

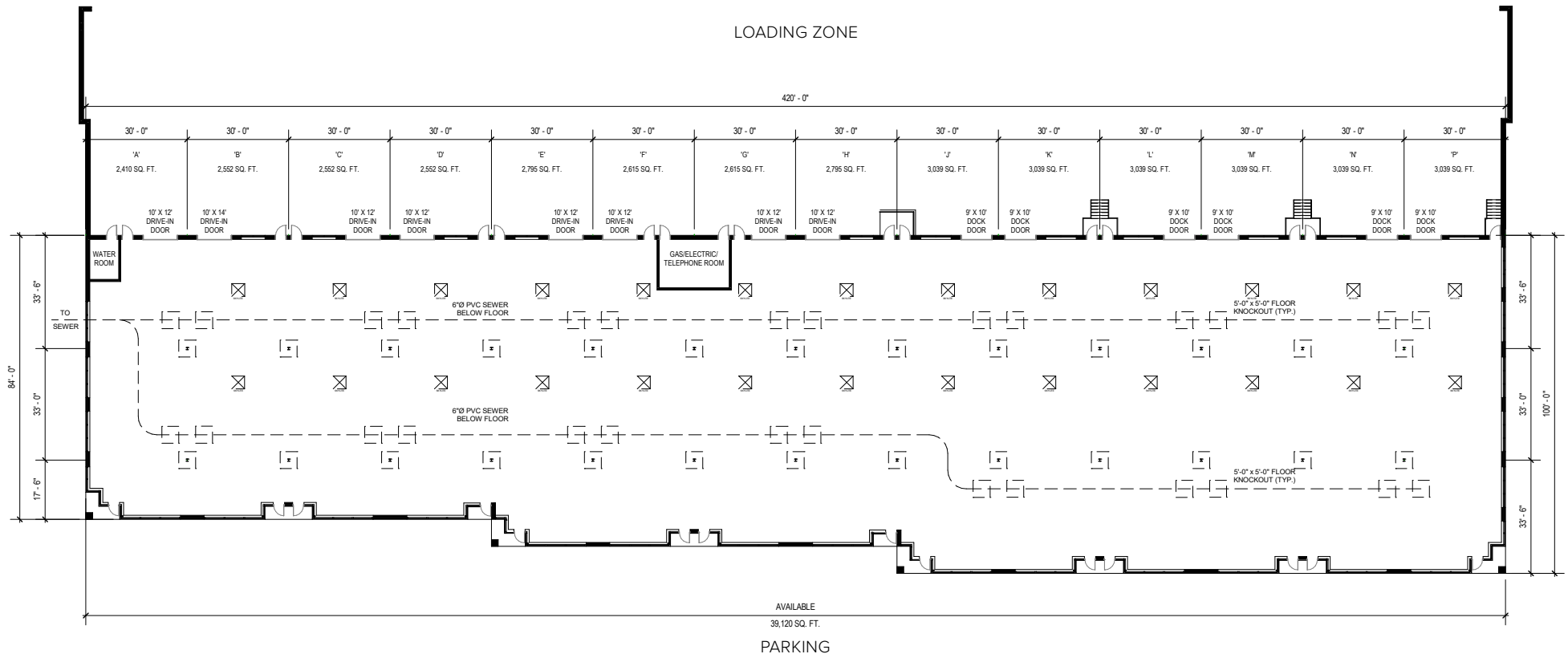


Total SF Available:
2,410 up to 39,120 SF

*New flex/R&D with 18' clear height,
drive-in (9), and dock loading doors (5)*

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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.*



About Lexington Exchange

- ▶ Outstanding new 140-acre mixed use business community located along Three Notch Road (Route 235) near Patuxent Beach Road (MD Route 4)
- ▶ Ideal location for defense contractors, with quick connections to both Patuxent Naval Air Station and the University of Maryland Academic and Innovation Center/Unmanned Aircraft Test site at St. Mary's County Regional Airport
- ▶ Flexible suite sizes ranging from 2,500 square feet up to 60,120 square-foot with full-building opportunities for office, flex/R&D, and warehouse uses
- ▶ Future development plans for over 600,000 square feet provide expansion opportunities
- ▶ Walking distance to a wide array of retail amenities

For more information on Lexington Exchange, visit: sjpi.com/lexingtonexchange



Flex/R&D Space

23566 Oak View Drive	28,560 SF	LEED CERTIFIED
23567 Oak View Drive	45,120 SF	LEED CERTIFIED
23619 Oak View Drive	45,120 SF	LEED CERTIFIED
23647 Oak View Drive	33,120 SF	LEED DESIGNED
23665 Oak View Drive	47,160 SF	LEED DESIGNED
23705 Oak View Drive	39,120 SF	LEED DESIGNED
23723 Oak View Drive	42,120 SF	LEED DESIGNED
Building H	51,120 SF	
Building I	60,120 SF	
Building J	42,120 SF	
Building K	45,120 SF	FUTURE
Building L	33,120 SF	FUTURE
Building M	29,040 SF	FUTURE
Building N	33,120 SF	FUTURE
Building O	32,040 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,500 up to 60,120 SF
Ceiling Height	18 ft. clear height
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Construction	Brick on block
Loading	Drive-in & dock loading
Zoning	MXM

Traffic Count (MDOT)

Three Notch Road (Route 235): 35,020 vehicles/day

Patuxent Beach Road (Route 4): 29,217 vehicles/day

Demographics

	3 Miles	5 Miles	10 Miles
Population	23,913	47,391	109,094
Avg. Household Income	\$163,307	\$157,658	\$161,288



Distances to:

Patuxent Naval Air Station	5 miles
Interstate 495 (Capital Beltway)	49 miles
Interstate 97	58 miles
Annapolis, MD (Downtown)	62 miles
Washington, D.C.	62 miles
Interstate 95	75 miles
BWI Airport	79 miles
Baltimore, MD (Downtown)	84 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

FLEX/R&D LEASING:

Michael Tait

Leasing Representative

MTait@sjpi.com

443.464.1315

Matt Lenihan

Executive Vice President, Leasing

MLenihan@sjpi.com

410.369.1202

RETAIL LEASING:

Bill Holzman

Senior Vice President, Retail Leasing

BHolzman@sjpi.com | 410.369.1240

Corporate Headquarters:

2560 Lord Baltimore Drive, Baltimore, MD 21244

410.788.0100 | SJPI.COM



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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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