



**17001 Science Drive | Bowie, MD 20715**

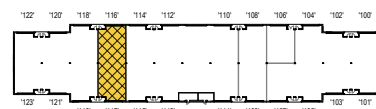
## Suites 116-117



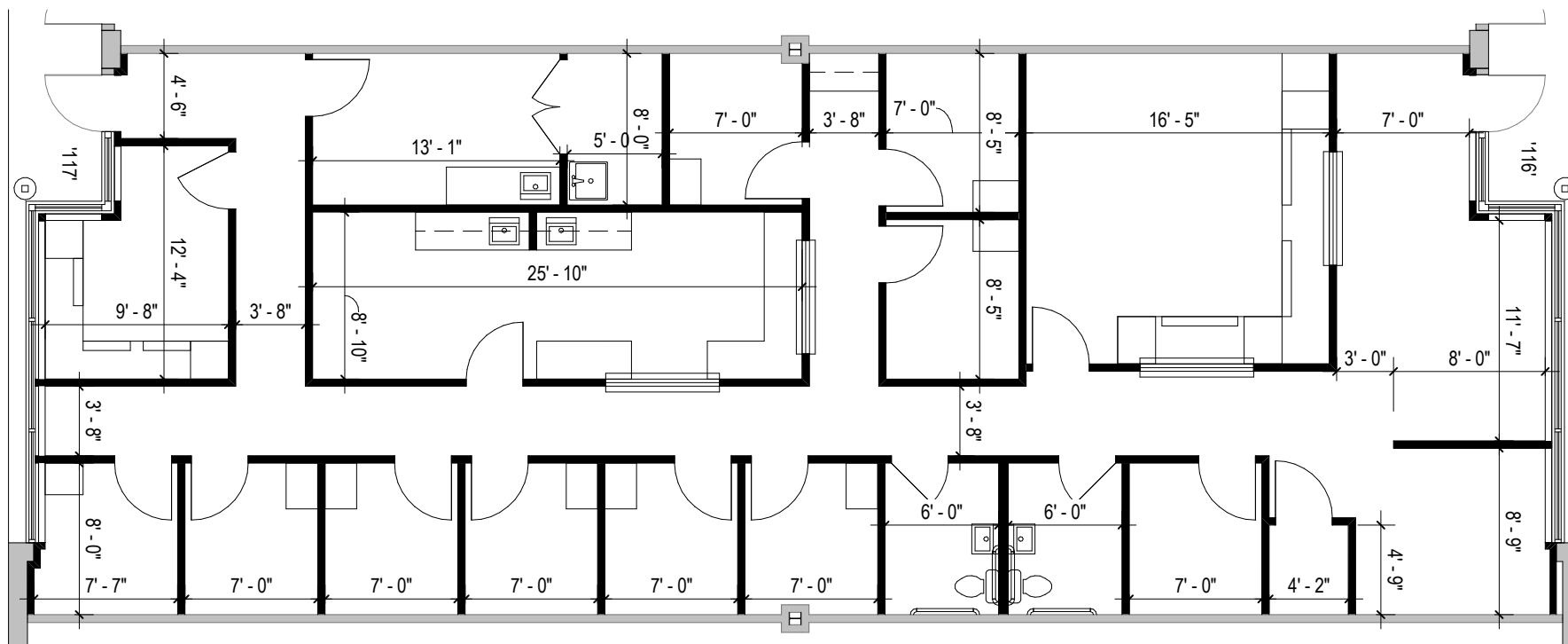
**Total SF Available:**  
2,490 SF

*Built-out office space private  
offices, conference room,  
and kitchen*

**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.





# Single-Story Office

Direct-entry office space

Melford Town Center's single-story office building is located along Science Drive and offer businesses direct-entry 24/7 access.



17001 Science Drive

Single-Story Office Building	
17001 Science Drive	30,450 SF
Single-Story Office Specifications	
Suite Sizes	1,245 up to 30,450 SF
Ceiling Height	9 ft. clear minimum
Parking	5 spaces per 1,000 SF
HVAC	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	EIA







#### Distances to:

Interstate 495 (Capital Beltway)	8 miles
Annapolis, MD (Downtown)	13 miles
BWI Airport	18 miles
Interstate 695 (Baltimore Beltway)	20 miles
Regan National Airport	24 miles
Baltimore, MD (Downtown)	25 miles
Columbia, MD	25 miles
Washington, D.C. (Downtown)	27 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 multifamily space nationwide.

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