



Dolfield Business Park

1-11 Easter Court & 11155 Dolfield Boulevard

Owings Mills, MD 21117



About Dolfield Business Park

Dolfield Business Park is a 44-acre Baltimore County business community located near Red Run Boulevard in Owings Mills, MD. The unified architecture of St. John Properties' six completed buildings, which comprise more than 177,000 square feet of flex/R&D and office product, provides Dolfield Business Park a campus-like business environment. The park also includes 11155 Dolfield Boulevard, a two-story, 71,400 sq. ft. office building.

Tenant sizes from 1,500 square feet to 39,120 square feet of space offer companies straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere.



TWO-STORY OFFICE SPACE

TWO-STORY OFFICE BUILDINGS

11155 Dolfield Boulevard 71,400 SF

TWO-STORY OFFICE SPECIFICATIONS

| | |
|------------------|-------------------------|
| Suite Sizes | 1,275 up to 16,575 SF |
| Ceiling Height | 9 ft. clear minimum |
| Offices | Built to suit |
| Parking | 4.5 spaces per 1,000 SF |
| Heat (1st Floor) | Heat pump (Electric) |
| Heat (2nd Floor) | Gas |
| Roof | EPDM Rubber |
| Exterior Walls | Brick on block |
| Zoning | ML-IM |



FLEX / R&D SPACE

SINGLE-STORY FLEX / R&D BUILDINGS

| | | |
|-----------------|-----------|-------------|
| 1 Easter Court | 32,158 SF | |
| 3 Easter Court | 31,121 SF | |
| 5 Easter Court | 32,700 SF | |
| 7 Easter Court | 18,000 SF | |
| 8 Easter Court | 31,560 SF | LEED SILVER |
| 9 Easter Court | 30,120 SF | |
| 10 Easter Court | 39,120 SF | LEED SILVER |
| 11 Easter Court | 33,120 SF | LEED GOLD |

FLEX / R&D SPECIFICATIONS

| | |
|----------------|----------------------------------------------|
| LEED | Core & Shell |
| Suite Sizes | 1,500 up to 3,000 SF |
| Ceiling Height | 16 ft. clear minimum |
| Offices | Built to suit |
| Parking | 4 spaces per 1,000 SF |
| HVAC | Gas |
| Roof | EPDM Rubber & TPO |
| Exterior Walls | Brick on block |
| Loading | Dock or drive-in |
| Zoning | BM-IM (1 Easter Court) ML-IM (All others) |



SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS

Future Office Building 35,360 SF

SINGLE-STORY OFFICE SPECIFICATIONS

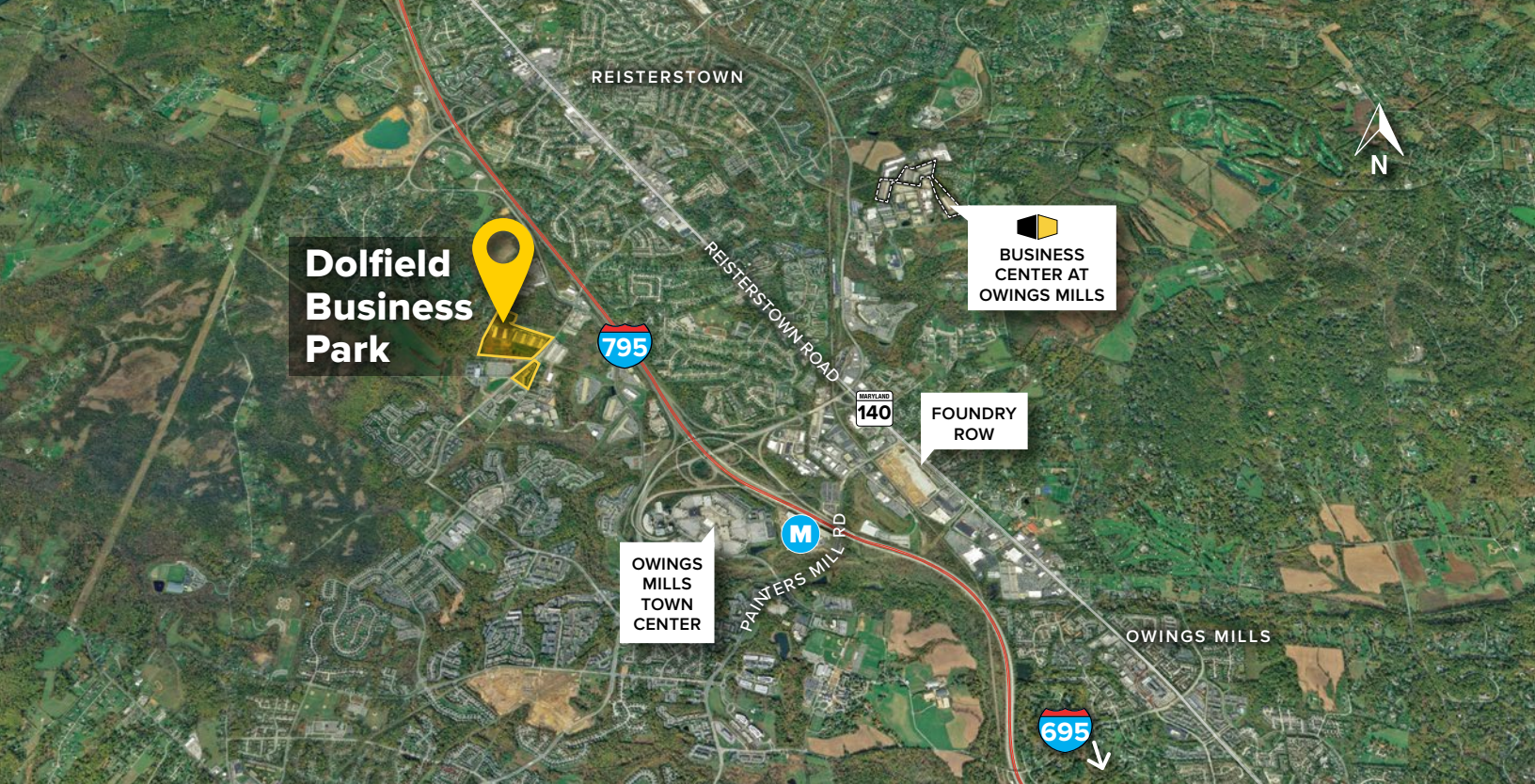
| | |
|----------------|-----------------------|
| Suite Sizes | 1,500 SF and up |
| Ceiling Height | 10 ft. clear minimum |
| Offices | Built to suit |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Roof | TPO |
| Exterior Walls | Brick on block |
| Zoning | ML-IM |

For more information on Dolfield Business Park, visit: sjpi.com/dolfield



Dolfield Business Park





Distances to:

| | |
|---------------------------------|----------|
| Baltimore (Downtown) | 15 miles |
| BWI Airport | 22 miles |
| I-95 | 15 miles |
| I-695 (Baltimore Beltway) | 4 miles |
| I-795 | 2 miles |
| Towson | 13 miles |
| Westminster | 16 miles |



2560 Lord Baltimore Drive
Baltimore, MD 21244

410.788.0100 | SJPI.COM

CO | MD | NV | PA | LA | UT | VA | WI

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 nearly 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.

**For additional leasing information or
to schedule a tour, contact:**

Will McCullough *Leasing Agent*
410.369.1207 | wmccullough@sjpi.com

Richard Williamson
SVP Leasing & Marketing
410.369.1222 | rwilliamson@sjpi.com



Follow us on social media @stjohnprop  

This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/17