ST. JOHN PROPERTIES

410.788.0100 | SJPI.COM

**Reisterstown Business Center**

208 Business Center Drive | Reisterstown, MD 21136

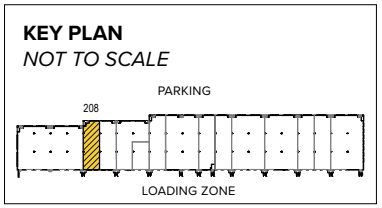
WHAT IS FLEX?



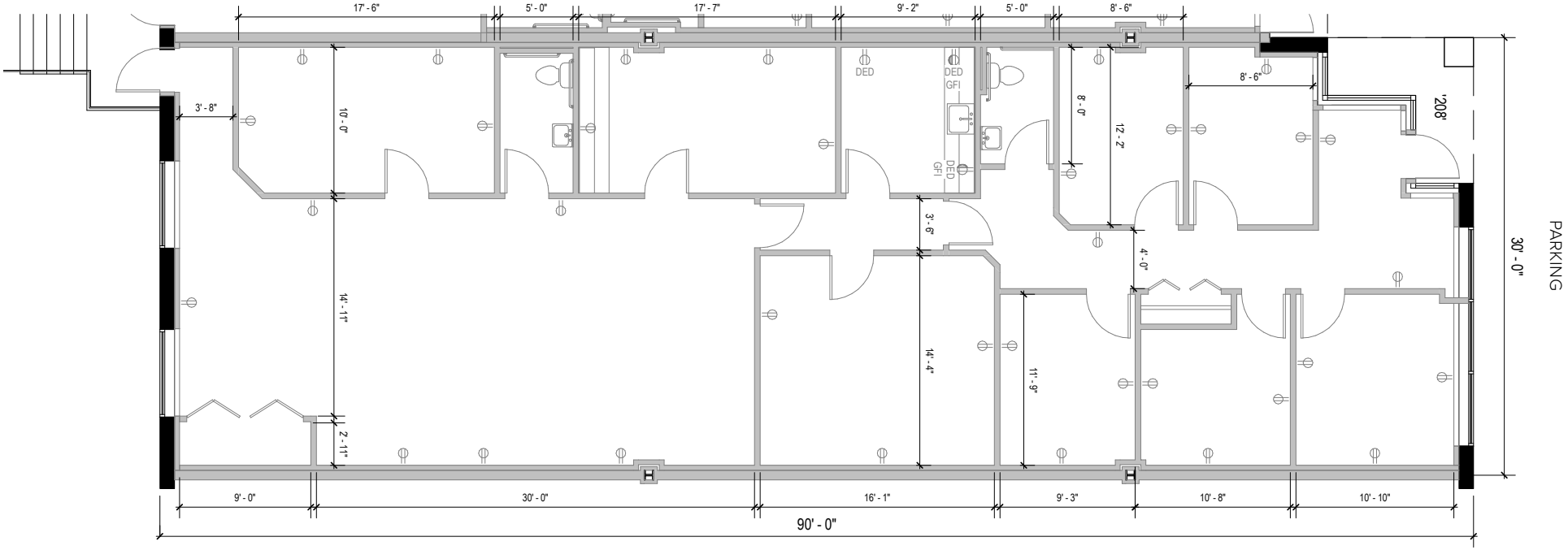
**Total SF Available:**
2,760 SF

*100% office with private offices (7), conference room, break room, and large open bullpen space*

**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 Reisterstown Business Center

This 16-acre mixed-use business community is located off MD Route 140 in Reisterstown, Maryland in Baltimore County.

The unified architecture of St. John Properties' three buildings, totaling 132,600 square feet of office space and flex/R&D, provide Reisterstown Business Center a campus-like business environment. Tenant sizes from 1,950 square feet to 59,400 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building.

| **Flex/R&D Buildings** | |
|---|---|
| 100-166 Business Center Drive | 47,400 SF |
| 200-282 Business Center Drive | 59,400 SF |
| 300-346 Business Center Drive | 25,800 SF |
| **Flex/R&D Specifications** | |
| Suite Sizes | 1,950 up to 59,400 SF |
| Ceiling Height | 16 ft. clear minimum |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Roof | EPDM rubber |
| Construction | Brick on block |
| Loading | Dock or drive-in |
| Zoning | BR |

## Area Demographics in a 3 Mile Radius

**Traffic count:** 16,149 vehicles/day along Main Street (MD 30) and Chatsworth Avenue

**Population in a 3 mile radius:** 43,624 people

**Average household income in a 3 mile radius:** $129,114 annually

| **Pad Site** | |
|---|---|
| Available Pad Site | .61 Acres \| Zoned BL |



Visit **sjpi.com/reisterstownbusiness** to learn more






**Distances to:**

| | |
|---|---|
| Interstate 795 | 3 miles |
| Owings Mills, MD | 5 miles |
| Interstate 695 (Baltimore Beltway) | 9 miles |
| Westminster, MD | 12 miles |
| Towson, MD | 15 miles |
| Baltimore, MD (Downtown) | 17 miles |
| Interstate 95 | 19 miles |
| Columbia, MD | 21 miles |
| BWI Airport | 25 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:*

**Matt Destino**
*Partner in Training*
MDestino@sjpi.com | 410.369.1258

**Corporate Headquarters:**
2560 Lord Baltimore Drive | Baltimore, MD 21244

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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. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

Connect with us **@stjohnprop**

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