ST. JOHN PROPERTIES

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Melford Town Center

4931 Tesla Drive | Bowie, MD 20715

Suites B-C

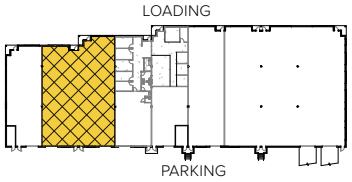
WHAT IS FLEX?



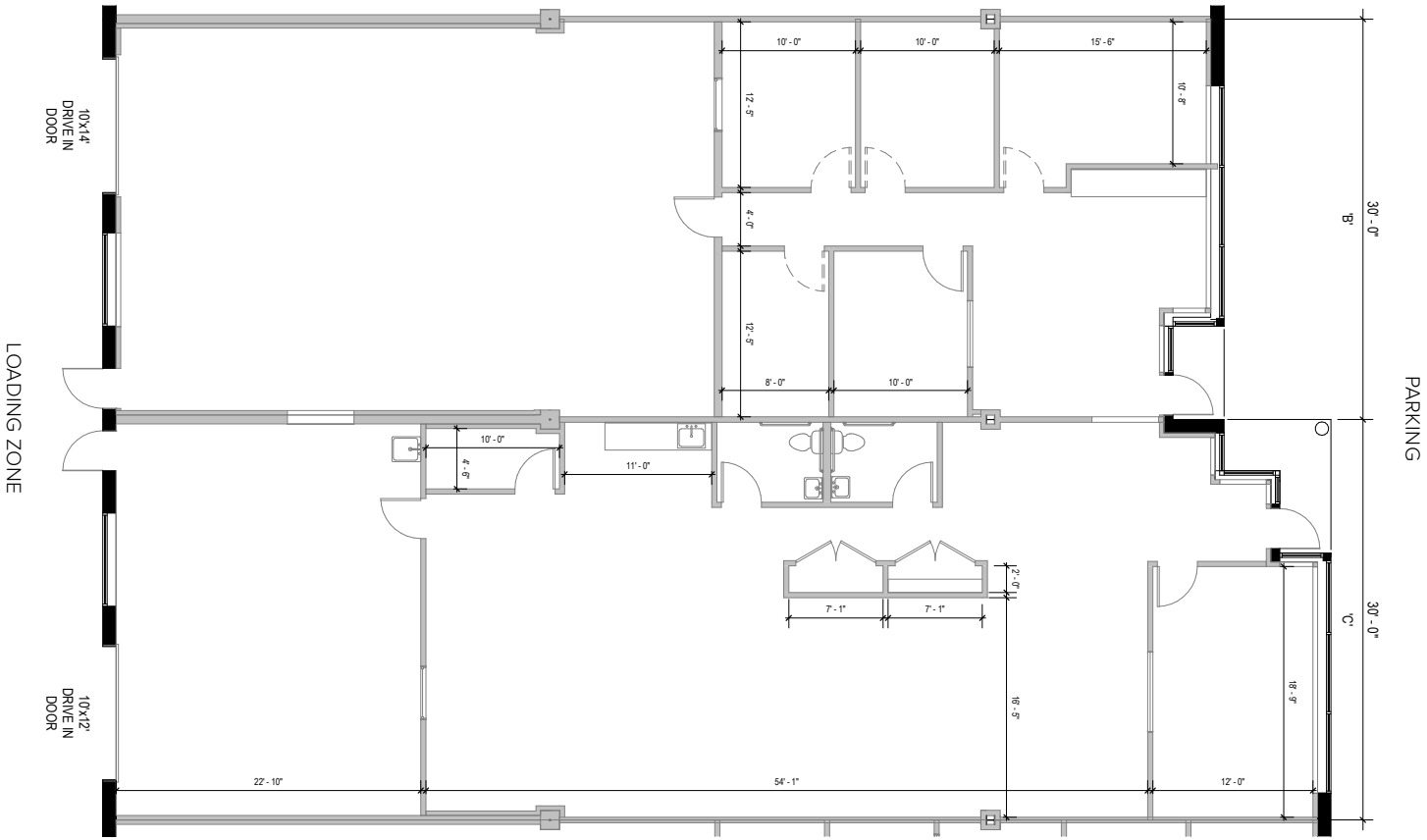
Total SF Available:
3,000 SF

3,000 sq. ft. office, 2,280 sq. ft. partially conditioned warehouse with a 10'x12' drive-in door (1) and a 10'x14' 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.*





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!

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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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USGBC MEMBER

MARYLAND CREDA COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NATIONAL DEVELOPER OF THE YEAR 2018

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