

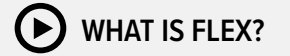


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Melford Town Center

4801 Tesla Drive | Bowie, MD 20715

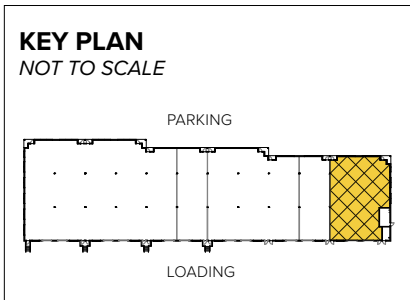
Suites A-B



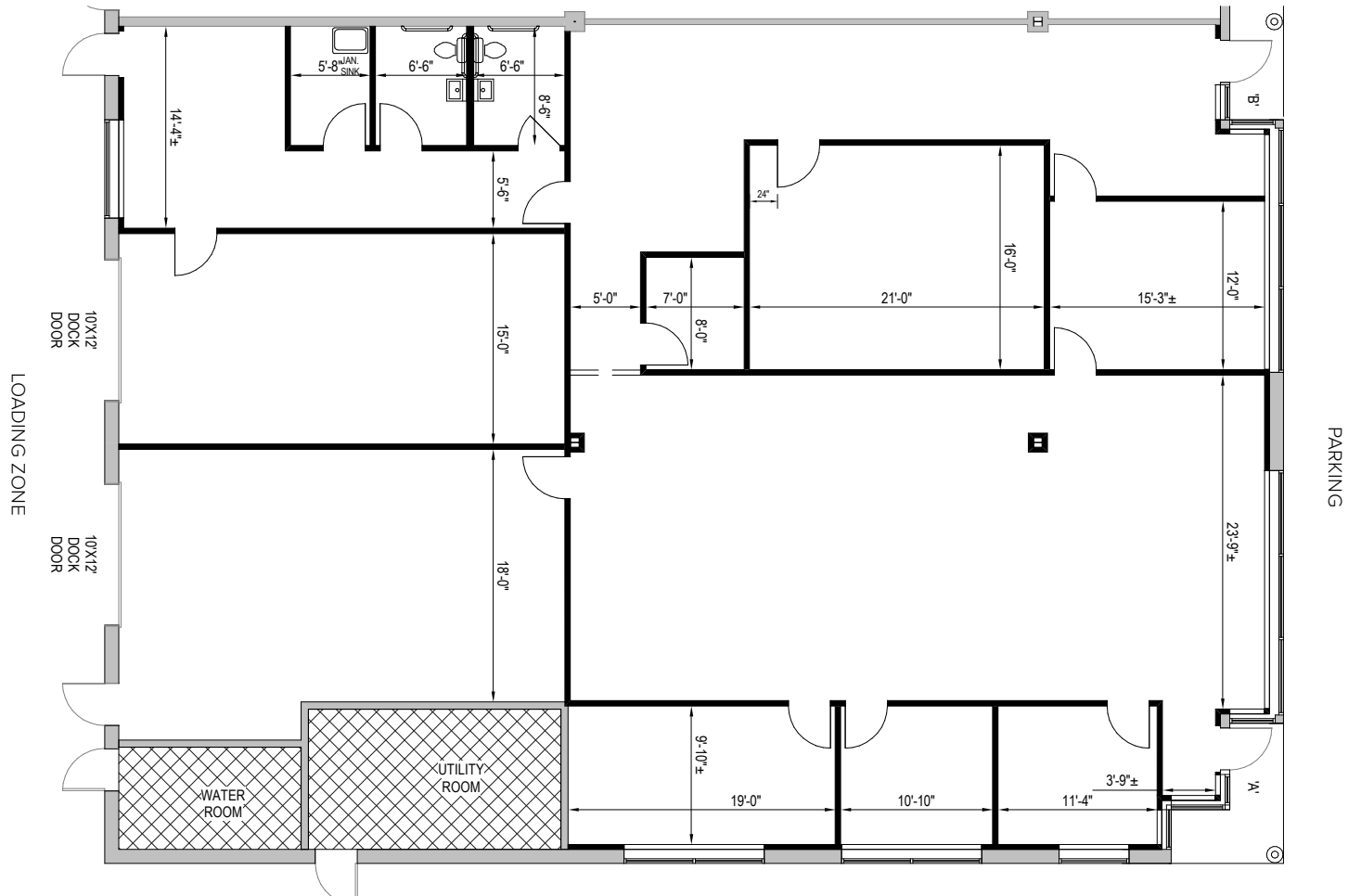
Total SF Available:

5,040 SF

3,344 sq. ft. office, 1,696 sq.
ft. warehouse with 10' x 12'
dock loading door (1)



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.





Flex/R&D

Direct-entry flexible space

St. John Properties has perfected the design and construction of flex/research and development (R&D) buildings by combining expansive windows and attractive landscaping in the front with loading capabilities in the rear.

Most flex/R&D buildings offer 30-foot-wide spaces and 16 to 18-foot clear ceiling heights for maximum flexibility.



Top: Electric vehicle charging stations at 4961 Tesla Drive;
Bottom: Drive-in loading with wide truck court

Flex/R&D Buildings

17201 Melford Boulevard	40,440 SF	
5001 Howerton Way	39,120 SF	LEED GOLD
5021 Howerton Way	39,120 SF	LEED GOLD
5041 Howerton Way	34,560 SF	LEED GOLD
5061 Howerton Way	34,560 SF	LEED GOLD
5081 Howerton Way	30,040 SF	
4801 Tesla Drive	33,120 SF	
4831 Tesla Drive	28,560 SF	
4861 Tesla Drive	29,560 SF	
4891 Tesla Drive	31,560 SF	
4901 Tesla Drive	31,560 SF	
4931 Tesla Drive	26,560 SF	
4961 Tesla Drive	25,560 SF	
17341 Melford Boulevard	23,520 SF	LEED SILVER
17301 Melford Boulevard	36,120 SF	LEED SILVER

Flex/R&D Specifications

LEED (on select buildings)	Certified Gold & Silver
Suite Sizes	2,084 up to 40,440 SF
Ceiling Height	16 ft. clear minimum
5041-5081 Howerton Way, 17301 Melford Boulevard	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber / TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	MXT



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



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

OFFICE SPACE:

Bill Jautze

Assistant Vice President,
Leasing

BJautze@sjpi.com
410.369.1213

RETAIL SPACE:

Eric Llewellyn

Director,
Retail Leasing
ELlewellyn@sjpi.com
443.464.1308

FLEX/R&D SPACE:

Lacey Johansson

Vice President,
Leasing
LJohansson@sjpi.com
410.369.1229

Bill Holzman

Senior Vice President,
Retail Leasing
BHolzman@sjpi.com
410.369.1240

Southern Maryland Office:

16901 Melford Boulevard | Suite 300 | Bowie, MD 20715
301.970.0100 | SJPI.COM/SOUTHERNMND

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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