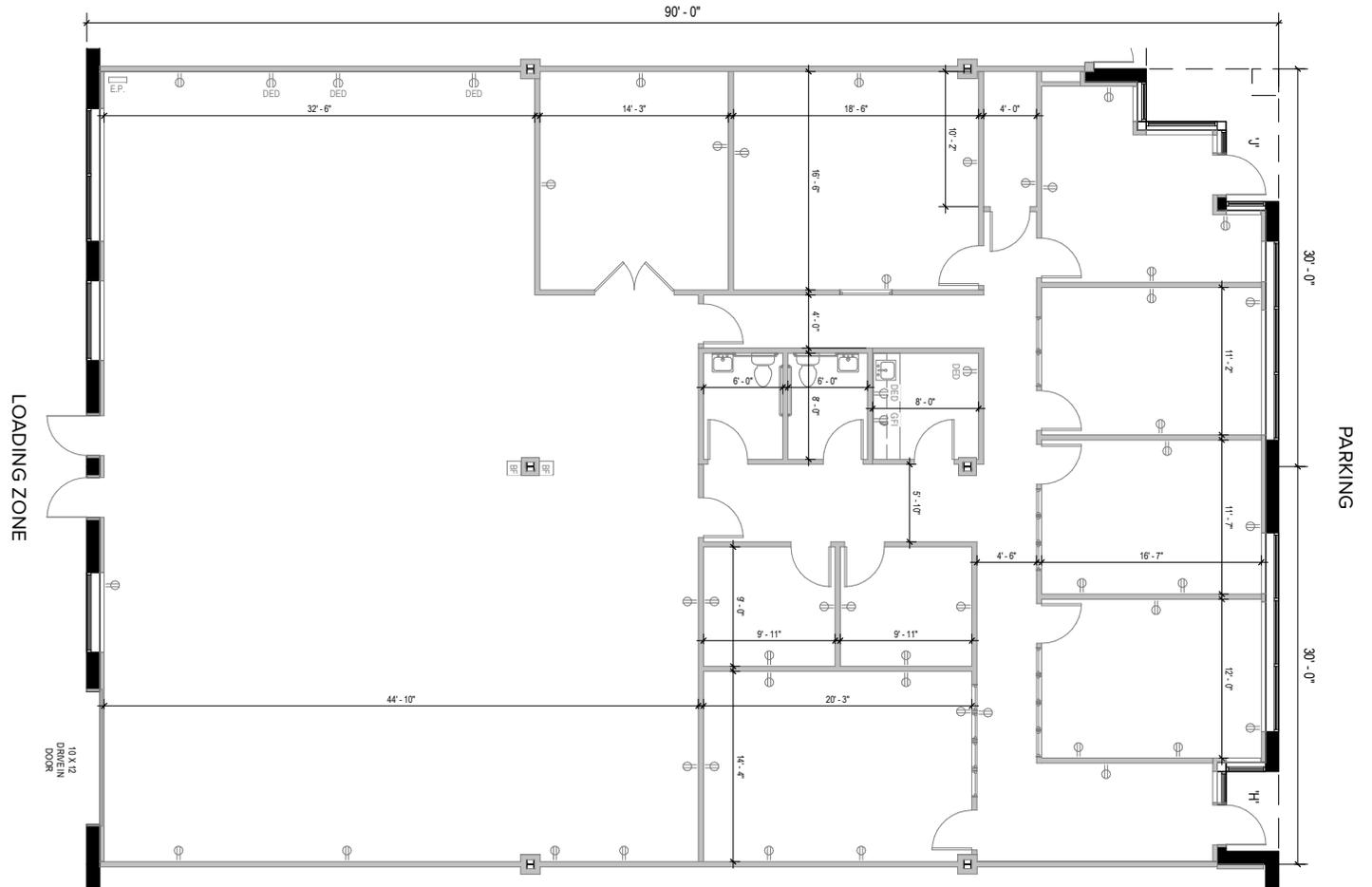
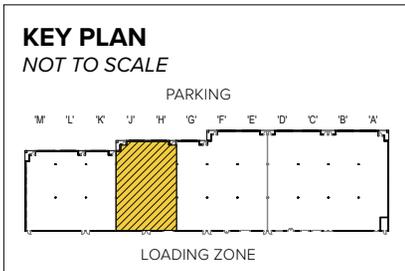




