



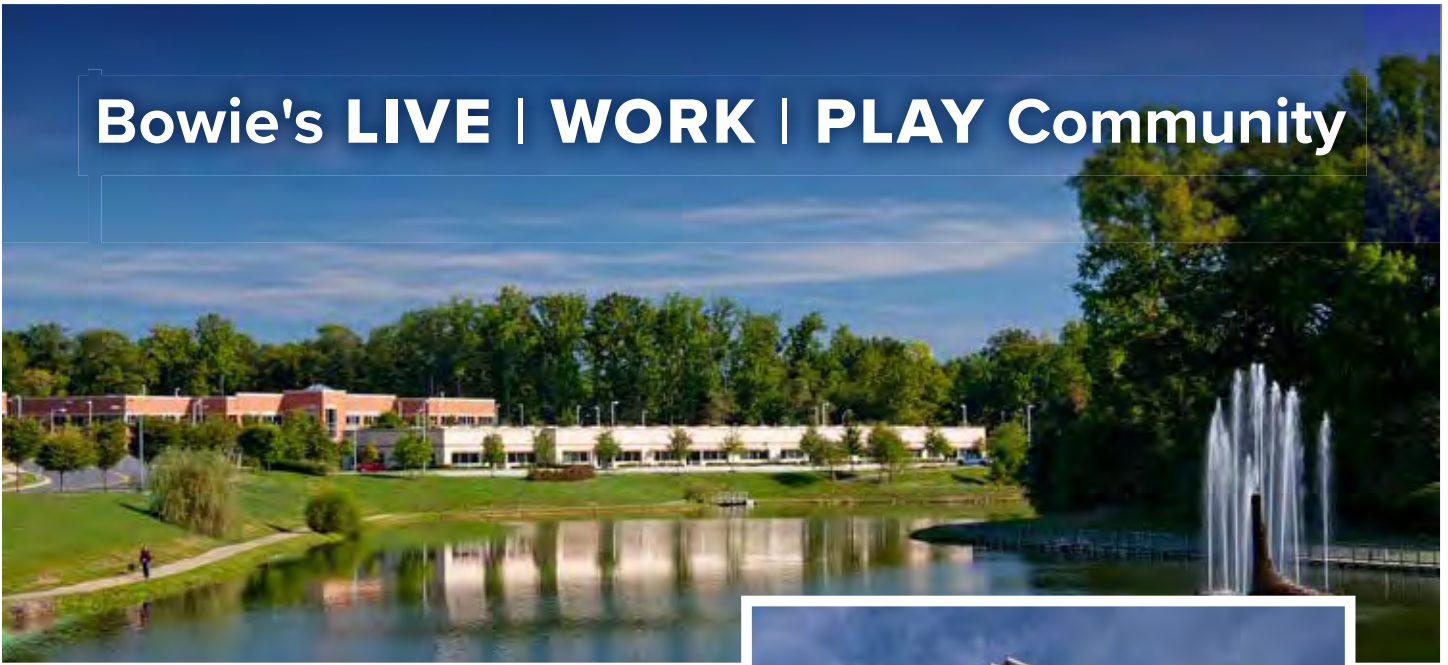
Melford

TOWN CENTER

Bowie, MD 20715



Bowie's LIVE | WORK | PLAY Community



About Melford Town Center

Melford Town Center is a 466-acre comprehensive mixed-use community located at US Route 50 and MD Route 3/301 in Bowie, midway between Annapolis and Washington, D.C. To date St. John Properties has constructed over 1 million square feet of office and flex/R&D space at Melford Town Center.

To learn more visit: MelfordTownCenter.com

Melford Town Center at a glance

COMMERCIAL

327,526 SF	Class 'A' Office
42,000 SF	Future Class 'A' Office
81,600 SF	Two-Story Office
30,450 SF	Single-Story Office
51,680 SF	Future Single-Story Office
394,280 SF	Flex/R&D
98,200 SF	Future Flex/R&D
24,375 SF	Retail
61,145 SF	Future Retail

RESIDENTIAL & HOSPITALITY

1,940 UNITS	Town homes, multi-family rental units & senior living units
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 **Multi-Story Class 'A' Office Space**

Multi-Story Class 'A' Office Buildings

16701 Melford Boulevard	150,000 SF
16901 Melford Boulevard	150,000 SF LEED SILVER
17251 Melford Boulevard	27,526 SF
17301 Melford Boulevard	42,000 SF FUTURE

Multi-Story Class 'A' Office Specifications

LEED (on select buildings)	Core & shell
Suite Sizes	1,252 up to 150,000 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	VAV with zone control
Zoning	EIA





Melford Town Center’s two-story office buildings located along Science Drive offer an over-and-under style of architecture. This style provides direct street access from the second floor.



