ST. JOHN PROPERTIES

410.788.0100 | SJPI.COM

Rt. 450 Business Park

445 Defense Highway | Annapolis, MD 21401

Suites A-E

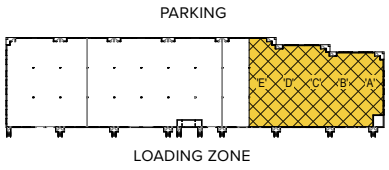
WHAT IS FLEX?



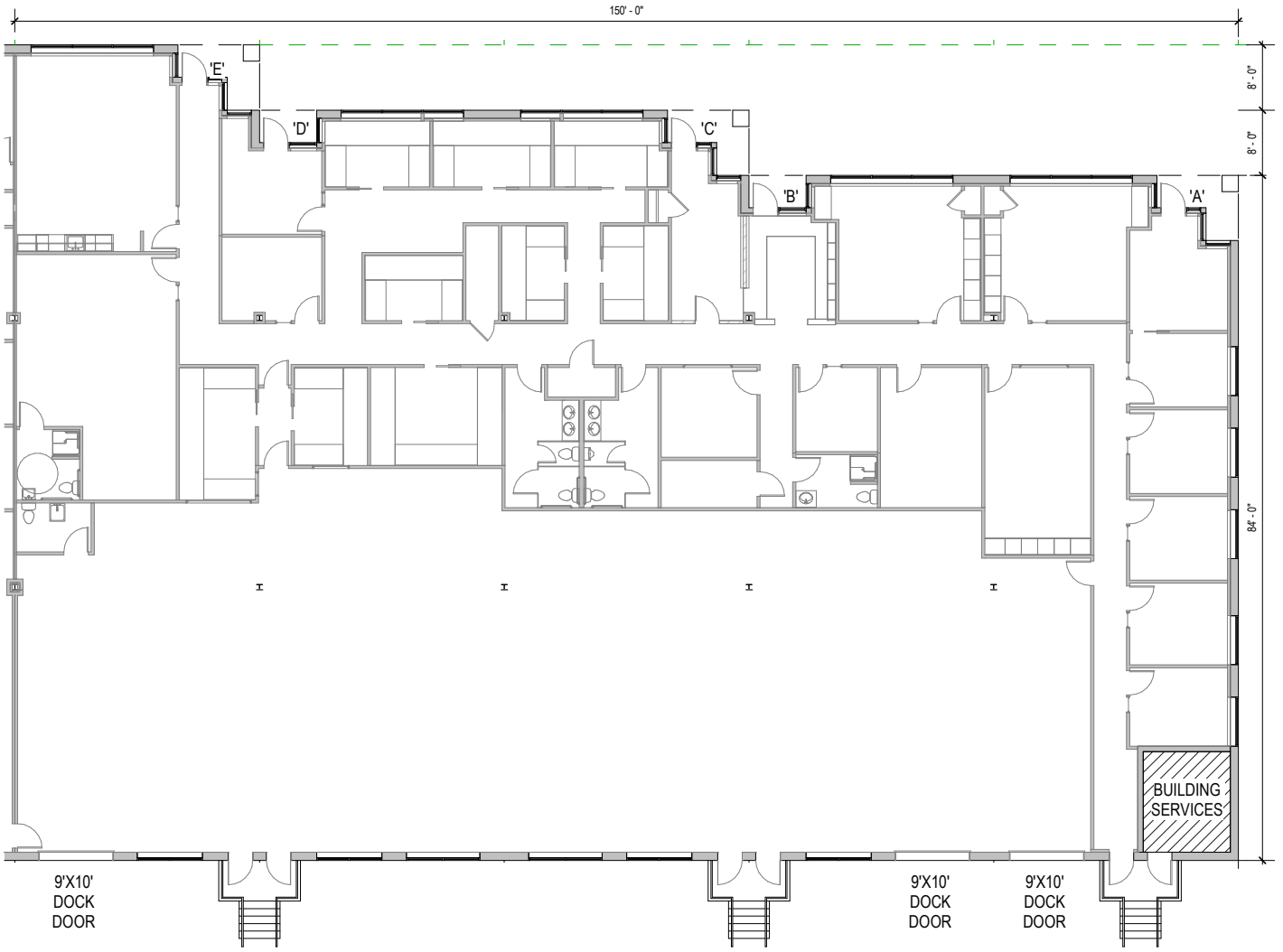
Total SF Available:
13,530 SF

7,225 sq. ft. office, 6,305 sq. ft. warehouse with 9x10 dock loading doors (3)

KEY PLAN
NOT TO SCALE



PARKING



LOADING ZONE

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 Rt. 450 Business Park

Rt. 450 Business Park is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, MD and founded in 1971. The 9-acre business community is located on MD Rt. 450 (Defense Highway), near Interstate 97 and MD Route 50.

