



GREENLEIGH
at CROSSROADS

Middle River, MD 21220





About Greenleigh at Crossroads

A Premier Live-Work-Play Community in Baltimore County

Greenleigh at Crossroads is part of a master-planned, 1,000-acre mixed-use community in Baltimore County, located on Maryland Rt. 43 between U.S. Rt. 40 and Eastern Boulevard. The project, located just minutes from I-95 and I-695 and only 15 miles from Baltimore City, has immediate access to White Marsh, Perry Hall, Essex, and nearby communities.

Flex/R&D suite sizes from 2,520 to 59,400 square feet with single-story and multi-story class 'A' suites up to 100,000 square feet offer businesses a headquarters-worthy location.

The retail at Greenleigh at Crossroads features a main street-style shopping center consisting of more than 86,000 square feet of retail space, a proposed 75,000 square foot grocery store, and pad sites.

In total Greenleigh at Crossroads will include about 1,900 residential units, 740,000 square feet of class 'A' office, 828,000 square feet of flex/R&D, and 197,000 square feet of retail space.

About St. John Properties

- Owns and manages more than 20 million square feet of commercial real estate including office, flex/R&D, retail, warehouse and residential in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Utah, Virginia and Wisconsin.
- Real estate investments valued at more than \$3.5+ billion.
- Serving more than 2,200 satisfied clients.
- Maintains full complement of in-house resources, including land development, property management, construction, space planning, tenant improvement, financial analysis, leasing, marketing and acquisition.

Visit sjpi.com/company to learn more.



"Greenleigh at Crossroads represents an integrated approach to the opportunities that our research suggests are emerging in Baltimore County. We have thoughtfully designed this new section to serve as a dynamic employment generator, create a comprehensive live-work-play environment that satisfies many different needs and to elevate the product mix to the highest level ever achieved in the County."

Edward St. John,
Chairman, St. John Properties



"Greenleigh at Crossroads sets a new Baltimore County standard for quality development. St. John Properties makes the best use of land and infrastructure resources, with multi-story offices, a variety of homes and open spaces coming together to meet the needs of today's businesses and residents. Greenleigh will be an important part of eastern Baltimore County's future."

Kevin Kamenetz,
Late Baltimore County Executive



"Greenleigh at Crossroads is an innovative next step that will bring new jobs and new residents to Eastern Baltimore County."

Cathy Bevins,
Baltimore County Councilwoman,
6th District

For more information visit:
sjpi.com/greenleigh

With more than 1.9 million square feet of commercial space available, join these businesses in Greenleigh at Crossroads:



Greenleigh at Crossroads at a glance	
COMMERCIAL	RESIDENTIAL & HOSPITALITY
740,000 SF Class 'A' Office	1,000 UNITS Single Family & Townhomes
828,000 SF Flex/R&D	865 UNITS Luxury Multi-Family
197,000 SF Retail	120-SUITE Springhill Suites by Marriott
135,000 SF (959 UNITS) Self-Storage	5 ACRE Public Park



