ST. JOHN PROPERTIES

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Route 100 Tech Park

1745 Dorsey Road | Hanover, MD 21076

Suite E

WHAT IS FLEX?

Total SF Available:

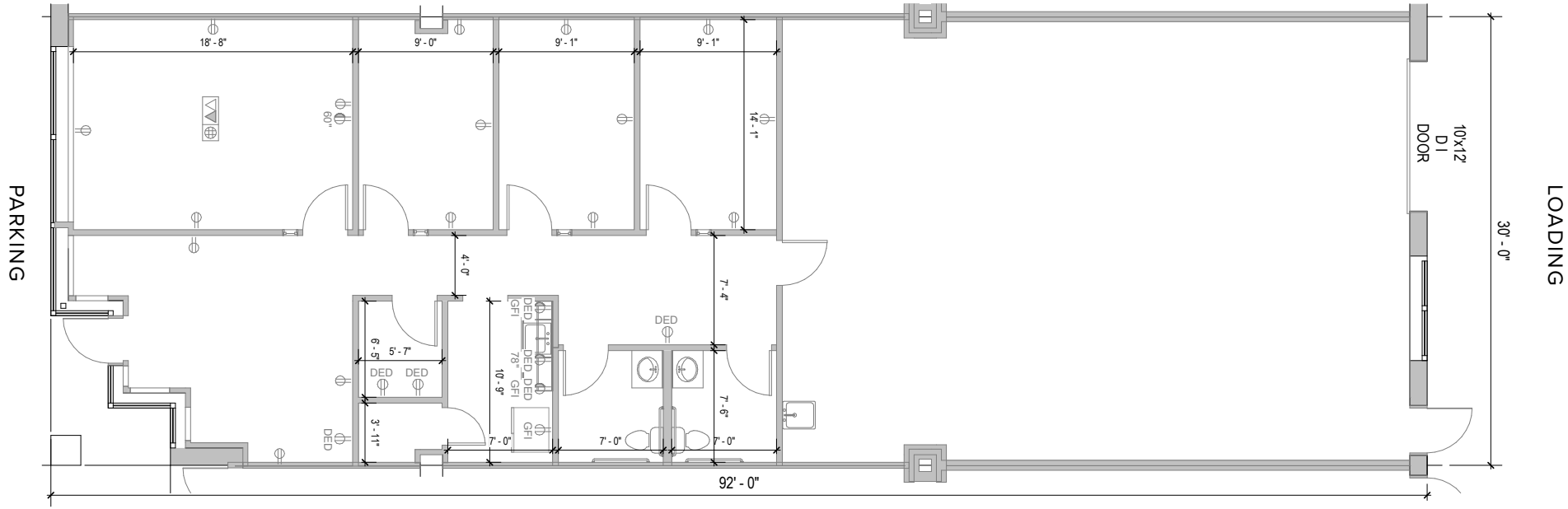
2,789 SF

1,345 sq. ft. office, 1,444 sq. ft. warehouse with 10'x12' drive-in door (1)

KEY PLAN

NOT TO SCALE

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 Route 100 Tech Park

Route 100 Tech Park is a mixed-use business and retail community located in Anne Arundel County at the intersection of Dorsey Road and Coca Cola Drive in Hanover, Maryland.

The unified architecture of St. John Properties' four buildings, comprising of 125,200 square feet of office, flex/R&D and retail space, provide Route 100 Tech Park a campus-like business environment. Tenant sizes from 2,520 square feet to 48,120 square feet of space offers businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Free, generous parking is available.

The retail component of Route 100 Tech Park features 10,776 square feet of space featuring frontage on Dorsey Road.

For more information on Route 100 Tech Park, visit: ***sjpi.com/route100***

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,795	63,891	158,431
Avg. Household Income	$145,289	$145,953	$146,789

