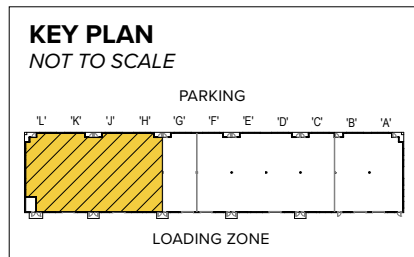


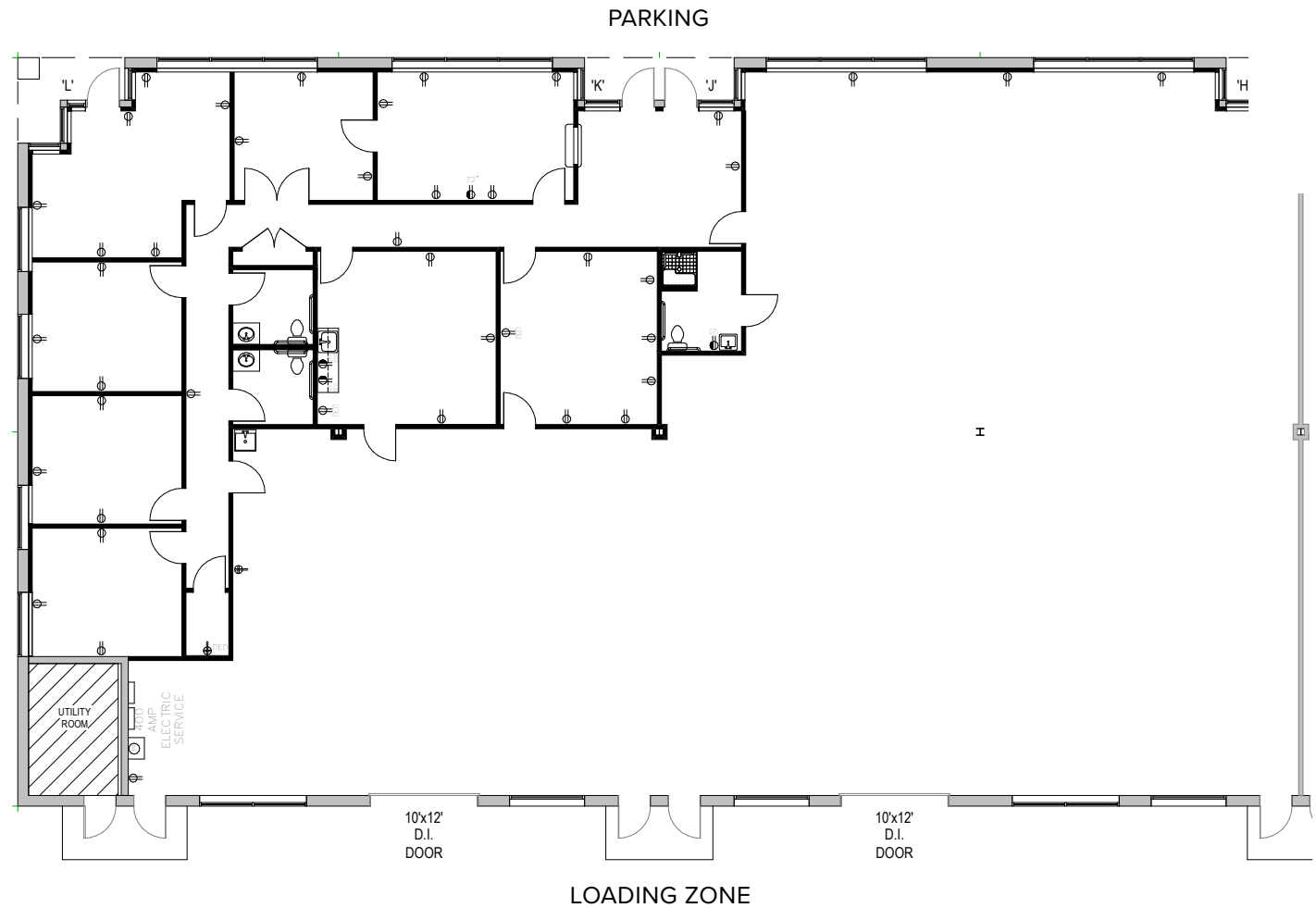


**Total SF Available:**  
8,400 SF

2,514 sq. ft. office, 5,866 sq.  
ft. warehouse with 10'x12'  
overhead doors (2)



**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 Rt. 450 Business Park

Rt. 450 Business Park is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, MD and founded in 1971. The 9-acre business community is located on MD Rt. 450 (Defense Highway), near Interstate 97 and MD Route 50.

The unified architecture of St. John Properties' two buildings, comprising more than 63,000 square feet of flex space, provides Rt. 450 Business Park a campus-like business environment. Tenant sizes from 2,100 square feet to 40,560 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

### Flex/R&D Buildings

441 Defense Highway	23,100 SF
445 Defense Highway	40,560 SF

### Flex/R&D Specifications

Suite Sizes	2,100 up to 40,560 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W-1

*For more information on Rt. 450 Business Park, visit: [sjpi.com/route450](http://sjpi.com/route450)*







#### Distances to:

MD Route 50 .....	1 mile
Annapolis Mall .....	2 miles
Annapolis, MD (Downtown) .....	4 miles
Interstate 695 (Baltimore Beltway) .....	6 miles
Interstate 495 (Capital Beltway) .....	17 miles
BWI Airport .....	19 miles
Baltimore, MD (Downtown) .....	23 miles
Columbia, MD .....	25 miles
Washington, D.C. (Downtown) .....	28 miles



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## 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 multifamily space nationwide.

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