6211 Greenleigh Avenue



Multi-Story Office Space

Multi-Story Office Buildings

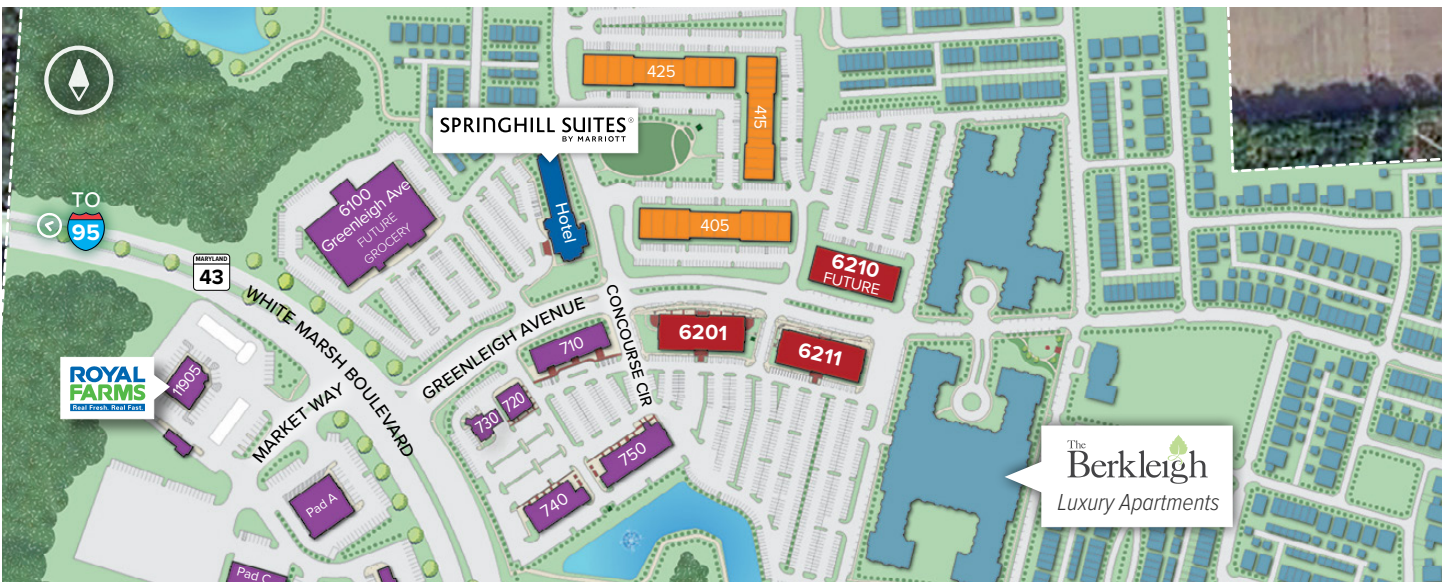
6201 Greenleigh Avenue	76,980 SF	LEED GOLD
6210 Greenleigh Avenue	100,000 SF	FUTURE
6211 Greenleigh Avenue	99,504 SF	LEED GOLD

Multi-Story Office Specifications

LEED	Gold Core & shell
Suite Sizes	5,000 up to 100,000 SF
Office	Built to suit
Ceiling Height	10 ft. clear minimum
Parking	4 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Zoning	ML-IM-M43



Multi-story class 'A' office lobby





Single-Story Office Space

Single-Story Office Buildings		
405 Williams Court	31,280 SF	
415 Williams Court	25,045 SF	
425 Williams Court	31,280 SF	
435 Williams Court	40,800 SF	LEED SILVER
1 Stirling Street	27,540 SF	FUTURE
2 Stirling Street	20,400 SF	FUTURE
11 Stirling Street	27,540 SF	FUTURE
12 Stirling Street	20,400 SF	FUTURE
31 Stirling Street	20,400 SF	FUTURE
1 Irontdale Street	22,780 SF	FUTURE
2 Irontdale Street	21,760 SF	FUTURE
11 Irontdale Street	20,400 SF	FUTURE
10 Irontdale Street	36,040 SF	LEED GOLD
12 Irontdale Street	36,040 SF	LEED GOLD
11501 Wakefield Street	16,320 SF	FUTURE
11511 Wakefield Street	16,320 SF	FUTURE
11560 Crossroads Circle	23,630 SF	LEED SILVER
11570 Crossroads Circle	25,160 SF	LEED SILVER

Single-Story Office Specifications	
LEED (select buildings)	Core & shell
Suite Sizes	1,384 up to 40,800 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas
Roof	EPDM or TPO
Exterior Walls	Brick on block
Zoning	ML-IM-M43