Total SF Available:
5,400 SF

Private offices (6),
conference rooms (2), and
2,734 sq. ft. of warehouse



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 I-97 Business Park

I-97 Business Park is a 67-acre business community located on Benfield Boulevard and Najoles Road off exit 10 of Interstate 97, near the Baltimore-Washington International Thurgood Marshall Airport in Anne Arundel County.

Flex/R&D Buildings

| | |
|-------------------------|------------------------------|
| 1110 Benfield Boulevard | 42,420 SF |
| 1114 Benfield Boulevard | 33,300 SF |
| 1120 Benfield Boulevard | 36,300 SF |
| 1121 Benfield Boulevard | 50,642 SF |
| 1127 Benfield Boulevard | 33,300 SF |
| 1131 Benfield Boulevard | 44,400 SF |
| 253 Najoles Road | 30,120 SF |
| 254 Najoles Road | 30,240 SF LEED SILVER |
| 255 Najoles Road | 33,120 SF |
| 258 Najoles Road | 33,620 SF LEED SILVER |

Flex/R&D Specifications

| | |
|--|-----------------------|
| LEED (<i>select buildings</i>) | Certified Silver |
| Suite Sizes | 2,160 up to 50,642 SF |
| Ceiling Height | |
| <i>1110–1131 Benfield Boulevard 253 & 255 Najoles Road</i> | 16 ft. clear minimum |
| <i>254 & 258 Najoles Road</i> | 18 ft. clear minimum |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Loading | Dock or drive-in |
| Zoning | W1 |

Five-Story Office Building

| | |
|------------------|------------|
| 231 Najoles Road | 126,500 SF |
|------------------|------------|

Five-Story Office Specifications

| | |
|----------------|----------------------------|
| LEED | Certified Gold |
| Ceiling Height | 10 ft. clear minimum |
| Suite Sizes | Up to 126,500 SF |
| Elevator | Yes |
| Parking | 5 spaces per 1,000 SF |
| HVAC | Gas, VAV with zone control |
| Zoning | W1 |

Two-Story Office Building

| | |
|-------------------------|-----------|
| 1111 Benfield Boulevard | 40,800 SF |
|-------------------------|-----------|

Two-Story Office Specifications

| | |
|-----------------------------|--------------------------|
| Suite Sizes | 1,275 SF up to 40,800 SF |
| Ceiling Height | 10 ft. clear minimum |
| Parking | 5 spaces per 1,000 SF |
| HVAC: 1 st Floor | Heat pump |
| HVAC: 2 nd Floor | Gas |
| Zoning | W1 |