16900 Science Drive



Two-Story Office Space

Two-Story Office Buildings

16900 Science Drive	40,800 SF
17000 Science Drive	40,800 SF

Two-Story Office Specifications

Suite Sizes	2,010 up to 40,800 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	4-6 spaces per 1,000 SF
HVAC: 1 st Floor	Heat pump
HVAC: 2 nd Floor	Gas
Zoning	EIA





 **Single-Story Office Space**

Single-Story Office Buildings

17001 Science Drive	30,450 SF	
17311 Melford Boulevard	25,840 SF	FUTURE
17341 Melford Boulevard	25,840 SF	FUTURE

Single-Story Office Specifications

Suite Sizes	1,245 up to 30,450 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	EIA



North Melford Town Center



Southeast Melford Town Center



St. John Properties has perfected the flex/ research and development (R&D) building by utilizing a unified architecture approach that is the backbone of our development.

Most flex/R&D buildings offer 30-foot-wide spaces and 16-foot clear ceiling heights for maximum flexibility.

“There are many great attributes to the park including ease of access to both the park and my practice, ample parking as well as the various amenities in close proximity to cater to my employees and clients. This park offers a welcoming environment for both my patients and employees.”

Karen Gonzales, DDS

 **Flex/R&D Space**

Flex/R&D Buildings		
17201 Melford Boulevard	40,440 SF	
17351 Melford Boulevard	32,040 SF	FUTURE
17361 Melford Boulevard	36,120 SF	FUTURE
5001 Howerton Way	39,120 SF	LEED GOLD
5021 Howerton Way	39,120 SF	LEED GOLD
5041 Howerton Way	34,560 SF	LEED DESIGNED
5061 Howerton Way	34,560 SF	LEED DESIGNED
5081 Howerton Way	30,040 SF	FUTURE
4801 Tesla Drive	33,120 SF	
4831 Tesla Drive	28,560 SF	
4861 Tesla Drive	29,560 SF	
4891 Tesla Drive	31,560 SF	
4901 Tesla Drive	31,560 SF	
4931 Tesla Drive	26,560 SF	
4961 Tesla Drive	25,560 SF	

Flex/R&D Specifications	
LEED (on select buildings)	Core & shell
Suite Sizes	2,520 up to 40,440 SF
Ceiling Height	
4801-4961 Tesla Drive, 5001-5021 Howerton Way & 17201 Melford Boulevard	16 ft. clear minimum
5041-5081 Howerton Way	18 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber / TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	MXT



WASHINGTON D.C.

50

ANNAPOLIS





The retail component of Melford Town Center will contain more than 85,000 square feet of inline, pad and stand-alone retail space that will serve employees, visitors and the residents in and around the growing mixed-use community of Melford Town Center.

Retail space opportunities include:

- Spaces, 1,200 sq. ft. up to 21,420 sq. ft.
- Pad sites and in-line space
- Free-standing buildings

Traffic Count (MDOT)

US Route 50: 107,060 vehicles per day

MD Route 3/301: 60,360 vehicles per day

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,218	16,579	103,470
Avg. Household Income	\$129,661	\$128,385	\$143,334



Retail Space

Retail Buildings

Retail A	8,125 SF	
Retail B	8,125 SF	
Retail C	8,125 SF	
Retail D	6,500 SF	FUTURE
Retail E	6,500 SF	FUTURE
Retail F	12,025 SF	FUTURE
Retail G	21,420 SF	FUTURE



Pad Sites

Pad Sites

Pad A	2.07 Acres
Pad B	1.85 Acres





Residential

The residential component of Melford Town Center holds approximately 300+ town homes, 1,500+ market rate rental units with 140 senior living units.