Single-story class 'A' office exterior







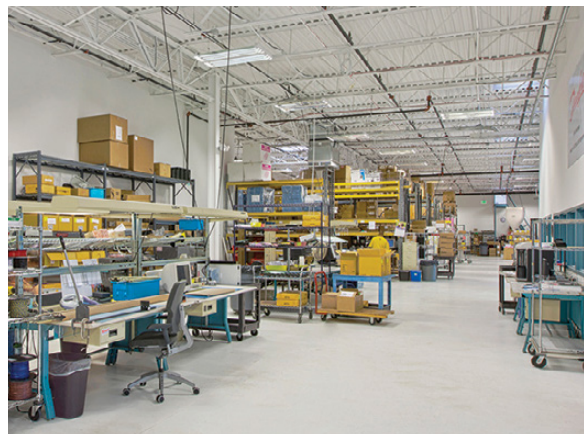
 **Flex/R&D Space**

Flex/R&D Buildings

11600 Crossroads Circle	34,080 SF	
11605 Crossroads Circle	40,080 SF	
11615 Crossroads Circle	31,920 SF	
11620 Crossroads Circle	42,120 SF	
11630 Crossroads Circle	51,120 SF	LEED GOLD
11640 Crossroads Circle	50,400 SF	
11650 Crossroads Circle	28,000 SF	LEED GOLD
11655 Crossroads Circle	59,400 SF	LEED CERTIFIED
11675 Crossroads Circle	40,080 SF	LEED GOLD
11685 Crossroads Circle	54,120 SF	LEED GOLD
11695 Crossroads Circle	33,120 SF	LEED GOLD
1300 Innovation Street	31,560 SF	FUTURE
1301 Innovation Street	45,120 SF	FUTURE
1310 Innovation Street	42,120 SF	LEED DESIGNED
1311 Innovation Street	44,160 SF	FUTURE
1320 Innovation Street	42,120 SF	LEED DESIGNED
1321 Innovation Street	39,120 SF	FUTURE
1330 Innovation Street	40,620 SF	LEED DESIGNED
1331 Innovation Street	50,160 SF	FUTURE
1340 Innovation Street	28,560 SF	FUTURE

Flex/R&D Specifications

LEED (select buildings)	Core & shell
Suite Sizes	2,520 up to 59,400 SF
Ceiling Height	
11600-11695 Crossroads Cir.	16 ft. clear minimum
1300-1340 Innovation St.	18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM or TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	ML-IM-M43



Flex/R&D interior





- Upon completion, Greenleigh at Crossroads will include 1,900 residential units
- An additional 110,400 SF of retail space to be developed

Prime location along Rt. 43 (White Marsh Blvd.) in Baltimore County, serving a 1,000-acre business community and a residential trade area of 40,000+ people in a three mile radius.

Traffic Count (MDOT)

MD Rt. 43 (White Marsh Blvd): 27,300 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,923	37,221	94,305
Avg. Household Income	\$117,340	\$88,463	\$91,747



