



# BWI Tech Park

West Nursery Road at MD 295  
Linthicum, MD 21090



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

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# TABLE OF CONTENTS



|                     |   |
|---------------------|---|
| About BWI Tech Park | 3 |
|---------------------|---|



|                       |     |
|-----------------------|-----|
| Site Plan & Amenities | 4–5 |
|-----------------------|-----|



|                    |   |
|--------------------|---|
| Multi-Story Office | 6 |
|--------------------|---|



|                     |   |
|---------------------|---|
| Single-Story Office | 7 |
|---------------------|---|



|          |     |
|----------|-----|
| Flex/R&D | 8–9 |
|----------|-----|



|                           |    |
|---------------------------|----|
| Inline Retail & Pad Sites | 10 |
|---------------------------|----|



|              |    |
|--------------|----|
| Self-Storage | 11 |
|--------------|----|



About BWI Tech Park

BWI Tech Park is a 156-acre business community in Anne Arundel County, located along West Nursery Road off MD 295. The project has immediate access to BWI Airport, Glen Burnie, Baltimore, and nearby communities. The business park is located just minutes from I-695 and only 8 miles from Baltimore City.

The business park includes multi and single-story Class 'A' office, flex/R&D, retail and self-storage space. The multi-story Class 'A' office building contains a striking, spacious lobby with elevators and expansive views from the top floor. Single-story office buildings feature direct-entry suites with nine-foot ceiling heights. The flex/R&D buildings include sixteen-foot ceiling heights with dock and drive-in loading available.

The retail component at BWI Tech Park provides tenants with a wide array of amenities, including restaurants, convenience stores, and other services. The community also includes a 936-unit self-storage facility managed by Extra Space Storage.



| BWI Tech Park at a glance |                              |
|---------------------------|------------------------------|
| COMMERCIAL SPACE          |                              |
| 118,357 SF                | Multi-Story Class 'A' Office |
| 163,260 SF                | Single-Story Office          |
| 619,200 SF                | Flex/R&D                     |
| 42,841 SF                 | Retail                       |
| 936 UNITS                 | Self-Storage                 |
| 2+ Miles                  | Walking Paths                |

About St. John Properties

- Owns and manages more than 25 million square feet of commercial real estate including office, flex/R&D, retail, warehouse and residential space.
- Real estate investments valued at more than \$5 billion.
- Serving more than 2,700 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.

For more information on BWI Tech Park, visit: [sjpi.com/bwitech](http://sjpi.com/bwitech)





BWI Tech Park includes a 118,357 square foot class ‘A’ office building. Suite sizes range from 5,000 square feet up to 118,357 square feet of premier office space. Certified LEED Gold, this four-story office building is situated at the intersection of West Nursery Road and Corporate Boulevard, at the Baltimore-Washington Parkway (MD-295) interchange.

Four-Story Office Building

1500 West Nursery Road    118,357 SF

Four-Story Office Specifications

|                |                            |
|----------------|----------------------------|
| LEED           | Gold   Core & shell        |
| Suite Sizes    | 5,000 up to 118,357 SF     |
| Ceiling Height | 10 ft. clear minimum       |
| Offices        | Built to suit              |
| Parking        | 4.5 spaces per 1,000 SF    |
| Elevator       | Yes                        |
| HVAC           | Gas, VAV with zone control |
| Zoning         | C-4                        |





BWI Tech Park contains over 163,260 square feet of single-story office space. Suite sizes range from 2,010 square feet up to 32,400 square feet and offer nine-foot ceiling heights with free, on-site parking. An underground conduit system enables state-of-the-art voice and data connections between buildings, making the site ideal for clients requiring space in multiple locations.



#### Single-Story Office Buildings

|                    |           |
|--------------------|-----------|
| 505 Progress Drive | 28,800 SF |
| 509 Progress Drive | 32,400 SF |
| 601 Global Way     | 27,670 SF |
| 605 Global Way     | 23,360 SF |
| 609 Global Way     | 27,670 SF |
| 613 Global Way     | 23,360 SF |

#### Single-Story Office Specifications

|                |                       |
|----------------|-----------------------|
| Suite Sizes    | 2,010 up to 32,400 SF |
| Ceiling Height | 9 ft. clear minimum   |
| Offices        | Built to suit         |
| Parking        | 5 spaces per 1,000 SF |
| Heat           | Gas                   |
| Roof           | EPDM rubber           |
| Exterior Walls | Brick on block        |
| Zoning         | W-1                   |

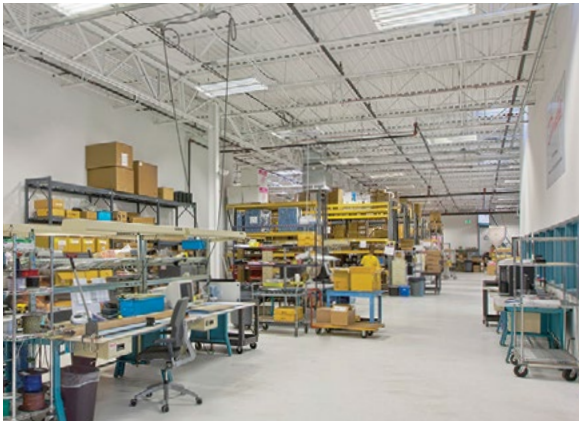
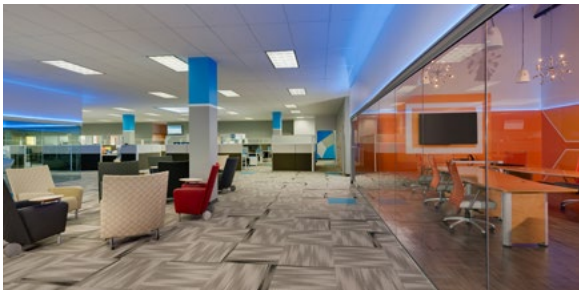