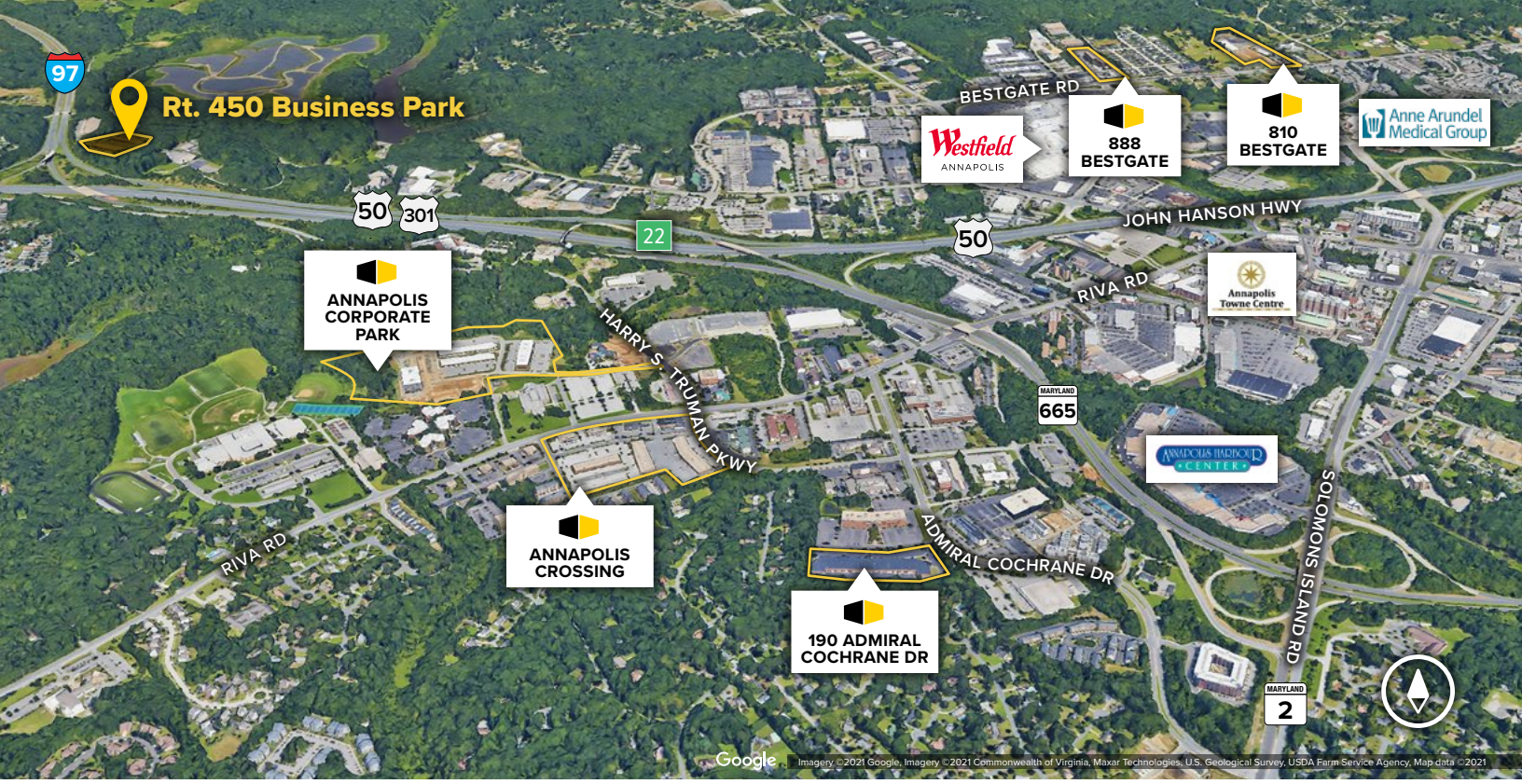
The unified architecture of St. John Properties' two buildings, comprising more than 63,000 square feet of flex space, provides Rt. 450 Business Park a campus-like business environment. Tenant sizes from 2,100 square feet to 40,560 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

Flex/R&D Buildings	
441 Defense Highway	23,100 SF
445 Defense Highway	40,560 SF
Flex/R&D Specifications	
Suite Sizes	2,100 up to 40,560 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W-1

For more information on Rt. 450 Business Park, visit: ***sjpi.com/route450***







Distances to:

MD Route 50	1 mile
Annapolis Mall	2 miles
Annapolis, MD (Downtown)	4 miles
Interstate 695 (Baltimore Beltway)	6 miles
Interstate 495 (Capital Beltway)	17 miles
BWI Airport	19 miles
Baltimore, MD (Downtown)	23 miles
Columbia, MD	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:

Michael Tait
Leasing Representative
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Corporate Headquarters:
2560 Lord Baltimore Drive | Baltimore, MD 21244
410.788.0100 | SJPI.COM

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**

USGBC MEMBER

MARYLAND CREDA COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION

ST. JOHN PROPERTIES

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