



GREENLEIGH

MIDDLE RIVER, MD 21220





Discover Greenleigh:
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About Greenleigh

Baltimore County's Premier Live-Work-Play Community

Greenleigh is part of a master-planned, 1,000-acre mixed-use community in Baltimore County, located on Maryland Route 43 between U.S. Route 40 and Eastern Boulevard. The project, situated just minutes from Interstate 95 and Interstate 695 and only 19 miles from downtown Baltimore, has immediate access to White Marsh, Perry Hall, Essex, and other 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 99,540 square feet offer businesses a headquarters-worthy location.

The retail at Greenleigh features a main street-style shopping center consisting of nearly 80,000 square feet of retail space, a proposed 75,000 square foot grocery store, and pad sites.

In total Greenleigh will include approximately 3,300 residential units, 425,790 square feet of office, 763,200 square feet of flex/R&D, and 215,000 square feet of retail space.

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 by Edward St. John and headquartered in Baltimore, Maryland, the company has developed and owns office, flex/research and development, warehouse, retail and multifamily space nationwide. St. John Properties is a vertically-integrated real estate developer, and maintains an excellent credit history with no loan defaults. In 2018, the company was named The National Developer of the Year by NAIOP, the Commercial Real Estate Development Association.

Visit sjpi.com/about to learn more

"Greenleigh represents an integrated approach to the opportunities that are emerging in Baltimore County. We have thoughtfully designed this project 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
Founder & Chairman, St. John Properties

"Greenleigh exemplifies the incredible opportunities we have to live, work, and play right here in Baltimore County. St. John Properties' vision and execution to develop this community is a testament to their commitment to our region and passion for delivering for our residents and businesses. We appreciate their partnership and commitment to Baltimore County's growth thanks to their efforts to bring new jobs, new housing opportunities, and new companies to the region."

John A. Olszewski, Jr.
Congressman, Maryland 2nd District

To learn more about Greenleigh, visit: sjpi.com/greenleigh

With more than 3.5 million square feet of commercial space, join these businesses at Greenleigh:



Greenleigh at a glance	
COMMERCIAL	RESIDENTIAL & HOSPITALITY
249,270 SF Single-Story Office 176,520 SF Class 'A' Office	1,303 UNITS Single Family & Townhomes
763,240 SF Flex/R&D	1,997 UNITS Luxury Multifamily
215,110 SF Retail	120-SUITE Springhill Suites by Marriott
1,750,300 SF Industrial	5 ACRE Public Park
133,069 SF (959 UNITS) Self-Storage	



Multi-Story Office

Full-service Class ‘A’ office

In total, Greenleigh will include two Class ‘A’ multi-story office buildings totaling more than 176,000 square feet of space. Tenant sizes from 5,000 square feet to 99,540 square feet of space offer businesses headquarters-worthy locations.

Multi-Story Class ‘A’ Office Space		
Multi-Story Office Buildings		
6201 Greenleigh Avenue	76,980 SF	LEED GOLD
6211 Greenleigh Avenue	99,540 SF	LEED GOLD
Multi-Story Office Specifications		
LEED	Certified Gold	
Suite Sizes	5,000 up to 99,540 SF	
Ceiling Height	10 ft. clear minimum	
Parking	4 spaces per 1,000 SF	
HVAC	Gas, VAV with zone control	
Zoning	ML-IM-M43	



6201 Greenleigh Avenue



6211 Greenleigh Avenue, class ‘A’ office lobby



Multi-story class ‘A’ office build-out





Single-Story Office

Direct-entry office space

In total, Greenleigh includes eight single-story office buildings totaling nearly 250,000 square feet of space. Tenant sizes range from 1,384 square feet to 40,800 square fee, and offer businesses direct-entry access 24/7. Green space amenities are abundant throughout the campus, which features a putting green.



Single-story office interior build-out



Green space amenity

Single-Story Office Space

Single-Story Office Buildings			
405 Williams Court	31,280 SF		
415 Williams Court	25,040 SF		
425 Williams Court	31,280 SF		
435 Williams Court	40,800 SF	LEED SILVER	
10 Irondale Street	36,040 SF	LEED GOLD	
12 Irondale Street	36,040 SF	LEED GOLD	
11560 Crossroads Circle	23,630 SF	LEED SILVER	
11570 Crossroads Circle	25,160 SF	LEED SILVER	
Single-Story Office Specifications			
LEED (select buildings)	Certified Silver & Gold		
Suite Sizes	1,384 up to 40,800 SF		
Ceiling Height	10 ft. clear minimum		
Parking	5 spaces per 1,000 SF		
HVAC	Gas		
Zoning	ML-IM-M43		





Flex/R&D

Direct-entry flexible space

Upon completion, Greenleigh will comprise of 18 flex/R&D buildings, totaling more than 763,200 square feet of space. Tenant sizes from 2,520 square feet to 59,400 square feet of space offer businesses straight-forward, economical and high-utility space. These flexible buildings feature dock and drive-in loading with wide truck courts.



