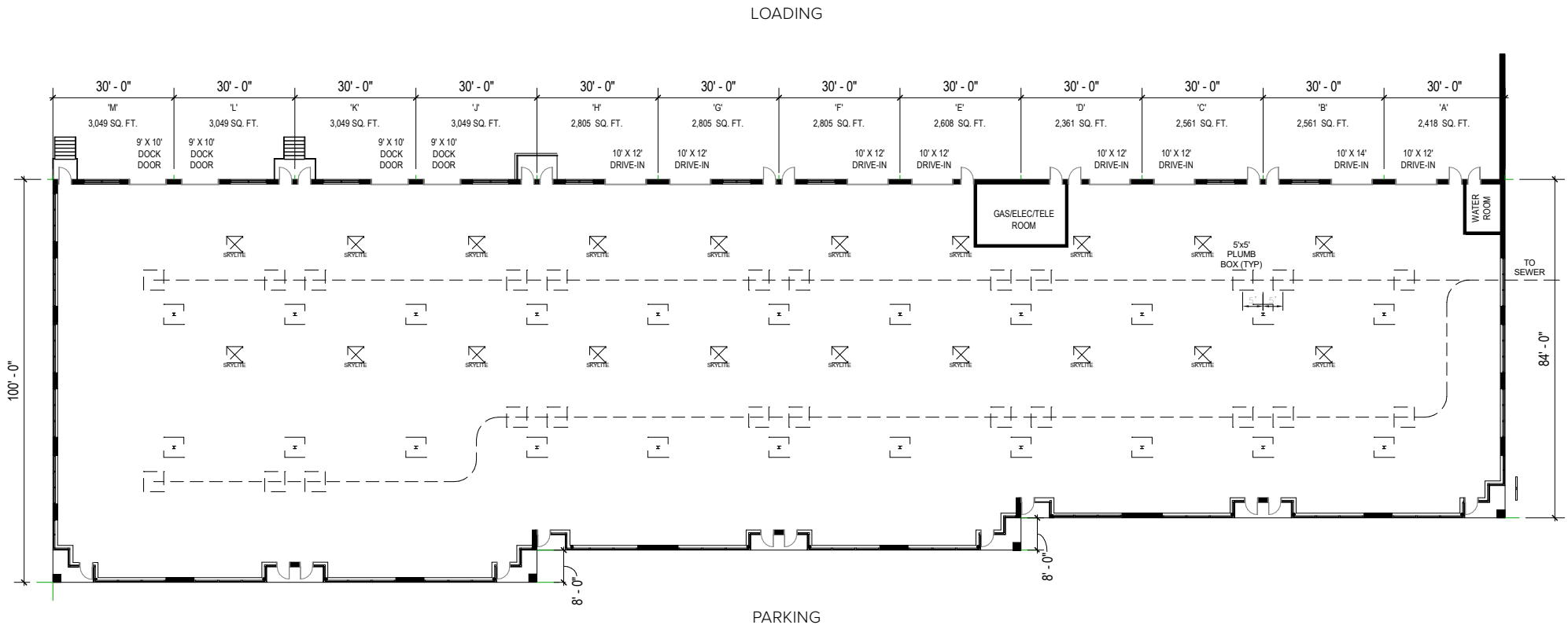




**Total SF Available:**  
2,361 up to 33,120 SF

**CLICK TO VIEW  
VIRTUAL TOUR**

*New flex/R&D with 18' clear height, drive-in doors (8)  
and dock doors (4)*

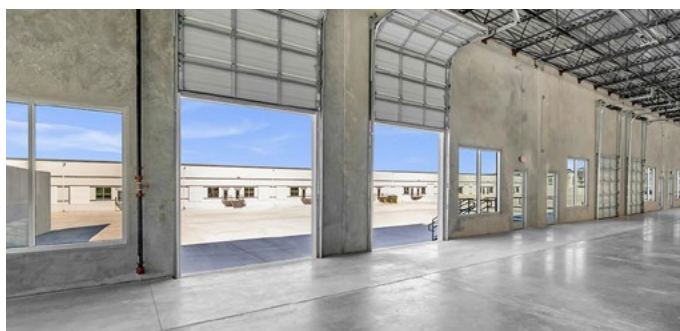


## About Waugh Chapel Business Park

Waugh Chapel Business Park an 24-acre business community located adjacent to Waugh Chapel Towne Centre in Gambrills, Maryland. Located immediately off Crain Highway (MD Route 3), the mixed-use community offers quick connections to Annapolis, Baltimore, Fort Meade, or Washington by way of Interstate 97, MD Routes 32, 175, and US 50.

The community includes seven flex/R&D buildings totaling 226,840 square feet of space, offering both dock and drive-in loading. Two additional retail buildings and a self-storage facility will also be located on site.

Waugh Chapel Towne Centre is a main street-style shopping center, offering a wide variety of restaurants and amenities, including Target and Wegmans, in addition to luxury single-family homes and multi-family rental units.



