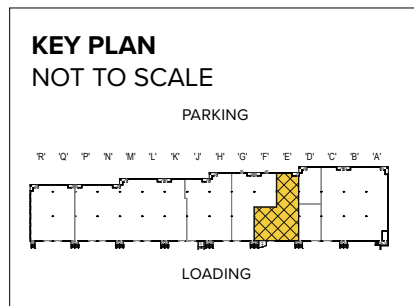


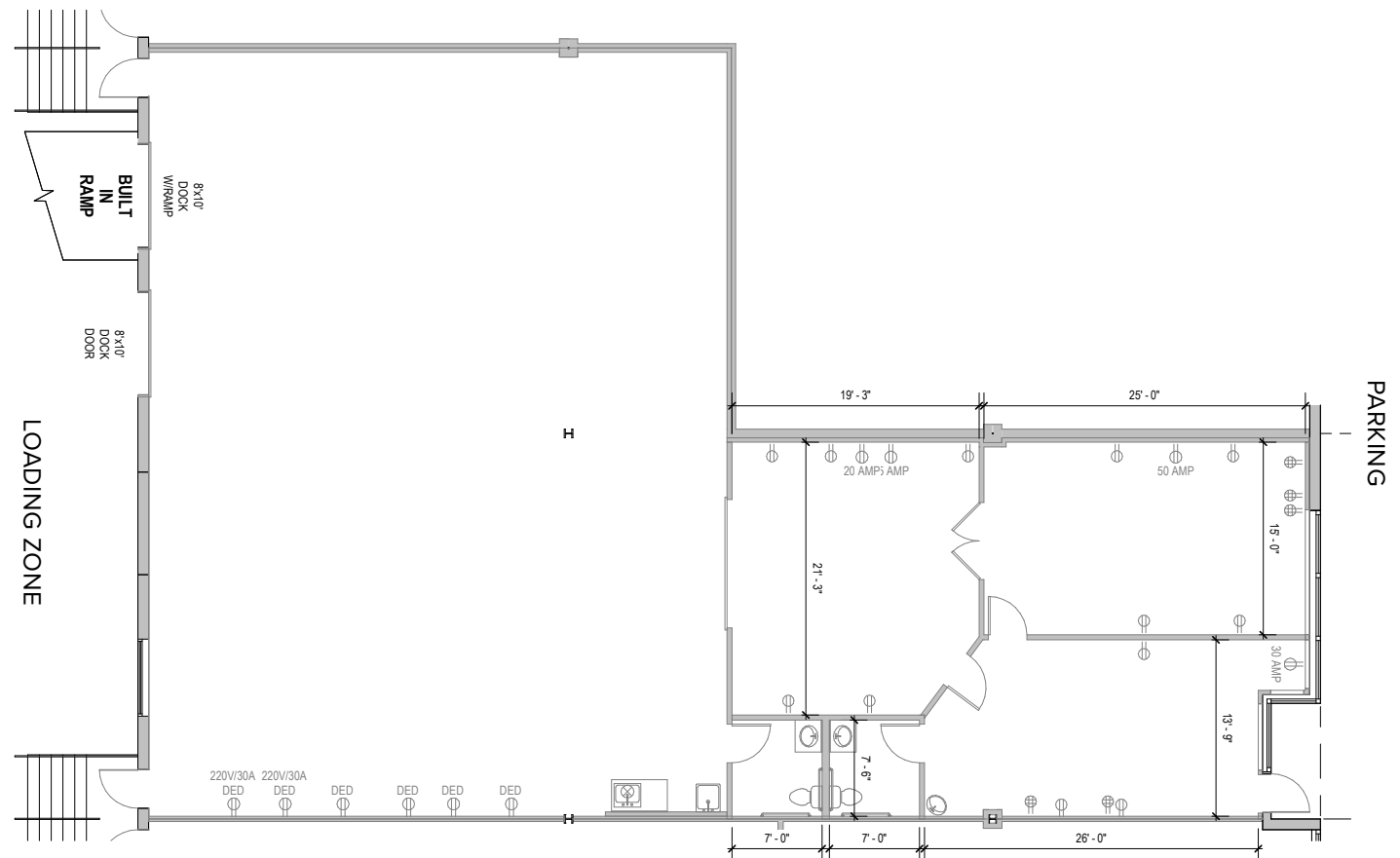


Total SF Available:
4,140 SF

1,299 sq. ft. office, 2,841 sq.
ft. warehouse with 8'x10'
dock door (1), and 8'x10'
dock door with ramp (1)