Single-Story Office Buildings

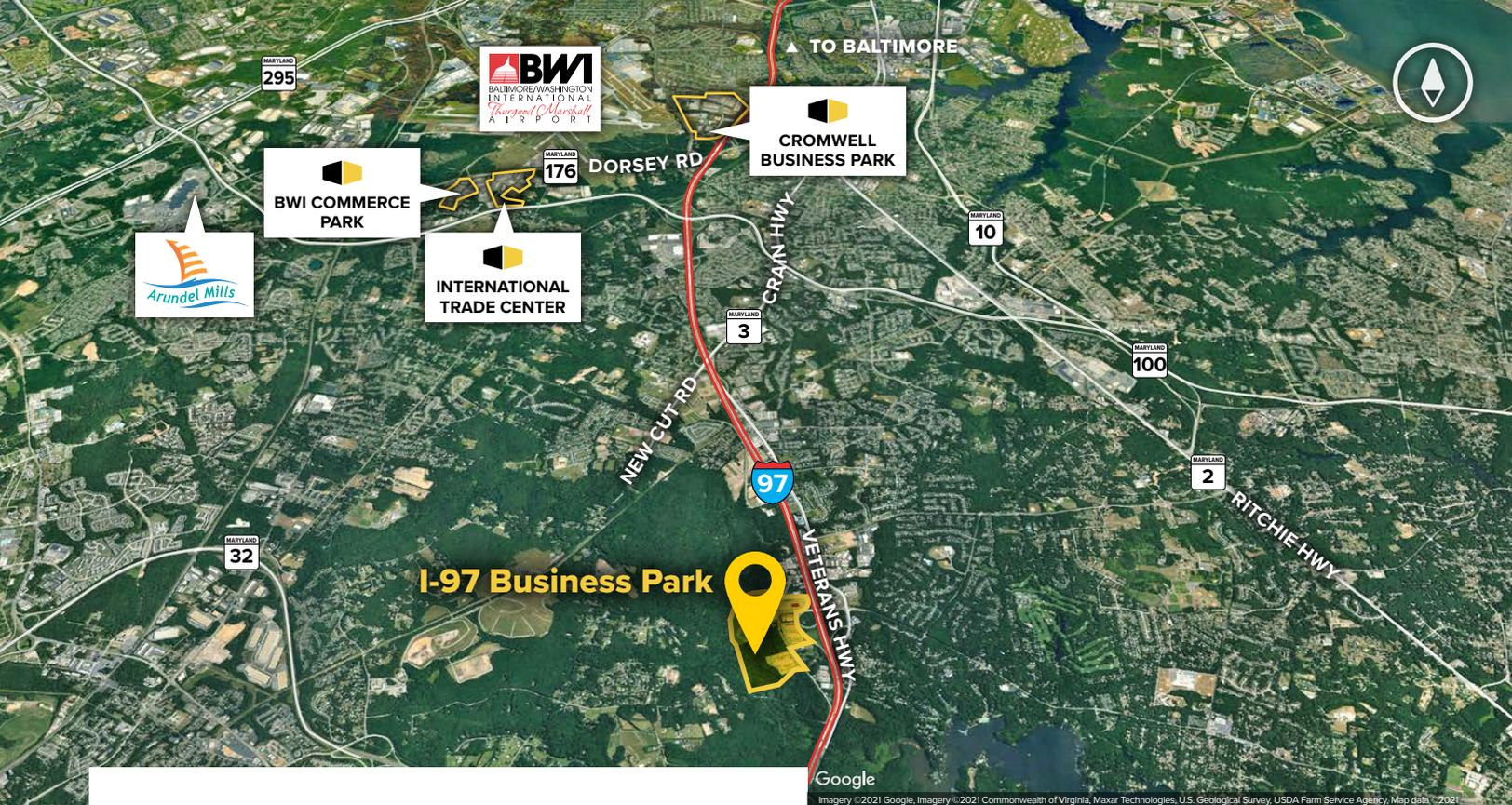
| | |
|------------------|-----------|
| 251 Najoles Road | 17,400 SF |
|------------------|-----------|

Single-Story Office Specifications

| | |
|----------------|--------------------------|
| Suite Sizes | 1,800 SF up to 17,400 SF |
| Ceiling Height | 10 ft. clear minimum |
| Parking | 5 spaces per 1,000 SF |
| HVAC | Gas |
| Zoning | W1 |

For more information on I-97 Business Park, visit: sjpi.com/i97





Distances to:

- BWI Airport 6 miles
- Interstate 695 (Baltimore Beltway) 7 miles
- Annapolis, MD (Downtown) 9 miles
- Fort Meade/NSA 9 miles
- Columbia, MD 12 miles
- Baltimore, MD (Downtown) 13 miles
- Interstate 495 (Capital Beltway) 13 miles
- Washington, D.C. (Downtown) 20 miles



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Contact Us

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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 residential space.

Connect with us @stjohnprop



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