



MAPLE LAWN

M A R Y L A N D

F U L T O N , M D 2 0 7 5 9







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Nearly 1.8 Million Square Feet of Commercial Space

About Maple Lawn

Maple Lawn is a 605-acre mixed-use community built on the principles of Traditional Neighborhood Development. People can walk to shops, services and even to work. The community includes corporate and medical office buildings, as well as residential: six neighborhoods with a total of 1,308 homes.

Maple Lawn is perfectly positioned off Route 29 in the Baltimore-Washington corridor, just minutes from major business centers, government agencies and research universities.

Located in Howard County, this mixed-use community has become a distinctive corporate address. Maple Lawn is a headquarters-quality location, strategically positioned between Washington, D.C. and Baltimore.

Quick Facts

- ▶ State and county incentives to assist companies relocating or expanding to Howard County
- ▶ Significantly lower occupancy costs vs. Class 'A' rates for Montgomery County, downtown D.C. and Northern Virginia
- ▶ Voted NAIOP's 2014 "Best Mixed-Use Community"
- ▶ Nearly one million square feet of green, LEED-certified space

Maple Lawn at a glance

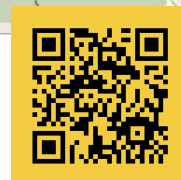
COMMERCIAL		RESIDENTIAL & HOSPITALITY	
1,352,272	Class 'A' Office	1,308 UNITS	Estates, villas, single family townhomes, and condominiums
210,100 SF	Flex/R&D	103 SUITE	Residence Inn by Marriott hotel
217,668 SF	Retail	10 MILES	Walking trails and paths
		14,000 SF	Community center with tennis court & pool

Location & Connectivity

Perfectly positioned between Baltimore and Washington, D.C.

Distances to:

JHU Applied Physics Laboratory	1 mile
MD Route 29	1 mile
MD Route 32	2.7 miles
Interstate 95	3 miles
Intercounty Connector (ICC)/MD 200	4.5 miles
Columbia, MD (Downtown)	6 miles
MD 295 (Baltimore-Washington Parkway)	8 miles
NSA/Fort Meade	9 miles
Interstate 495 (Capital Beltway)	10 miles
Interstate 695 (Baltimore Beltway)	16 miles
BWI Airport	19 miles
AMTRAK/Marc Station at BWI Airport	20 miles
Baltimore, MD (Downtown)	22 miles



Learn more at sjpi.com/maplelawn

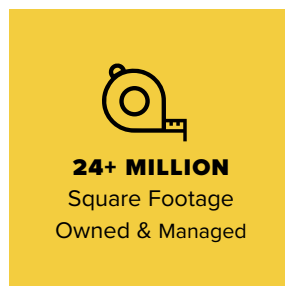
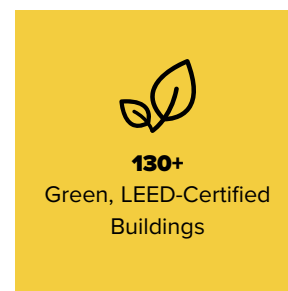
About St. John Properties

