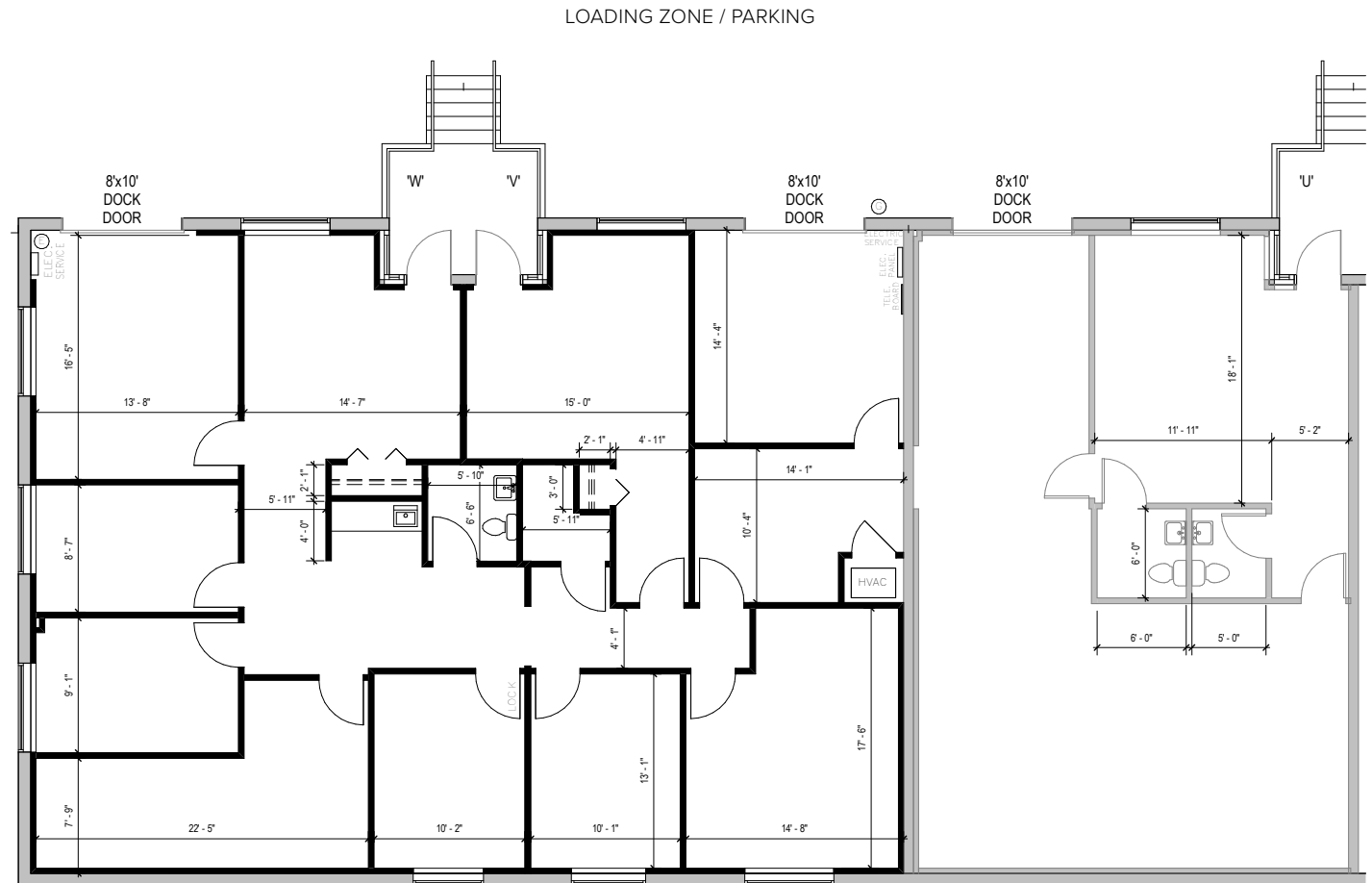
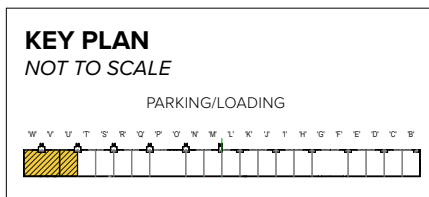


**Business Center at Owings Mills**  
11436 Cronridge Drive | Owings Mills, MD 21117  
Suites U-W



**Total SF Available:**  
4,064 SF

*2,168 sq. ft. built out office;  
1,896 sq. ft. partially  
conditioned warehouse with  
8'x10' dock doors (3)*



**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 Business Center at Owings Mills

St. John Properties manages Owings Mills I, II, III and IV, totaling over 397,800 square feet of flex/R&D and bulk/warehouse space within Business Center at Owings Mills. The business community, with its campus-like environment, generous free parking and modern office layouts, is surrounded by strip shopping centers and business amenities, including banks, hotels, and a branch of the U.S. Postal Service.

The Baltimore County business center offers quick connections to Baltimore, Columbia, and BWI Airport via Interstate 795, Interstate 695, and Interstate 70, and is just minutes from the Owings Mills Metro stop and Metro Centre at Owings Mills.

For more information about Business Center at Owings Mills, visit: [sjpi.com/businesscenter](http://sjpi.com/businesscenter)



### Flex/R&D Buildings

11403 Cronhill Drive	20,088 SF
11409 Cronhill Drive	44,443 SF
11447 Cronhill Drive	41,591 SF
11459 Cronhill Drive	55,882 SF
11438 Cronridge Drive	72,009 SF
11436 Cronridge Drive	29,714 SF
11515 Cronridge Drive	42,161 SF
11521 Cronridge Drive	25,235 SF

### Flex/R&D Specifications

Suite Sizes	1,500 up to 72,009 SF
Ceiling Height	
11403-11409, 11447 Cronhill Dr & 11438-11521 Cronridge Dr	16 ft. clear minimum
11459 Cronhill Drive	18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
11403-11409 Cronhill Dr	3.2 per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Construction	Brick on block
Loading	Dock or drive-in
Zoning	ML-IM

### Bulk/Warehouse Space

11407 Cronhill Drive	66,750 SF
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### Bulk/Warehouse Specifications

Suite Sizes	1,500 up to 66,750 SF
Ceiling Height	22 ft. clear minimum
Offices	Built to suit
Parking	3.5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Construction	Brick on block
Loading	Dock or drive-in
Zoning	ML-IM

*Pictured left, top: Park entry sign*

*Pictured left, bottom: 11436 Cronridge Drive*





### Distances to:

Mill Station/Metro Centre .....	4 miles
Interstate 695 (Baltimore Beltway) .....	5 miles
Hunt Valley, MD .....	9 miles
Interstate 70 .....	11 miles
Baltimore, MD (Downtown) .....	14 miles
Interstate 95 .....	15 miles
Columbia, MD .....	18 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:

**Stephanie Caronna**

Leasing Representative

SCaronna@sjpi.com | 410.369.1235

### 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.

Connect with us @stjohnprop



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