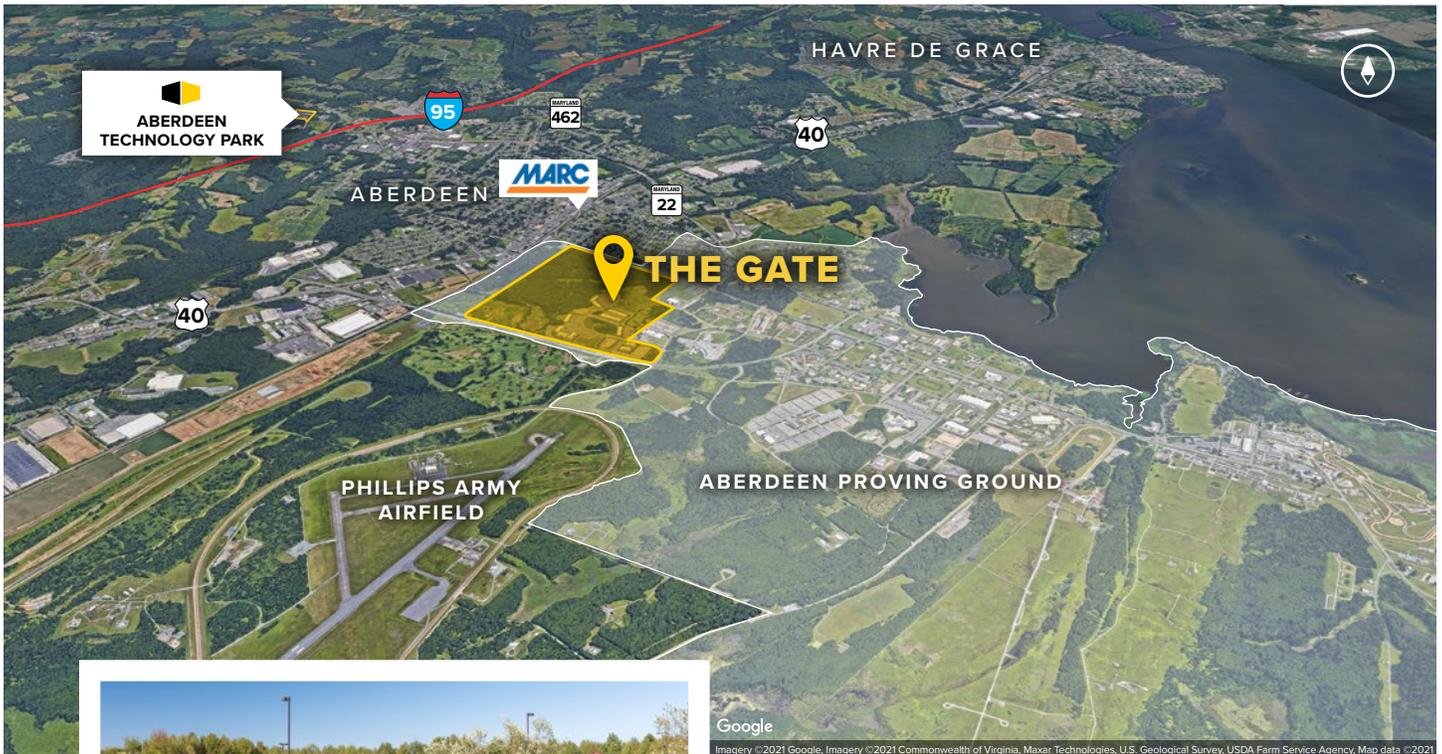
**Flex/R&D Buildings**

6145 Guardian Gateway	57,120 SF	LEED CERTIFIED
6155 Guardian Gateway	42,120 SF	LEED CERTIFIED
6162 Guardian Gateway	60,120 SF	FUTURE
6164 Guardian Gateway	36,120 SF	FUTURE
6165 Guardian Gateway	51,120 SF	LEED GOLD
6166 Guardian Gateway	33,040 SF	FUTURE
6175 Guardian Gateway	54,120 SF	LEED GOLD
6240 Guardian Gateway	59,977 SF	

**Flex/R&D Specifications**

LEED (on select buildings)	Certified Gold
Suite Sizes	2,520 up to 59,977 SF
Ceiling Height	16 ft. clear minimum
	<i>6145 &amp; 6155 Guardian Gateway</i> 18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber or TPO
Exterior	ATFP
Loading	Dock or drive-in





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:

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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.

Connect with us @stjohnprop

