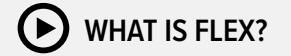


## Greenleigh

1320 Innovation Street | Middle River, MD 21220

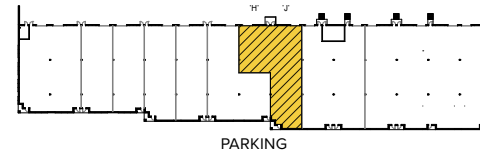
Suites H(rear)-J



**Total SF Available:**  
4,434 SF

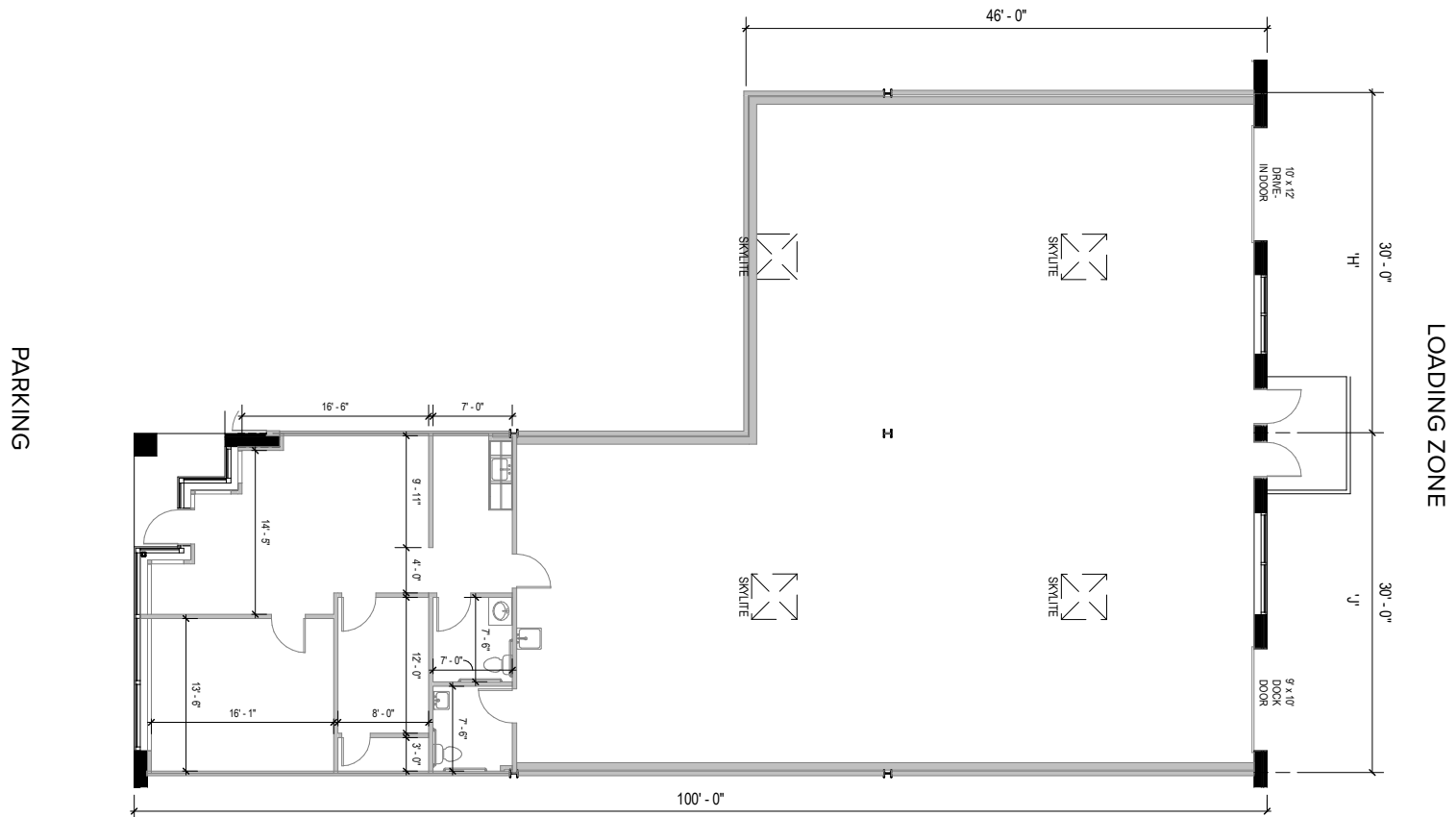
889 sq. ft. office, 3,535 sq. ft. warehouse with a 10'x12' drive-in door (1) and 9'x10' dock door (1)

**KEY PLAN**  
NOT TO SCALE



**CLICK TO VIEW  
VIRTUAL TOUR**

*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.*





**Discover Greenleigh Highlands:**  
Scan to watch the video!



## Flex/R&D

### Direct-entry flexible space

Upon completion, Greenleigh will comprise of 18 flex/R&D buildings, totaling more than 763,200 square feet of space. Tenant sizes from 2,520 square feet to 59,400 square feet of space offer businesses straight-forward, economical and high-utility space. These flexible buildings feature dock and drive-in loading with wide truck courts.



*Flex/R&D dock and drive-in loading*



*Flex/R&D interior build-out featuring custom office and lab space*

#### Flex/R&D Space

##### Flex/R&D Buildings

|                          |           |             |
|--------------------------|-----------|-------------|
| 10440 Campbell Boulevard | 40,080 SF | LEED GOLD   |
| 10450 Campbell Boulevard | 36,120 SF | LEED SILVER |
| 10460 Campbell Boulevard | 50,160 SF | LEED GOLD   |
| 11502 Pocomoke Court     | 46,080 SF | FUTURE      |
| 11600 Crossroads Circle  | 34,080 SF |             |
| 11605 Crossroads Circle  | 40,080 SF |             |
| 11615 Crossroads Circle  | 31,920 SF |             |
| 11620 Crossroads Circle  | 42,120 SF |             |
| 11630 Crossroads Circle  | 51,120 SF | LEED GOLD   |
| 11640 Crossroads Circle  | 50,400 SF |             |
| 11650 Crossroads Circle  | 28,000 SF | LEED GOLD   |
| 11655 Crossroads Circle  | 59,400 SF | LEED GOLD   |
| 11675 Crossroads Circle  | 40,080 SF | LEED GOLD   |
| 11685 Crossroads Circle  | 54,120 SF | LEED GOLD   |
| 11695 Crossroads Circle  | 33,120 SF | LEED GOLD   |
| 1310 Innovation Street   | 42,120 SF | LEED SILVER |
| 1320 Innovation Street   | 42,120 SF | LEED SILVER |
| 1330 Innovation Street   | 42,120 SF | LEED GOLD   |

##### Flex/R&D Specifications

|                             |                         |
|-----------------------------|-------------------------|
| LEED (select buildings)     | Certified Gold & Silver |
| Suite Sizes                 | 2,520 up to 59,400 SF   |
| Ceiling Height              | 18 ft. clear minimum    |
| 11600–11685 Crossroads Cir. | 16 ft. clear minimum    |
| Parking                     | 4 spaces per 1,000 SF   |
| Loading                     | Dock or drive-in        |
| Zoning                      | ML-IM-M43               |



Scan now to take a virtual tour, download floor plans and more!

## 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.

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