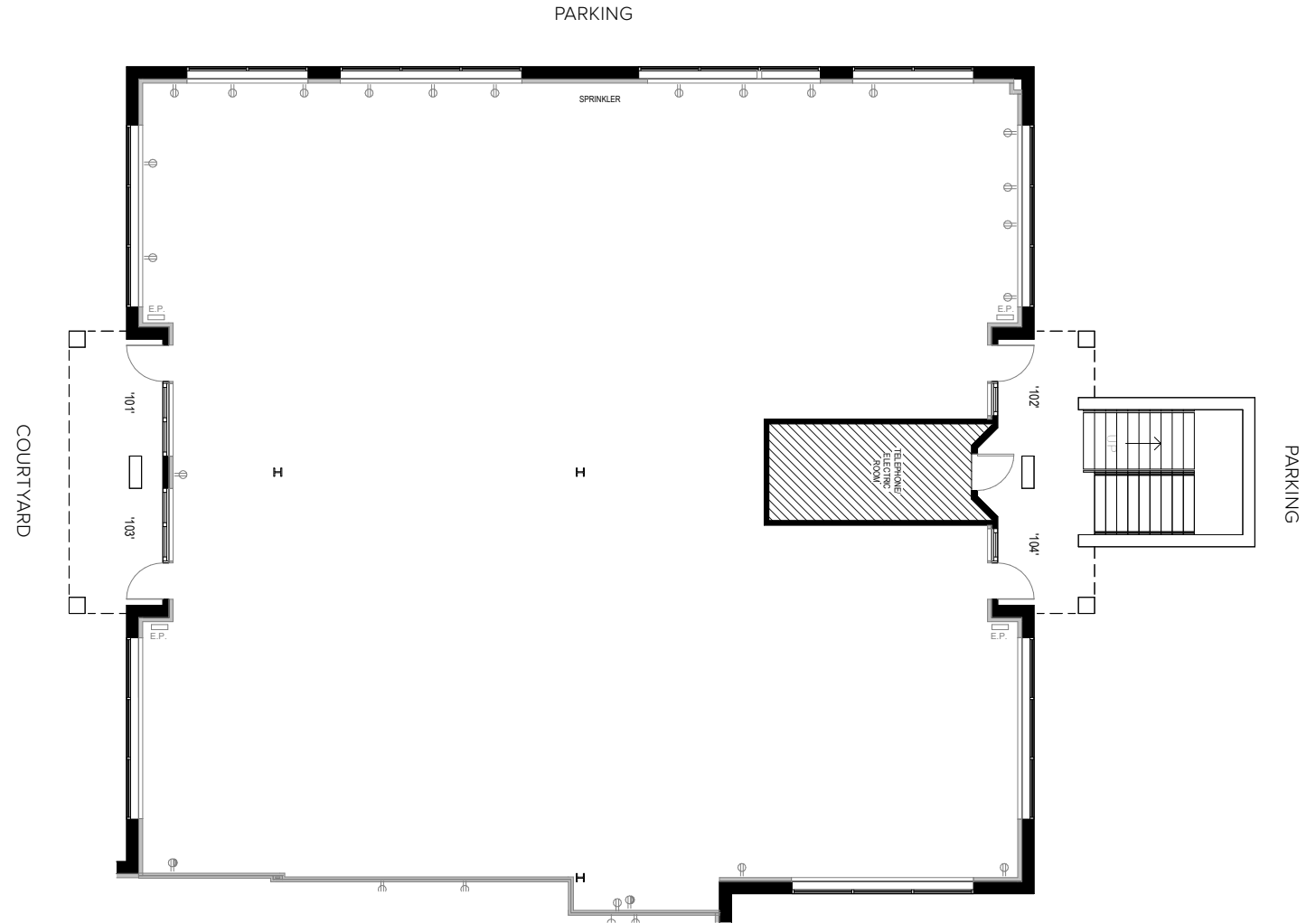
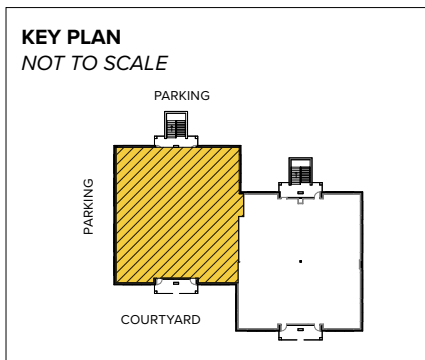




**Total SF Available:**  
4,941 SF

*End unit shell space with  
direct entry*



## About Crestridge Center

Crestridge Center consists of two single-story office buildings, one two-story office building and 6,700 square feet of retail space, for a total of 52,840 square feet of leasable space. The six-acre business park offers a campus-like environment with attractive landscaping and contemporary architecture.