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	
1110–1131 Benfield Boulevard 253 & 255 Najoles Road	16 ft. clear minimum
254 & 258 Najoles Road	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Loading	Dock or drive-in
Zoning	W1

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

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

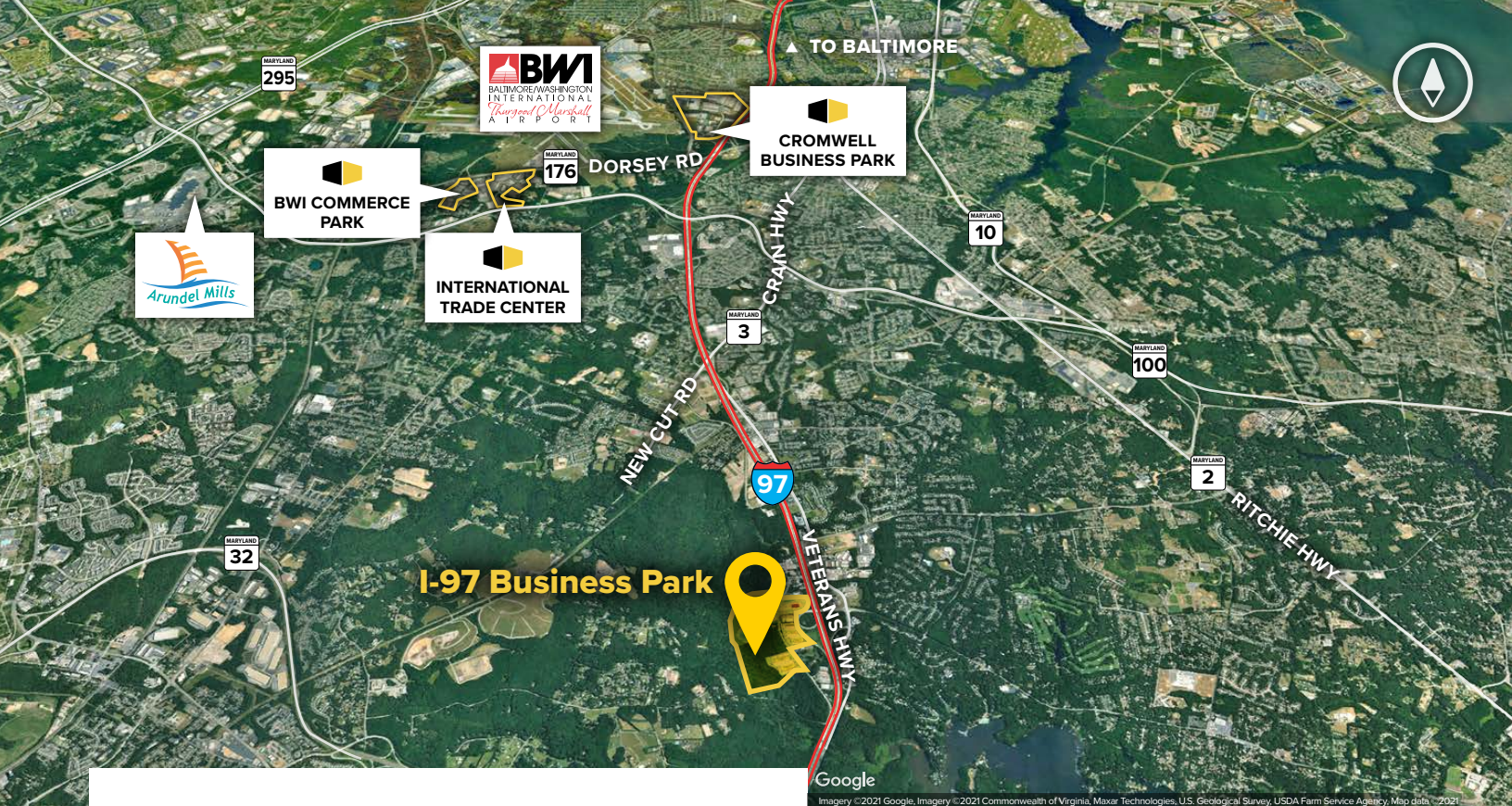
Single-Story Office Buildings

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





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



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:

Michael Tait

Leasing Representative

mtait@sjpi.com | 443.464.1315

Corporate Headquarters:

2560 Lord Baltimore Drive, Baltimore, MD 21244

410.788.0100 | SJPI.COM

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



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 01/25