| Flex/R&D Buildings |                            |
|--------------------|----------------------------|
| 513 Progress Drive | 42,120 SF                  |
| 514 Progress Drive | 72,240 SF                  |
| 517 Progress Drive | 42,120 SF                  |
| 521 Progress Drive | 40,080 SF                  |
| 525 Progress Drive | 40,080 SF                  |
| 701 Digital Drive  | 45,120 SF                  |
| 705 Digital Drive  | 72,240 SF                  |
| 709 Digital Drive  | 69,240 SF                  |
| 805 Pinnacle Drive | 62,160 SF <b>LEED GOLD</b> |
| 809 Pinnacle Drive | 51,120 SF <b>LEED GOLD</b> |
| 811 Pinnacle Drive | 48,120 SF <b>LEED GOLD</b> |
| 813 Pinnacle Drive | 34,560 SF <b>LEED GOLD</b> |

| Flex/R&D Specifications |                       |
|-------------------------|-----------------------|
| LEED                    | Core & shell          |
| Suite Sizes             | 2,400 up to 72,240 SF |
| Ceiling Height          | 16 ft. clear minimum  |
| 805 Pinnacle Drive      | 18 ft. clear minimum  |
| Offices                 | Built to suit         |
| Parking                 | 4 spaces per 1,000 SF |
| Heat                    | Gas                   |
| Roof                    | EPDM & TPO Rubber     |
| Exterior Walls          | Brick on block        |
| Loading                 | Dock or drive-in      |
| Zoning                  | W-1                   |

Over 619,200 square feet of versatile flex/R&D space resides within BWI Tech Park. These adaptable buildings offer tenants maximum flexibility by combining thirty-foot wide spaces with 16–18 foot ceiling heights. Suite sizes range from 2,400 square feet up to 72,240 square feet and offer dock and drive-in loading. Free, generous parking is available adjacent to each building.







BWI Tech Park contains 42,840 square feet of retail space, including two inline buildings and three pad sites. Pad site tenants include Cracker Barrel, Lakson Mart, and Royal Farms. Over 60,000 people reside in a 3-mile radius with an average household income of over \$125,000 annually.



Inline Retail Space

| 802 Pinnacle Drive |                      |          |
|--------------------|----------------------|----------|
| Suites 100-101     | Mahana Fresh         | 2,386 SF |
| Suites 102-103     | Park Wine & Spirits  | 1,613 SF |
| Suites 104-105     | Blue Sky Nails & Spa | 2,618 SF |
| Suite 106          | AVAILABLE            | 1,309 SF |
| Suites 107-109     | El Toro Bravo        | 4,090 SF |

| 806 Pinnacle Drive |           |           |
|--------------------|-----------|-----------|
| Suites 100-109     | AVAILABLE | 13,325 SF |

Pad Sites

| 500 Progress Drive |          |
|--------------------|----------|
| Lakson Mart        | 5,025 SF |

| 803 Pinnacle Drive |          |
|--------------------|----------|
| Royal Farms        | 5,166 SF |

| 1520 W. Nursery Road |          |
|----------------------|----------|
| Cracker Barrel       | 6,000 SF |

| Demographics          |           |           |           |
|-----------------------|-----------|-----------|-----------|
|                       | 3 Miles   | 5 Miles   | 7 Miles   |
| Households            | 22,780    | 79,126    | 221,026   |
| Population            | 60,836    | 209,834   | 546,696   |
| Avg. Household Income | \$131,720 | \$118,750 | \$121,953 |

| Traffic Counts (MDOT)                                 |  |
|-------------------------------------------------------|--|
| MD 295 at W Nursery Road: 109,400 vehicles/day        |  |
| W Nursery Road & Pinnacle Drive: 16,302+ vehicles/day |  |



Among the amenities at BWI Tech Park is a 936-unit self-storage facility. 898 units are temperature-controlled, and all units have 24/7 security. With a variety of unit sizes, on-site management and a convenient location, Extra Space Storage provides easy storage solutions for both personal and business needs.

**All buildings are managed by  
Extra Space® Storage**

For additional rental information,  
contact your St. John Properties  
Leasing Representative.



#### Self-Storage Building

810 Pinnacle Drive

936 Units





#### Distances to:

|                                          |          |
|------------------------------------------|----------|
| MD 295 .....                             | 0.1 mile |
| BWI Airport .....                        | 2 miles  |
| Interstate 695 (Baltimore Beltway) ..... | 3 miles  |
| Arundel Mills Mall .....                 | 4 miles  |
| MD 100 .....                             | 4 miles  |
| Baltimore, MD (Downtown) .....           | 8 miles  |
| Columbia, MD .....                       | 12 miles |
| Interstate 495 (Capital Beltway) .....   | 19 miles |
| Annapolis, MD (Downtown) .....           | 22 miles |

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#### 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, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

Connect with us @stjohnprop



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