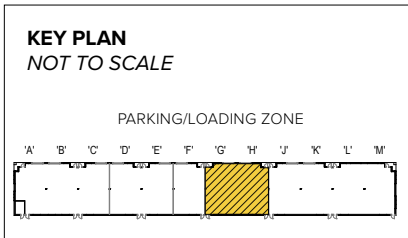


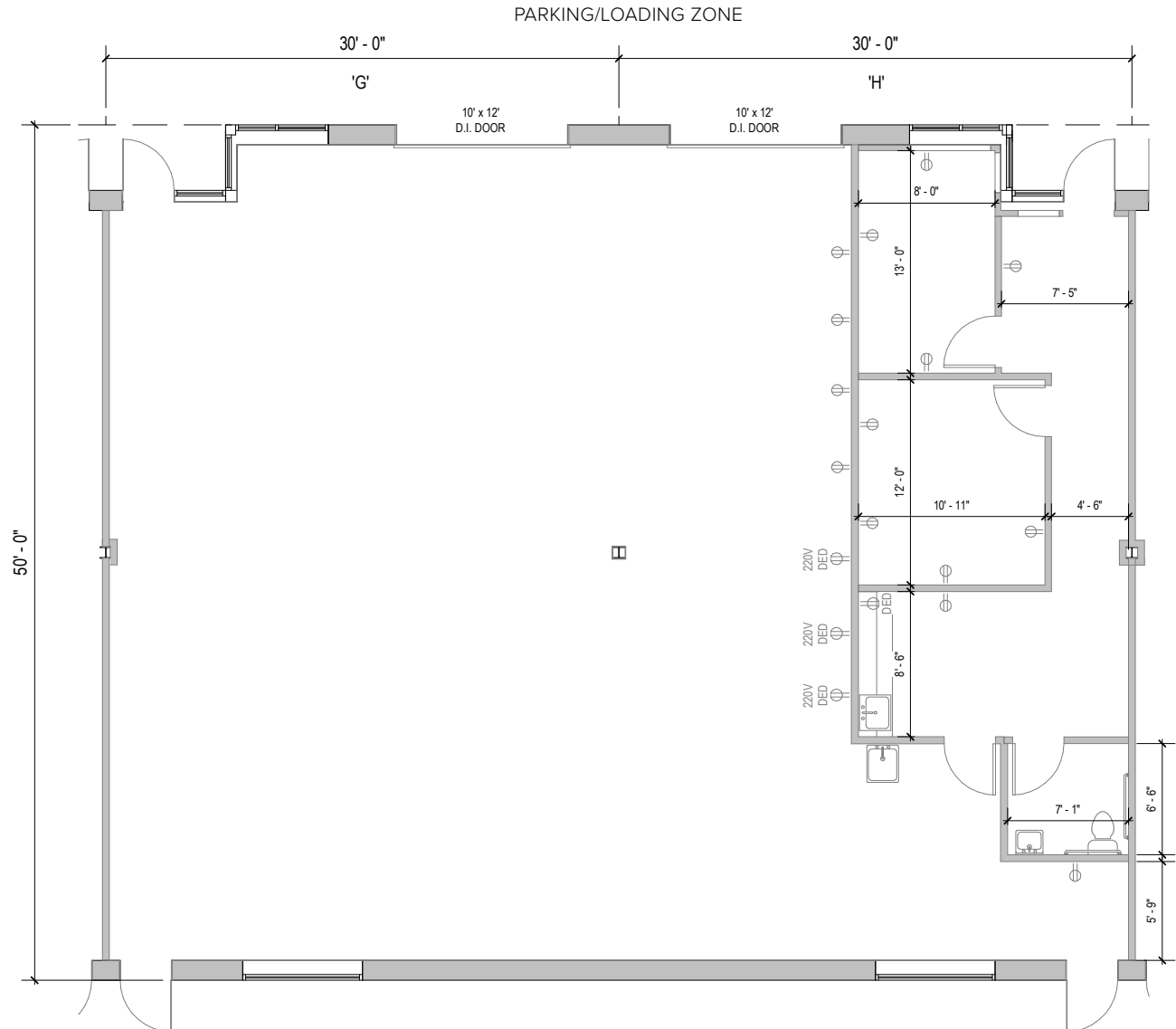


Total SF Available:
3,024 SF

590 sq. ft. office, 2,434 sq. ft. warehouse with break room and 10'x12' drive-in doors (2)



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 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