Flex/R&D dock and drive-in loading



Flex/R&D interior build-out featuring custom office and lab space

Discover Greenleigh Highlands:
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Flex/R&D Space

Flex/R&D Buildings		
10440 Campbell Boulevard	40,080 SF	LEED GOLD
10450 Campbell Boulevard	36,120 SF	LEED SILVER
10460 Campbell Boulevard	50,160 SF	LEED GOLD
11504 Pocomoke Court	46,080 SF	FUTURE
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
1310 Innovation Street	42,120 SF	LEED SILVER
1320 Innovation Street	42,120 SF	LEED SILVER
1330 Innovation Street	42,120 SF	LEED GOLD
Flex/R&D Specifications		
LEED (select buildings)	Certified Gold & Silver	
Suite Sizes	2,520 up to 59,400 SF	
Ceiling Height	18 ft. clear minimum	
11600–11685 Crossroads Cir.	16 ft. clear minimum	
Parking	4 spaces per 1,000 SF	
Loading	Dock or drive-in	
Zoning	ML-IM-M43	





Retail

Inline space & pad sites available

The retail component of Greenleigh can support over 196,000 square feet of space, including inline merchant areas and pad sites.

Retail at Greenleigh is located along Rt. 43 (White Marsh Blvd.) in Baltimore County, and serves the 1,000-acre business community and over 3,300 residential units within the community. Over 43,700 people reside within a three-mile radius.

Demographics			
	1 Mile	3 Miles	5 Miles
Population	4,884	43,757	141,667
Avg. Household Income	\$161,487	\$117,855	\$114,213

Pad Sites			
Pad Sites			
6100 Greenleigh Ave (Grocery Site)	7.8 Acres	Up to 75,000 SF	
7-Eleven 1500 Pocomoke Court		5,723 SF	
Royal Farms 11905 Market Way		5,786 SF	
Pad A Market Way			
Pad B Market Way			
Pad C Market Way			
Pad D Greenleigh Avenue			
Pad E Wakefield Street			
Pad F Wakefield Street			
Pad G Wakefield Street			
Pad H Wakefield Street			
Pad I Innovation Street			

Retail Availabilities			
710 Concourse Circle			
Suites 101–103	Bajeko Sekuwa	4,266 SF	
Suite 104	Scoops	1,278 SF	
Suite 105	Kore Barre	1,352 SF	
Suite 106	Cellfix Plus	1,352 SF	
Suites 107–109	AVAILABLE	3,386 SF	
Suite 110	Bubbakoo's Burritos	1,726 SF	
720 Concourse Circle			
Michael's Café		6,024 SF	
730 Concourse Circle			
Dunkin'		2,663 SF	
740 Concourse Circle			
Suites 109–110	Mallia Salon & Spa	2,338 SF	
Suites 111–115	AVAILABLE	10,653 SF	
750 Concourse Circle			
Suite 100	Harford Bank	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	1,688 SF	
Suites 106–108	Potomac Pizza	4,899 SF	
11521 Wakefield Street			
Suites 100–102	AVAILABLE	4,437 SF	
Suites 103–106	Uptown Cheapskate	5,256 SF	
Suites 107–109	Sherwin Williams	4,282 SF	
11531 Wakefield Street			
Suites 100–101	Coldwell Banker Realty	2,448 SF	
Suites 100–101	AVAILABLE	3,148 SF	
Suites 104–105	ISI Elite Training	2,628 SF	
Suite 106	Enjoy-A-Bowl	1,314 SF	
Suites 107–108	AVAILABLE	2,958 SF	
Suites 109	Jimmy John's	1,479 SF	





PRODUCT LEGEND	
TYPE	AMOUNT
Multi-Story Office	176,520 SF
Single-Story Office	249,270 SF
Flex/R&D	763,240 SF
Self-Storage	133,060 SF
Retail	215,110 SF
Hotel	120 Suites
Residential: Single-family, town homes, multifamily	3,300 Units
Warehouse/Industrial	1,750,000 SF

A DEVELOPMENT OF:



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

Greenleigh’s prime Baltimore County location offers a wide range of amenities and services in close proximity

Distances to:

Interstate 95	3 miles	Baltimore, MD (Downtown)	19 miles
Interstate 695 (Baltimore Beltway)	6 miles	Hunt Valley, MD	22 miles
Interstate 895	9.5 miles	BWI Airport	25 miles
Towson, MD	14 miles	Columbia, MD	35 miles





Scan now to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

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Connect with us [@stjohnprop](https://www.instagram.com/stjohnprop)



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