Crestridge Center is easily accessible from the Warren Road Interchange (Exit 18) off of Interstate 83 and is only 10 minutes from Towson and 20 minutes from downtown Baltimore.

### Traffic Count (MDOT)

York Road at Warren Road: 32,076 vehicles/day

### Demographics

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 9,605     | 51,159    | 94,531    |
| Avg. Household Income | \$114,803 | \$155,603 | \$169,724 |



### Single-Story Office Buildings

10153 York Road 10,112 SF

10151 York Road 15,692 SF

### Single-Story Office Specifications

|                |                       |
|----------------|-----------------------|
| Suite Sizes    | 1,125 up to 15,692 SF |
| Ceiling Height | 8 ft. clear minimum   |
| Parking        | 4 spaces per 1,000 SF |
| HVAC           | Heat pump             |
| Roof           | EPDM rubber           |
| Construction   | Brick on block        |
| Zoning         | BM-IM & ML-AS         |

### Two-Story Office Building

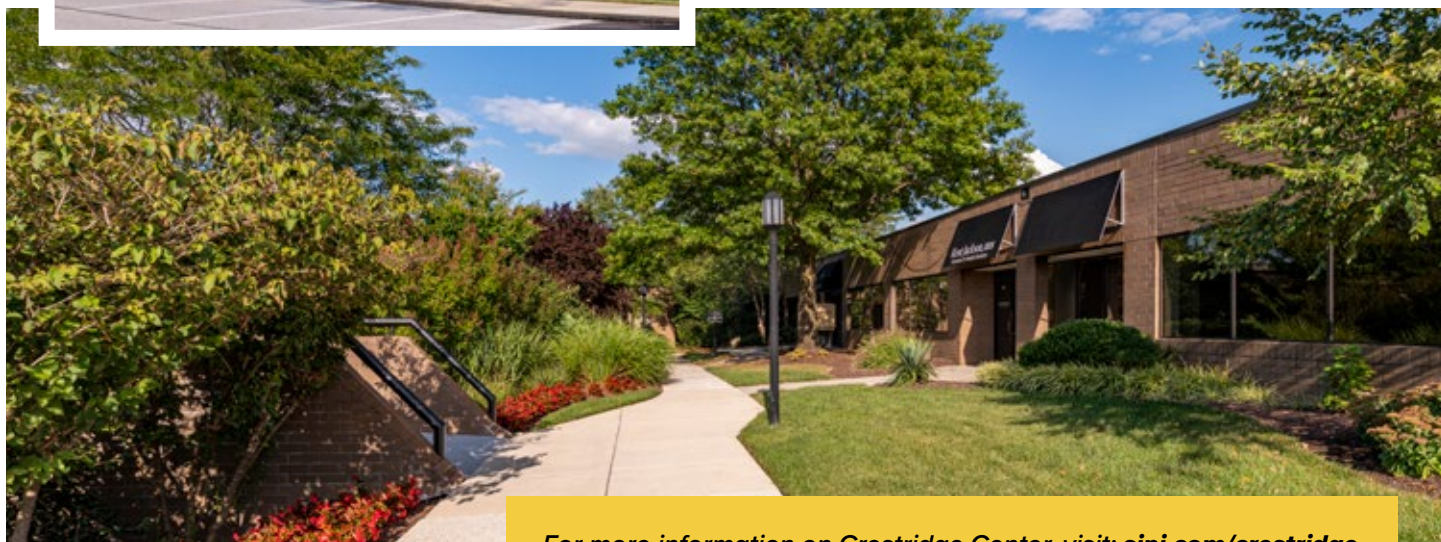
10155 York Road 20,250 SF

### Two-Story Office Specifications

|                             |                       |
|-----------------------------|-----------------------|
| Suite Sizes                 | 1,218 up to 20,250 SF |
| Ceiling Height              | 8 ft. clear minimum   |
| Parking                     | 4 spaces per 1,000 SF |
| HVAC: 1 <sup>st</sup> Floor | Heat pump             |
| HVAC: 2 <sup>nd</sup> Floor | Gas                   |
| Roof                        | EPDM rubber           |
| Construction                | Brick on block        |
| Zoning                      | BM-IM & ML-AS         |

### Retail Building

10151 York Road 6,700 SF



For more information on Crestridge Center, visit: [sjpi.com/crestridge](http://sjpi.com/crestridge)



#### Distances to:

|                                |          |
|--------------------------------|----------|
| Interstate 83 .....            | 2 miles  |
| Timonium, MD .....             | 3 miles  |
| Interstate 695 .....           | 4 miles  |
| Towson, MD .....               | 5 miles  |
| Baltimore, MD (Downtown) ..... | 14 miles |
| BWI Airport .....              | 22 miles |
| York, PA .....                 | 36 miles |

## 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**



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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. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

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