

About Dolfield Business Park

Dolfield Business Park is a 44-acre Baltimore County business community is located near Red Run Boulevard in Owings Mills, MD. The unified architecture of St. John Properties' six completed buildings, which comprise more than 177,000 square feet of flex/R&D and office product, provides Dolfield Business Park a campus-like business environment. The park also includes 11155 Dolfield Boulevard, a two-story, 71,400 sq. ft. office building.

Tenant sizes from 1,500 square feet to 39,120 square feet of space offer companies straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere.



TWO-STORY OFFICE SPACE

TWO-STORY OFFICE BUILDINGS

11155 Dolfield Boulevard 71,400 SF

TWO-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,275 up to 16,575 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	4.5 spaces per 1,000 SF
Heat (1st Floor)	Heat pump (Electric)
Heat (2nd Floor)	Gas
Roof	EPDM Rubber
Exterior Walls	Brick on block
Zoning	ML-IM



FLEX / R&D SPACE

SINGLE-STORY FLEX / R&D BUILDINGS

1 Easter Court	32,158 SF
3 Easter Court	31,121 SF
5 Easter Court	32,700 SF
7 Easter Court	18,000 SF
8 Easter Court	31,560 SF LEED SILVER
9 Easter Court	30,120 SF
10 Easter Court	39,120 SF LEED SILVER
11 Easter Court	33,120 SF LEED GOLD

FLEX / R&D SPECIFICATIONS

LEED	Core & Shell
Suite Sizes	1,500 up to 3,000 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
HVAC	Gas
Roof	EPDM Rubber & TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	BM-IM (1 Easter Court) ML-IM (All others)



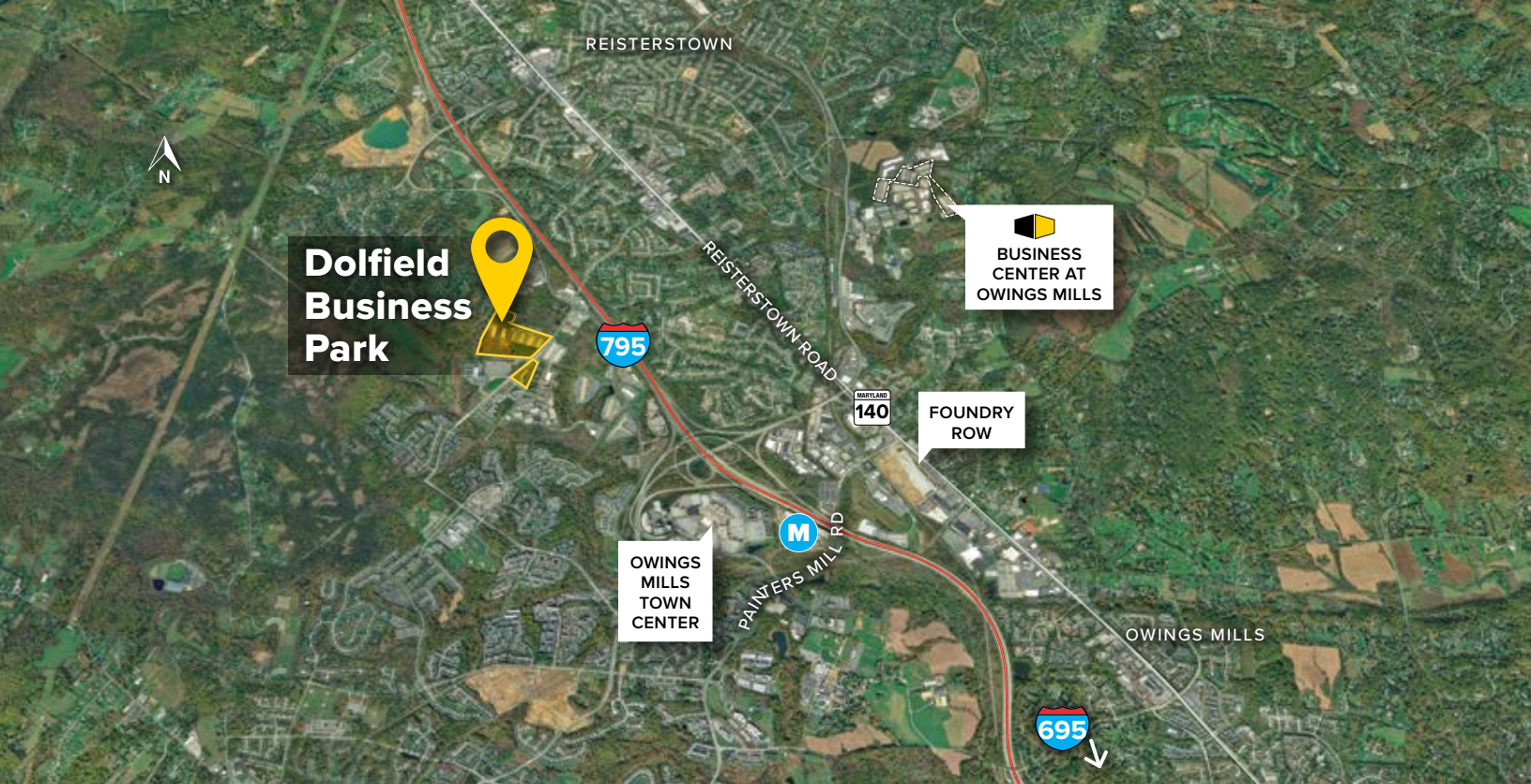
SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS

Future Office Building 35,360 SF

SINGLE-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,500 SF and up
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Zoning	ML-IM



Distances to:

- Baltimore (Downtown) 15 miles
- BWI Airport 22 miles
- I-95 15 miles
- I-695 (Baltimore Beltway) 4 miles
- I-795 2 miles
- Towson 13 miles
- Westminster 16 miles

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed nearly 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Utah, Virginia and Wisconsin.



2560 Lord Baltimore Drive
 Baltimore, MD 21244
 410.788.0100 | SJPI.COM
 CO | MD | NV | PA | LA | UT | VA | WI

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

Will McCullough *Leasing Agent*
 410.369.1207 | wmccullough@sjpi.com

Richard Williamson *SVP Leasing*
 410.788.0100 | rwilliamson@sjpi.com



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