

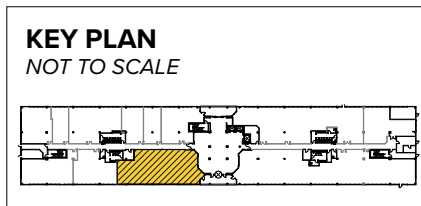


Melford Town Center
16701 Melford Boulevard | Bowie, MD 20715
Suite 120

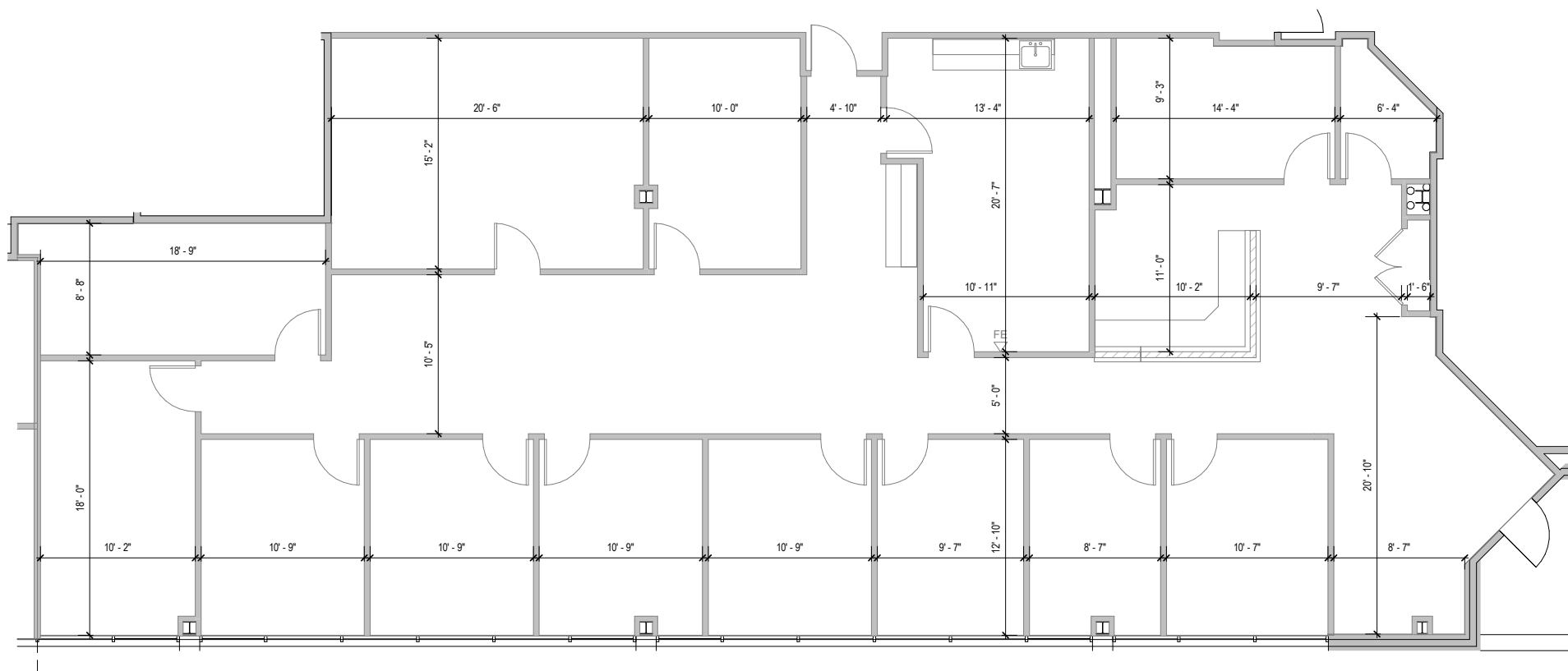


Total SF Available:
3,904 SF

*Newly built out office space
with direct entry*



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.





Multi-Story Office

Class 'A' office space

Melford Town Center includes three Class 'A' multi-story office buildings totaling more than 327,000 square feet of space. Tenant sizes from 1,252 square feet to 150,000 square feet of space offer businesses headquarters-worthy location.



17251 Melford Boulevard

Multi-Story Class 'A' Office Buildings

16701 Melford Boulevard	150,000 SF	
16901 Melford Boulevard	150,000 SF	LEED SILVER
17251 Melford Boulevard	27,526 SF	

Multi-Story Class 'A' Office Specifications

LEED (<i>on select buildings</i>)	Certified Silver
Suite Sizes	1,252 up to 150,000 SF
Ceiling Height	9 ft. clear minimum
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	VAV with zone control
Zoning	EIA





Distances to:

Interstate 495 (Capital Beltway)	8 miles
Annapolis, MD (Downtown)	13 miles
BWI Airport	18 miles
Interstate 695 (Baltimore Beltway)	20 miles
Regan National Airport	24 miles
Baltimore, MD (Downtown)	25 miles
Columbia, MD	25 miles
Washington, D.C. (Downtown)	27 miles



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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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