For more information on the residential component at Melford Town Center, visit: MelfordTownCenter.com





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Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	VAV with zone control
Zoning	EIA

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Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber / TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	MXT

Two-Story Office Space

Two-Story Office Buildings

16900 Science Drive	40,800 SF
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Two-Story Office Specifications

Suite Sizes	2,010 up to 40,800 SF
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Offices	Built to suit
Parking	4-6 spaces per 1,000 SF
HVAC: 1 st Floor	Heat pump
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Single-Story Office Space

Single-Story Office Buildings

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Single-Story Office Specifications

Suite Sizes	1,245 up to 30,450 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
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Retail Space

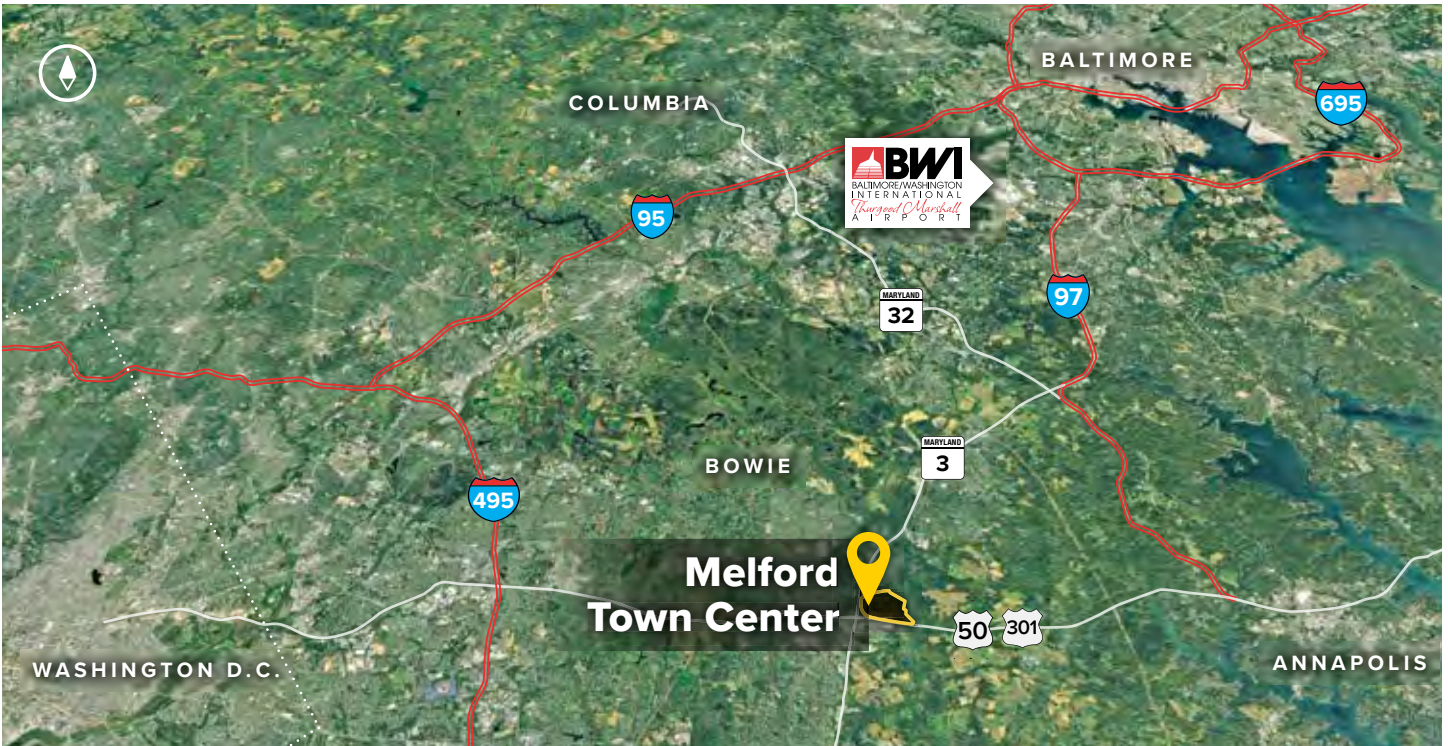
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Retail C	8,125 SF
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Retail G	21,420 SF FUTURE

Pad Sites

Pad Sites	
Pad A	2.07 Acres
Pad B	1.85 Acres

For more information on Melford Town Center, visit: MelfordTownCenter.com



Distances to:

- Annapolis, MD (Downtown) 13 miles
- Baltimore, MD (Downtown) 25 miles
- BWI Airport 18 miles
- Columbia, MD 25 miles
- Interstate 495 (Capital Beltway) 8 miles
- Interstate 695 (Baltimore Beltway) 20 miles
- Regan National Airport 24 miles
- Washington, D.C. (Downtown) 27 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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