ST. JOHN PROPERTIES

410.788.0100 | SJPI.COM

# The GATE

## 6170 Guardian Gateway | Aberdeen Proving Ground, MD 21005

Suite 110

**Total SF Available:**

2,321 SF

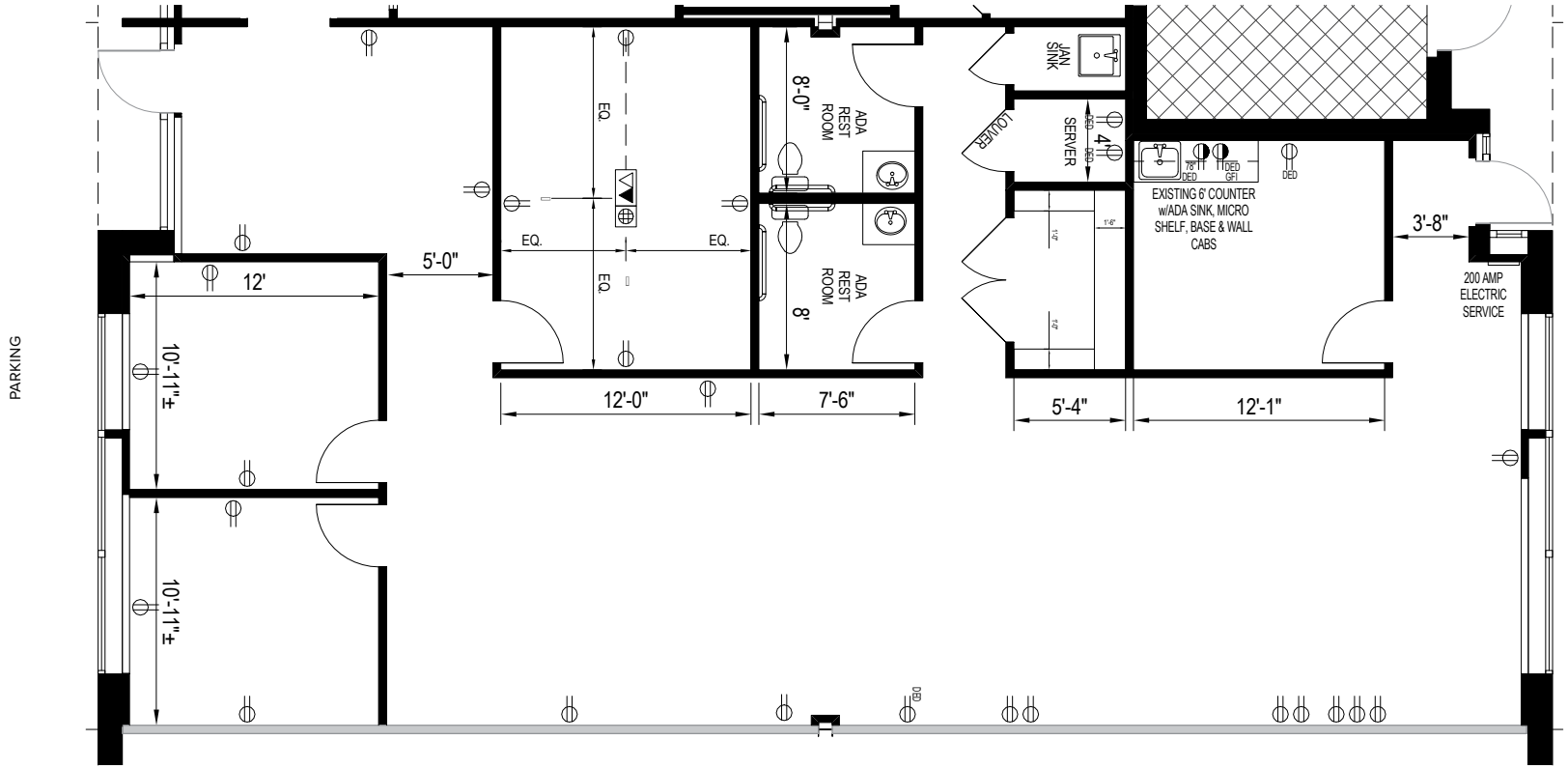
*Private offices (3) with large open area*

**KEY PLAN**

*NOT TO SCALE*

**CLICK TO VIEW VIRTUAL TOUR**

***Note:*** *This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*



St. John Properties offers modern, efficient single-story buildings designed to accommodate offices, electronics labs, conference facilities and any secure compartmentalized information facilities (SCIFs).

| Single-Story Office Buildings | | |
|---|---|---|
| 6150 Guardian Gateway | FUTURE | |
| 6160 Guardian Gateway | 21,080 SF | LEED GOLD |
| 6170 Guardian Gateway | 25,160 SF | LEED GOLD |
| 6180 Guardian Gateway | 29,410 SF | LEED GOLD |
| 6245 Guardian Gateway | 31,280 SF | LEED SILVER |

| Single-Story Office Specifications | |
|---|---|
| LEED | Core & shell |
| Suite Sizes | 1,245 up to 31,280 SF |
| Ceiling Height | 10 ft. clear minimum |
| Parking | 5 spaces per 1,000 SF |
| Heat | Gas |
| Roof | EPDM rubber |
| Exterior | ATFP |

*Scan with your mobile device to take a virtual tour, download floor plans and more!*

# Contact Us

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

**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 residential space nationwide.

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USGBC MEMBER

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