### Flex/R&D Buildings

980 Waugh Chapel Way	34,120 SF	<b>LEED SILVER</b>
981 Waugh Chapel Way	33,120 SF	LEED DESIGNED
982 Waugh Chapel Way	33,120 SF	<b>LEED SILVER</b>
983 Waugh Chapel Way	33,120 SF	<b>LEED GOLD</b>
984 Waugh Chapel Way	30,120 SF	LEED DESIGNED
985 Waugh Chapel Way	33,120 SF	<b>LEED GOLD</b>
986 Waugh Chapel Way	30,120 SF	LEED DESIGNED
987 Waugh Chapel Way	33,120 SF	LEED DESIGNED

### Flex/R&D Specifications

LEED	Designed & Certified
Suite Sizes	2,520 SF up to 34,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-in & dock loading
Zoning	MXD-R

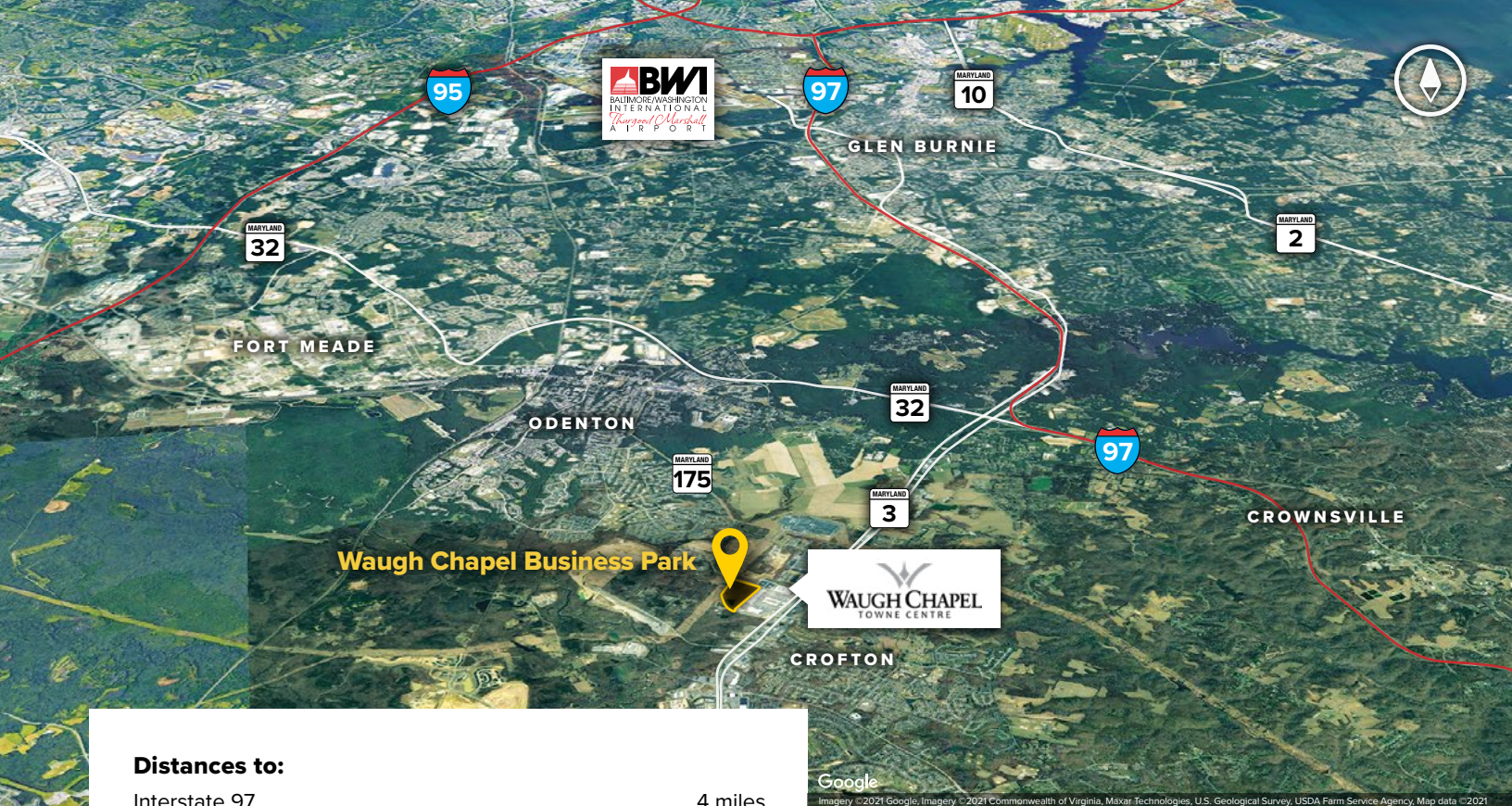
### Traffic Count (MDOT)

MD Rt. 3 at S. Main Chapel Way: 62,130 vehicles/day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	12,009	54,562	94,431
Avg. Household Income	\$169,991	\$162,173	\$159,000





#### Distances to:

Interstate 97 .....	4 miles
US 50 .....	6 miles
Fort Meade .....	11 miles
BWI Airport .....	14 miles
Interstate 495 (Capital Beltway) .....	14 miles
Interstate 695 (Baltimore Beltway) .....	14 miles
Annapolis, MD (Downtown) .....	15 miles
Baltimore, MD (Downtown) .....	21 miles
Washington, D.C. ....	24 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

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#### Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

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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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