

NEW BUSINESS COMMUNITY

OVER 600K SF OF SPACE SLATED FOR DEVELOPMENT



Berry Pointe

Berry Road (MD 228) at Sun Valley Drive
Waldorf, MD 20603



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

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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
Buidling 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

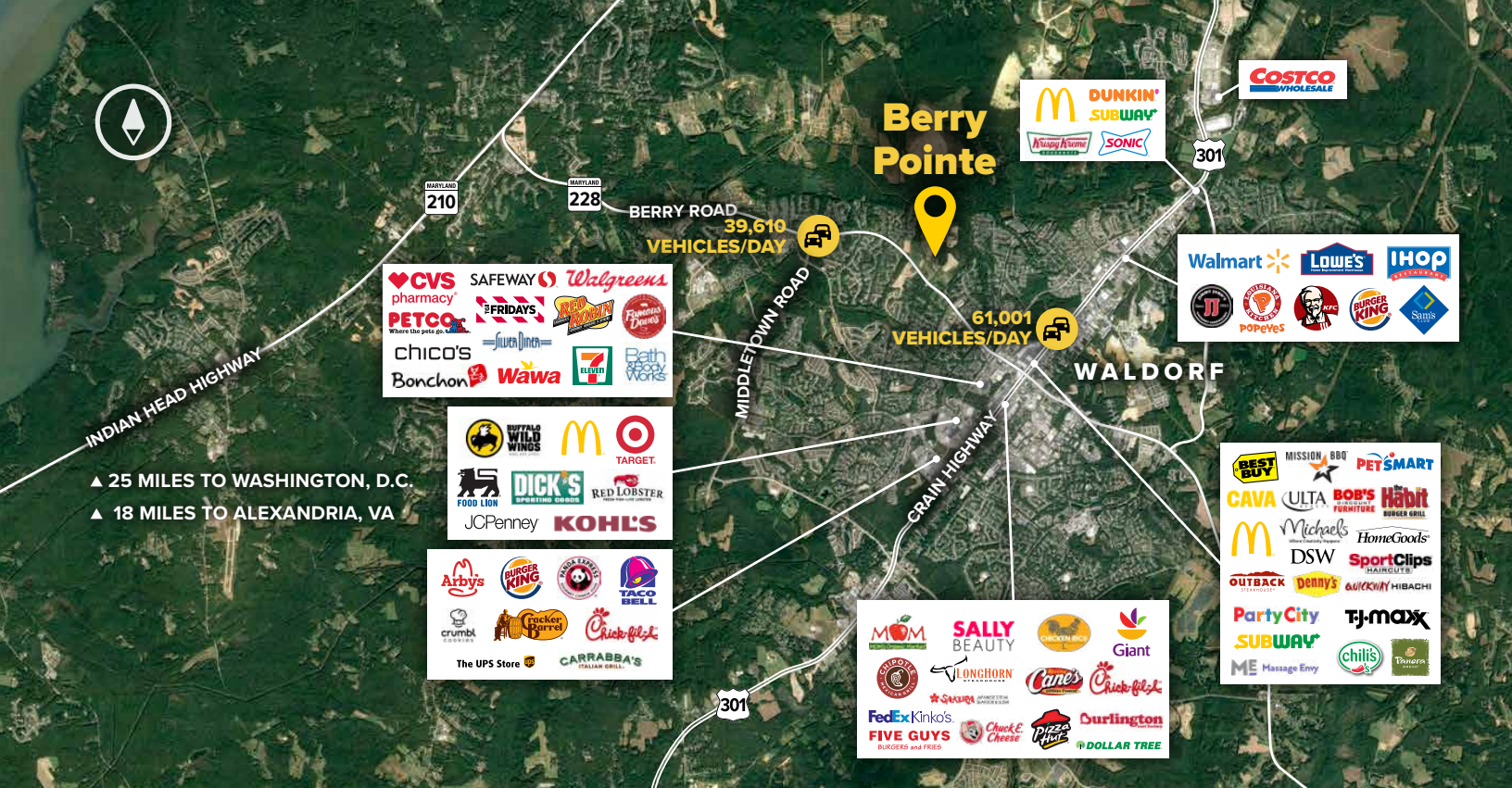
Retail Pad Sites | PHASE I

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



Berry Pointe | Site Plan





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

Eric Llewellyn

Director, Leasing

ELlewellyn@sjpi.com | 443.464.1308

Matt Lenihan

Executive Vice President, Leasing

MLenihan@sjpi.com | 410.369.1202

Corporate Headquarters:

2560 Lord Baltimore Drive, Baltimore, MD 21244

301.970.0100 | SJPI.COM/SOUTHERNMMD



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