



## About Dolfield Business Park

Dolfield Business Park is a 44-acre Baltimore County business community located near Red Run Boulevard in Owings Mills, MD. The unified architecture of St. John Properties' eleven buildings, which comprise of more than 449,700 square feet of flex/R&D product, provides Dolfield Business Park a campus-like business environment.

The park also includes 11155 Dolfield Boulevard, a two-story, 71,400 square foot office building located across Dolfield Boulevard.

For more information on Dolfield Business Park, visit: [sjpi.com/dolfield](http://sjpi.com/dolfield)



### Flex/R&D Buildings

1 Easter Court	32,158 SF	
3 Easter Court	31,121 SF	
5 Easter Court	32,700 SF	
7 Easter Court	18,000 SF	
8 Easter Court	31,560 SF	LEED GOLD
9 Easter Court	30,120 SF	LEED GOLD
10 Easter Court	39,120 SF	LEED GOLD
11 Easter Court	33,120 SF	LEED GOLD
2 Crossing Way	34,200 SF	LEED SILVER
3 Crossing Way	51,120 SF	LEED SILVER
5 Crossing Way	45,120 SF	LEED DESIGNED

### Flex/R&D Specifications

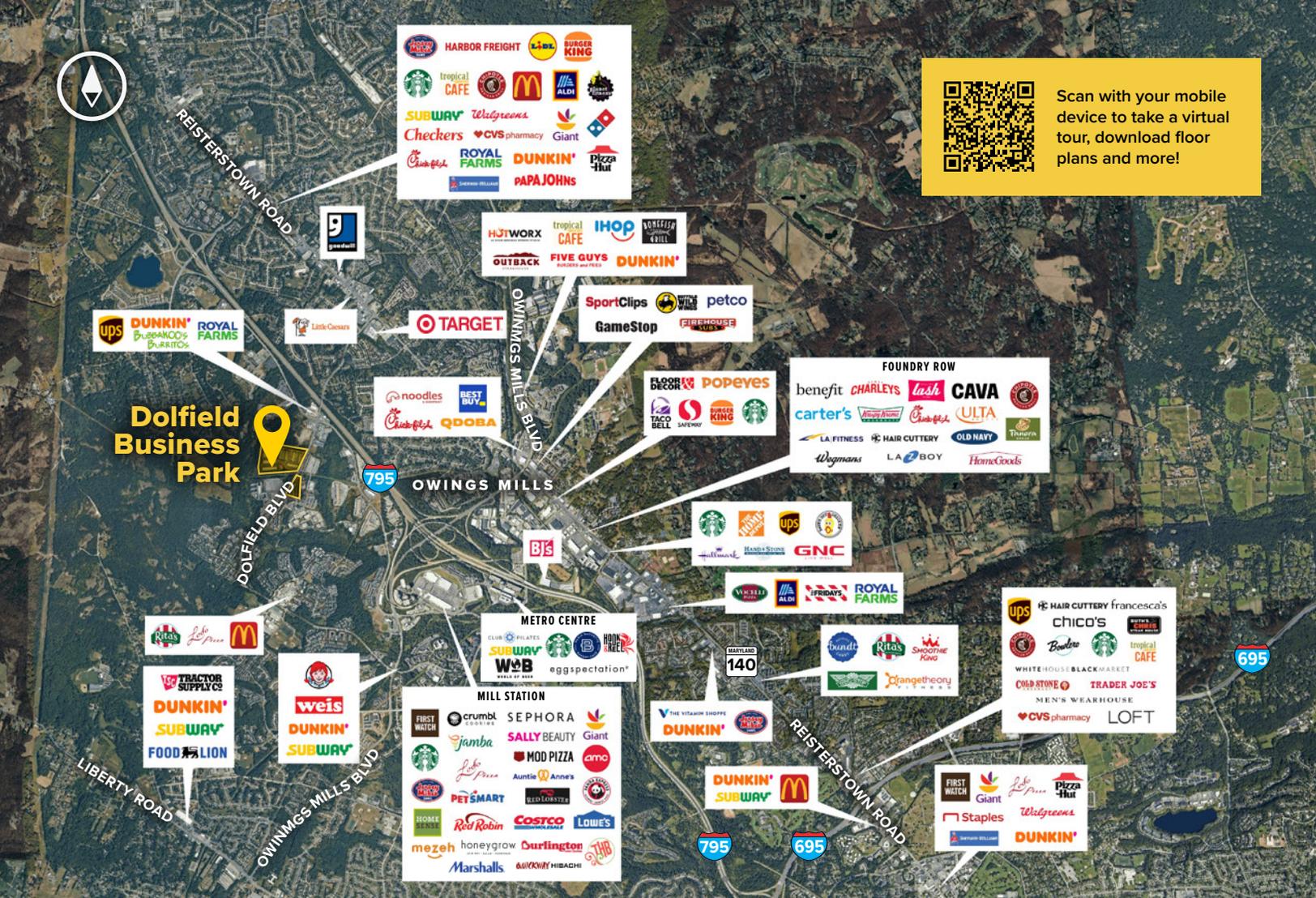
LEED (Select buildings)	Certified Gold & Silver
Suite Sizes	1,500 up to 51,120 SF
Ceiling Height	16 ft. clear minimum
25 Crossing Way	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber & TPO
Construction	Brick on block
Loading	Dock or drive-in
Zoning	
1 Easter Court	BM-IM
3-11 Easter Court & 2-5 Crossing Way	ML-IM

### Two-Story Office Building

11155 Dolfield Boulevard 71,400 SF

### Two-Story Office Specifications

Suite Sizes	1,275 up to 71,400 SF
Ceiling Height	9 ft. clear minimum
Parking	4.5 spaces per 1,000 SF
HVAC: 1 <sup>st</sup> Floor	Heat pump (Electric)
HVAC: 2 <sup>nd</sup> Floor	Gas
Roof	EPDM Rubber
Exterior Walls	Brick on block
Zoning	ML-IM




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**Distances to:**

- Interstate 795 ..... 2 miles
- Foundry Row ..... 2 miles
- Mill Station ..... 2 miles
- Interstate 695 (Baltimore Beltway) ..... 4 miles
- Towson, MD ..... 13 miles
- Baltimore, MD (Downtown) ..... 15 miles
- Westminster, MD ..... 16 miles
- BWI Airport ..... 22 miles

**About St. John Properties**

One of the nation's largest and most successful privately held commercial real estate firms, St. John Properties owns, manages, and has developed office, flex/ research and development, warehouse, retail, and multifamily space nationwide.

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