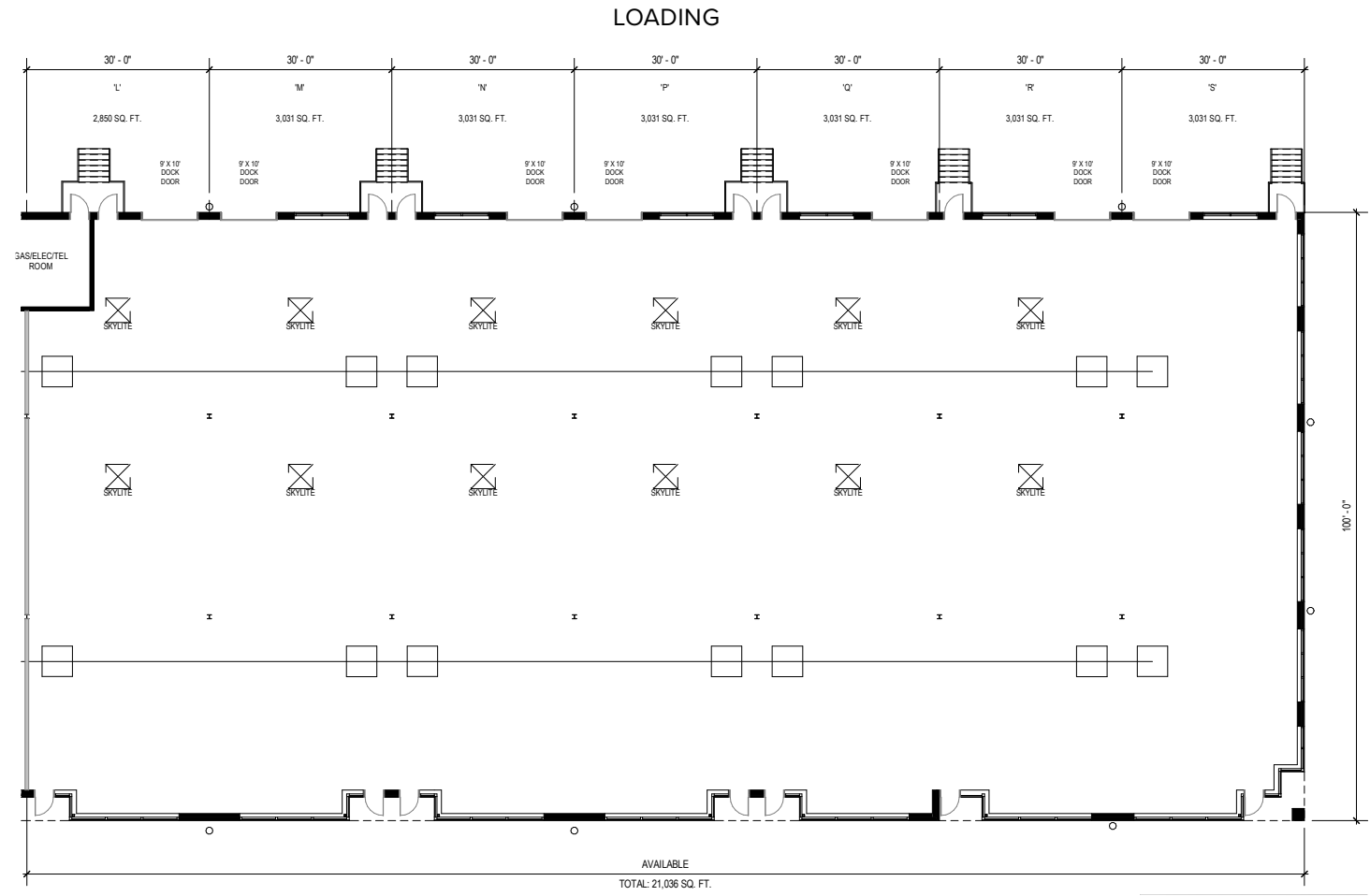
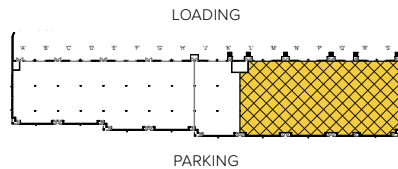


Total SF Available:
2,850 - 21,036 SF

New flex/R&D w/ 18' clear height, & dock loading

**CLICK TO VIEW
VIRTUAL TOUR**

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 Berry Pointe

- ▶ Outstanding new 82-acre Charles County mixed-use business community located along Berry Road (Route 228) near Crain Highway (US 301)
- ▶ Rapid, direct connections to Alexandria, VA and Washington, D.C.
- ▶ Close proximity to a wide array of retail amenities
- ▶ Phase I development plans include over 11,000 square feet of retail and 98,280 square feet of flex/R&D space
- ▶ Future development plans include 536,570 square feet of additional retail, flex/R&D and office space, and offer unique expansion opportunities

For more information on Berry Pointe, visit:
sjpi.com/berrypointe

Traffic Count (MDOT)

Berry Road at US 301: 61,001 vehicles/day

Berry Road at Middletown Road: 39,610 vehicles/day

Demographics

	3 Miles	5 Miles	10 Miles
Population	51,721	106,151	264,383
Avg. Household Income	\$136,553	\$138,713	\$154,050



Single-Story Office Buildings

Building A	28,220 SF	FUTURE
Building B	33,660 SF	FUTURE

Single-Story Office Specifications

Suite Sizes	2,240 SF up to 33,660 SF
Ceiling Height	10 ft. clear height
Parking	5 spaces per 1,000 SF
Roof	TPO
Construction	Brick on block
Zoning	BP

Flex/R&D Space

2385 Monument Place	50,160 SF	
10580 Liberty Bell Place	48,120 SF	
Building C	43,080 SF	FUTURE
Building D	40,080 SF	FUTURE
Building E	54,240 SF	FUTURE
Building F	47,160 SF	FUTURE
Building G	42,120 SF	FUTURE
Building H	48,120 SF	FUTURE
Building I	48,120 SF	FUTURE
Building J	51,120 SF	FUTURE
Building K	37,080 SF	FUTURE
Building L	42,120 SF	FUTURE

Flex/R&D Specifications

LEED	Designed
Suite Sizes	2,500 up to 59,640 SF
Ceiling Height	18 ft. clear height
Parking	4 spaces per 1,000 SF
Roof	TPO
Construction	Brick on block
Loading	Drive-in & dock loading
Zoning	BP

Retail Pad Sites | PHASE I

Pad A	Restaurant	2.10± Acres	7,000 SF
Pad B	Restaurant	2.00± Acres	3,200 SF
Pad C	Gas/Convenience	2.90± Acres	6,200 SF



Distances to:

Interstate 495 (Capital Beltway)	15 miles
Alexandria, VA	18 miles
Washington, D.C.	25 miles
Annapolis, MD (Downtown)	43 miles
BWI Airport	50 miles
Manassas, VA	50 miles
Baltimore, MD (Downtown)	56 miles
Richmond, VA	97 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

FLEX/R&D LEASING:

Colleen Vallar

Leasing Representative
CVallar@sjpi.com
443.908.1214

Matt Lenihan

Executive Vice President, Leasing
MLenihan@sjpi.com
410.369.1202

RETAIL LEASING:

Eric Llewellyn

Director, Retail Leasing
ELlewellyn@sjpi.com | 410.464.1308

Corporate Headquarters:

2560 Lord Baltimore Drive, Baltimore, MD 21244
301.970.0100 | SJPI.COM/SOUTHERNMMD



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

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



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 09/26