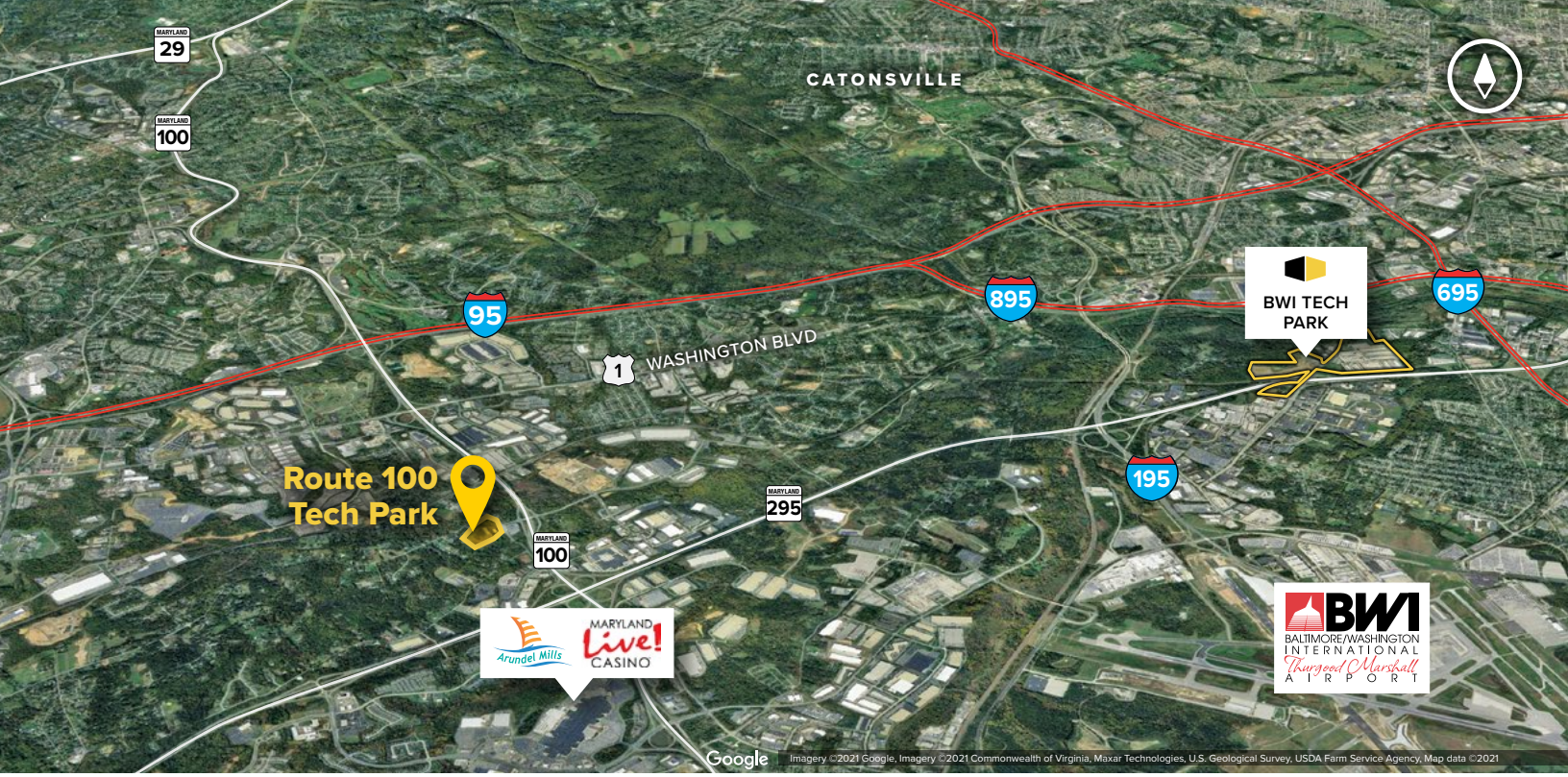
Flex/R&D Buildings		
1745 Dorsey Road	48,120 SF	LEED GOLD
1747 Dorsey Road	42,120 SF	LEED GOLD

Flex/R&D Specifications	
LEED	Gold | Core & shell
Suite Sizes	2,520 up to 48,120 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W-1

Single-Story Office Buildings		
1743 Dorsey Road	24,190 SF	LEED GOLD

Single-Story Office Specifications	
LEED	Gold | Core & shell
Suite Sizes	2,455 up to 10,989 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Zoning	W-1

Retail Building	
1741 Dorsey Road	10,776 SF



Distances to:

MD 295 (Balto.-Wash. Pkwy)	0.5 miles
Arundel Mills Mall	2 miles
Interstate 95	2 miles
BWI Airport	5 miles
Fort Meade/NSA	5 miles
Interstate 97	6 miles
Interstate 695 (Baltimore Beltway)	6 miles
Columbia, MD	10 miles
Baltimore, MD (Downtown)	12 miles
Annapolis, MD (Downtown)	25 miles
Washington, D.C. (Downtown)	28 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:

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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.

Connect with us **@stjohnprop**

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MARYLAND CREDA COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

ST. JOHN PROPERTIES

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