

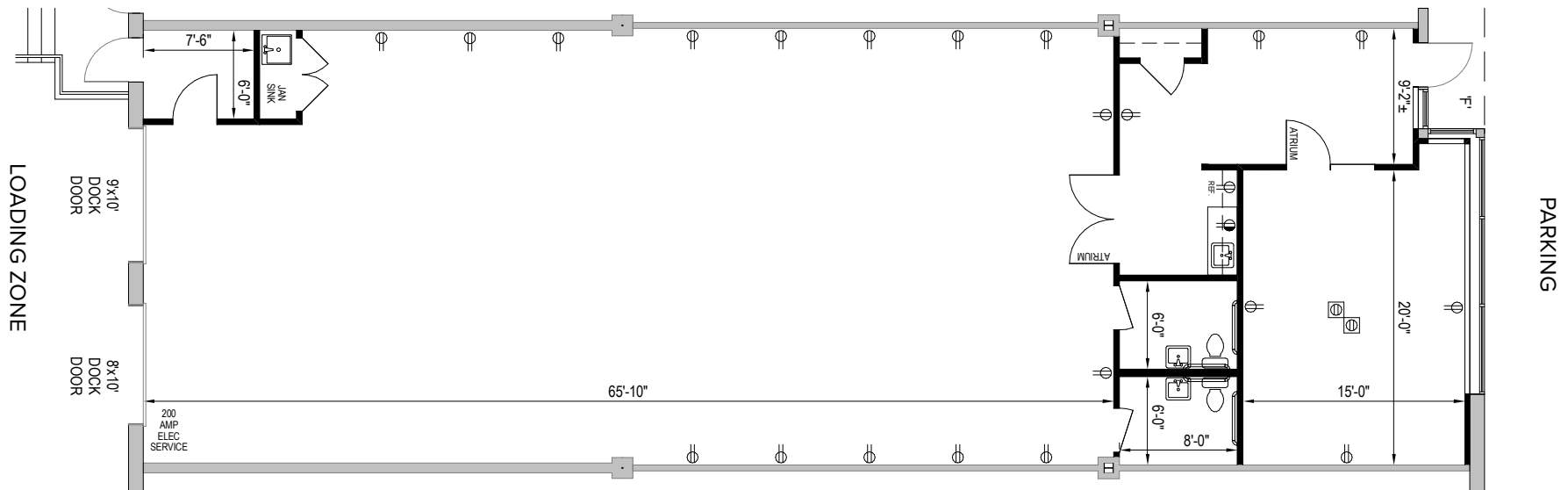
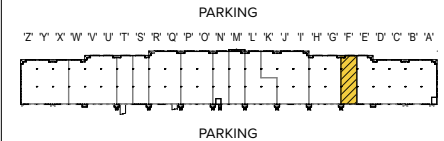


**Total SF Available:**  
2,760 SF

**CLICK TO VIEW  
VIRTUAL TOUR**

*689 sq. ft. office, 2,071 sq. ft. conditioned warehouse with restrooms (2) and dock doors (2)*

**KEY PLAN**  
NOT TO SCALE





#### Flex/R&D Buildings

|                    |                            |
|--------------------|----------------------------|
| 513 Progress Drive | 42,120 SF                  |
| 514 Progress Drive | 72,240 SF                  |
| 517 Progress Drive | 42,120 SF                  |
| 521 Progress Drive | 40,080 SF                  |
| 525 Progress Drive | 40,080 SF                  |
| 701 Digital Drive  | 45,120 SF                  |
| 705 Digital Drive  | 72,240 SF                  |
| 709 Digital Drive  | 69,240 SF                  |
| 805 Pinnacle Drive | 62,160 SF <b>LEED GOLD</b> |
| 809 Pinnacle Drive | 51,120 SF <b>LEED GOLD</b> |
| 811 Pinnacle Drive | 48,120 SF <b>LEED GOLD</b> |
| 813 Pinnacle Drive | 34,560 SF <b>LEED GOLD</b> |

#### Flex/R&D Specifications

|                    |                       |
|--------------------|-----------------------|
| LEED               | Core & shell          |
| Suite Sizes        | 2,400 up to 72,240 SF |
| Ceiling Height     | 16 ft. clear minimum  |
| 805 Pinnacle Drive | 18 ft. clear minimum  |
| Offices            | Built to suit         |
| Parking            | 4 spaces per 1,000 SF |
| Heat               | Gas                   |
| Roof               | EPDM & TPO Rubber     |
| Exterior Walls     | Brick on block        |
| Loading            | Dock or drive-in      |
| Zoning             | W-1                   |

Over 619,200 square feet of versatile flex/R&D space resides within BWI Tech Park. These adaptable buildings offer tenants maximum flexibility by combining thirty-foot wide spaces with 16–18 foot ceiling heights. Suite sizes range from 2,400 square feet up to 72,240 square feet and offer dock and drive-in loading. Free, generous parking is available adjacent to each building.







#### Distances to:

|                                          |          |
|------------------------------------------|----------|
| MD 295 .....                             | 0.1 mile |
| BWI Airport .....                        | 2 miles  |
| Interstate 695 (Baltimore Beltway) ..... | 3 miles  |
| Arundel Mills Mall .....                 | 4 miles  |
| MD 100 .....                             | 4 miles  |
| Baltimore, MD (Downtown) .....           | 8 miles  |
| Columbia, MD .....                       | 12 miles |
| Interstate 495 (Capital Beltway) .....   | 19 miles |
| Annapolis, MD (Downtown) .....           | 22 miles |

## 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.

Connect with us @stjohnprop



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