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

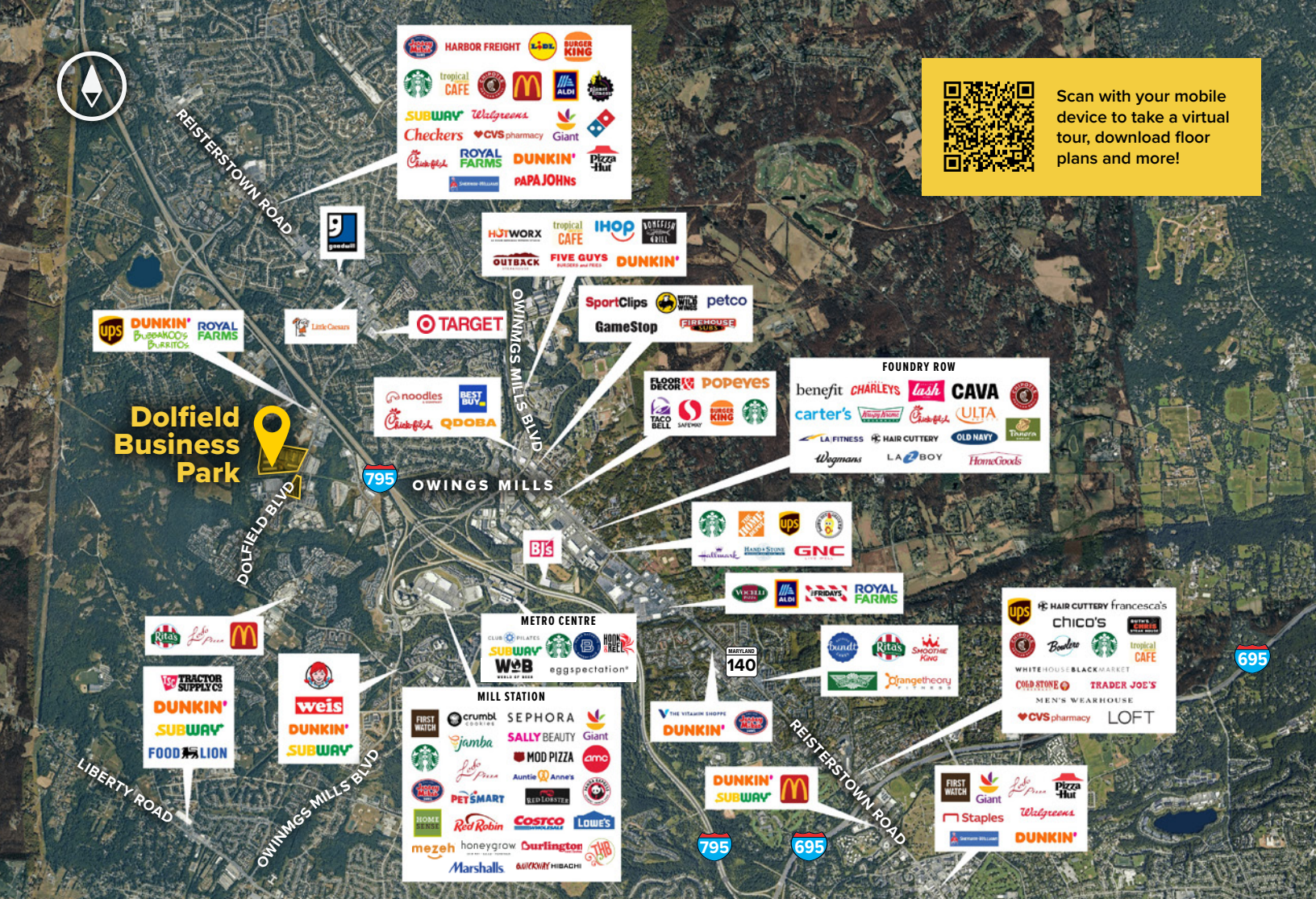
| | |
|--------------------------------------|-------------------------|
| LEED (Select buildings) | Certified Gold & Silver |
| Suite Sizes | 1,500 up to 51,120 SF |
| Ceiling Height | 16 ft. clear minimum |
| 25 Crossing Way | 18 ft. clear minimum |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| 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 st Floor | Heat pump (Electric) |
| HVAC: 2 nd 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.

Contact Us

Stephanie Caronna, Leasing Representative
 SCaronna@sjpi.com | 410.369.1235

Corporate Headquarters:
 2560 Lord Baltimore Drive | Baltimore, MD 21244
410.788.0100 | SJPI.COM

Connect with us @stjohnprop     



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