

New Business Community | Now Leasing

OVER 600K SF OF SPACE SLATED FOR DEVELOPMENT



Lexington Exchange

Three Notch Road (MD Route 235) at Oak Crest Road
California, MD 20619



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

SJPI.COM | 410.788.0100

About Lexington Exchange

- ▶ Outstanding new 140-acre mixed use business community located along Three Notch Road (Route 235) near Patuxent Beach Road (MD Route 4)
- ▶ Ideal location for defense contractors, with quick connections to both Patuxent Naval Air Station and the University of Maryland Academic and Innovation Center/Unmanned Aircraft Test site at St. Mary's County Regional Airport
- ▶ Flexible suite sizes ranging from 2,500 square feet up to 60,120 square-foot with full-building opportunities for office, flex/R&D, and warehouse uses
- ▶ Future development plans for over 600,000 square feet provide expansion opportunities
- ▶ Walking distance to a wide array of retail amenities

For more information on Lexington Exchange, visit: sjpi.com/lexingtonexchange



Flex/R&D Space

23566 Oak View Drive	28,560 SF	LEED CERTIFIED
23567 Oak View Drive	45,120 SF	LEED CERTIFIED
23619 Oak View Drive	45,120 SF	LEED CERTIFIED
23647 Oak View Drive	33,120 SF	LEED DESIGNED
23665 Oak View Drive	47,160 SF	LEED DESIGNED
23705 Oak View Drive	39,120 SF	LEED DESIGNED
23723 Oak View Drive	42,120 SF	LEED DESIGNED
23781 Oak View Drive	51,120 SF	
23799 Oak View Drive	60,120 SF	
23708 Oak View Drive	42,120 SF	
Building K	45,120 SF	FUTURE
Building L	33,120 SF	FUTURE
Building M	29,040 SF	FUTURE
Building N	33,120 SF	FUTURE
Building O	32,040 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,500 up to 60,120 SF
Ceiling Height	18 ft. clear height
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Construction	Brick on block
Loading	Drive-in & dock loading
Zoning	MXM

Traffic Count (MDOT)

Three Notch Road (Route 235): 35,020 vehicles/day

Patuxent Beach Road (Route 4): 29,217 vehicles/day

Demographics

	3 Miles	5 Miles	10 Miles
Population	23,913	47,391	109,094
Avg. Household Income	\$163,307	\$157,658	\$161,288



Lexington Exchange

SITE PLAN



Building O Building N

Building M Building L

FUTURE DEVELOPMENT

Building K

23799 23781 23708

23705 23723 23647

23665

23566

OAK VIEW DRIVE

23619 23567

TO PATUXENT NAVAL AIR STATION ➡

WILDEWOOD CENTER

belk JCPenney TRUIST DSW
Huntington ULTA DESIGNER SHOE WAREHOUSE®
OUTBACK BED BATH & BEYOND OKAOA
GNC LIVE WELL Beyond any store of its kind! Japanese Seafood and Steak House
H&R BLOCK WILDEWOOD PASTRY SHOP planet fitness Visionworks ULTRA CLEAN CLEANERS
ZEN NAILS AND SPA



44800

44766 100% LEASED

PAD F
PAD E



BOLLYWOOD MASALA



PAD D

44755

MARYLAND
235

THREE NOTCH ROAD





Distances to:

Patuxent Naval Air Station	5 miles
Interstate 495 (Capital Beltway)	49 miles
Interstate 97	58 miles
Annapolis, MD (Downtown)	62 miles
Washington, D.C.	62 miles
Interstate 95	75 miles
BWI Airport	79 miles
Baltimore, MD (Downtown)	84 miles

Contact Us

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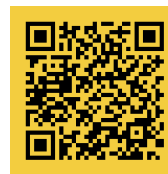
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