Pad Sites

Available Pad Sites

6100 Greenleigh Avenue (Grocery Site) 75,000 SF

Pad A | Market Way

Pad B | Market Way

Pad C | Market Way

Pad D | Pocomoke Court

Pad E | Pocomoke Court

Pad F | Pocomoke Court

Pad G | Pocomoke Court

Pad H | Innovation Street



710 Concourse Circle rendering



Retail Availabilities

710 Concourse Circle

Suites 101-110 **AVAILABLE** 13,360 SF

720 Concourse Circle

Michael's Café 6,000 SF

730 Concourse Circle

Dunkin' Donuts 3,000 SF

740 Concourse Circle

Suites 109 - 110 Mallia Salon & Spa 2,887 SF

Suites 111 - 115 **AVAILABLE** 10,653 SF

750 Concourse Circle

Suite 100 Steak 'n Shake (Coming Soon) 2,085 SF

Suite 101 Subway 1,620 SF

Suite 102 Thai Rainbow 2,430 SF

Suite 103 The UPS Store 1,639 SF

Suite 104 Crossroads Wine & Spirits 2,690 SF

Suite 105 Polishes Nail & Spa 1,680 SF

Suites 106-108 Potomac Pizza 4,899 SF

11905 Market Way

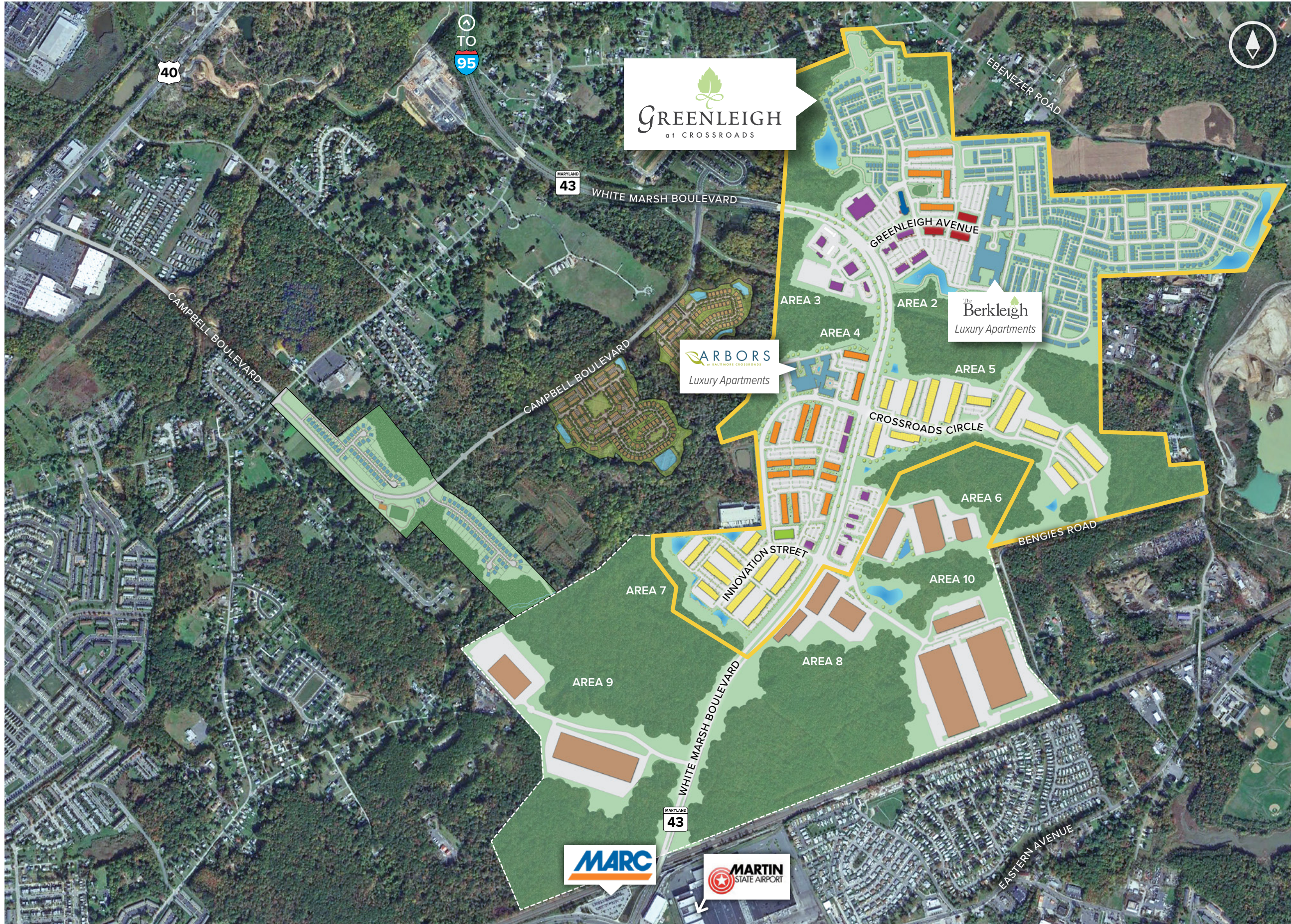
Royal Farms 5,786 SF

11521 Wakefield Street

Suites 100-109 **AVAILABLE** 13,975 SF

11531 Wakefield Street

Suites 100-109 **AVAILABLE** 13,975 SF



PRODUCT LEGEND

TYPE	AMOUNT
Multi-Story Office	276,484 SF
Single-Story Office	463,135 SF
Flex/R&D	827,980 SF
Self-Storage	135,000 SF
Retail	197,118 SF
Hotel	120-keys
Residential: Single, townhomes, multi-family	1,900 Units
Warehouse/Industrial	1,900,000 SF

A DEVELOPMENT OF:



For more information on Greenleigh at Crossroads, visit: sjpi.com/greenleigh



Distances to:

- Aberdeen, MD 18 miles
- Amtrak/MARC Station 1 mile
- Baltimore, MD (Downtown) 11 miles
- BWI Airport 20 miles
- Interstate 95 2 miles
- Interstate 695 (Baltimore Beltway) 4 miles
- Martin State Airport 1 mile
- Towson, MD 10 miles



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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 more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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