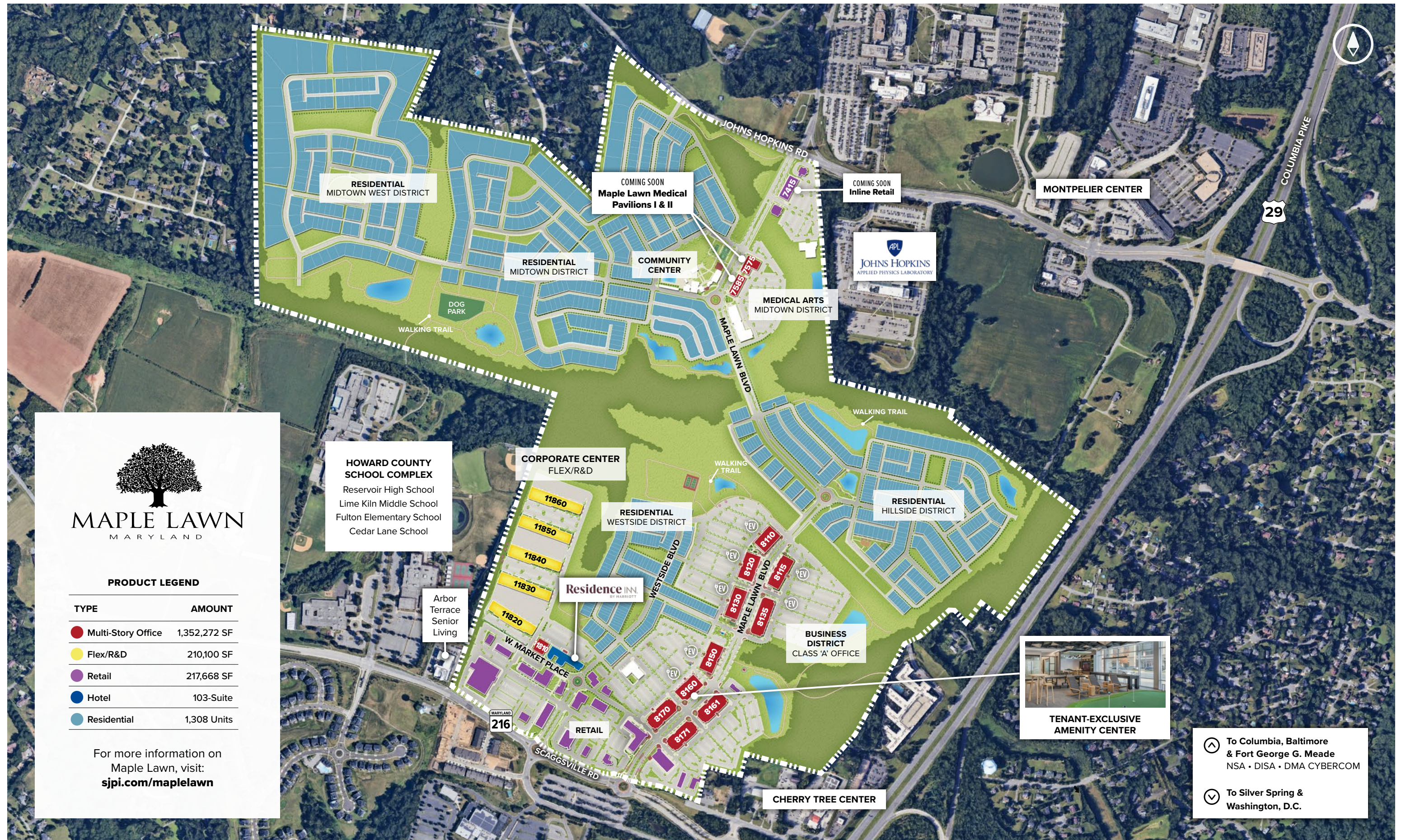
Full-Service Real Estate: All Under One Roof

St. John Properties, Inc. is one of the nation’s largest and most successful privately held commercial real estate firms. Founded in 1971 by Edward St. John and headquartered in Baltimore, Maryland, the company has developed more than 24 million square feet of flex/research and development, office, retail, and warehouse space, and has investments in over 3,000 multifamily units nationwide.

St. John Properties is a vertically-integrated real estate company, with in-house experts in all aspects of the real estate development process on staff. Everything from site selection and development, to design and construction, to leasing, financing, and property management is handled in-house.

Visit sjpi.com/about to learn more.





RESIDENTIAL
MIDTOWN WEST DISTRICT

COMING SOON
Maple Lawn Medical Pavilions I & II

COMING SOON
Inline Retail

MONTPELIER CENTER

RESIDENTIAL
MIDTOWN DISTRICT

COMMUNITY CENTER

JOHNS HOPKINS
APPLIED PHYSICS LABORATORY

DOG PARK

MEDICAL ARTS
MIDTOWN DISTRICT

WALKING TRAIL

WALKING TRAIL

HOWARD COUNTY SCHOOL COMPLEX
Reservoir High School
Lime Kiln Middle School
Fulton Elementary School
Cedar Lane School

CORPORATE CENTER
FLEX/R&D

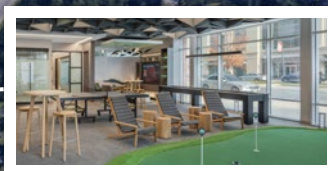
RESIDENTIAL
WESTSIDE DISTRICT

RESIDENTIAL
HILLSIDE DISTRICT

Arbor Terrace Senior Living

Residence INN
BY HARRISOTT

BUSINESS DISTRICT
CLASS 'A' OFFICE



TENANT-EXCLUSIVE AMENITY CENTER

MD 216

RETAIL

CHERRY TREE CENTER

⤴ To Columbia, Baltimore & Fort George G. Meade
NSA • DISA • DMA CYBERCOM

⤵ To Silver Spring & Washington, D.C.



PRODUCT LEGEND

TYPE	AMOUNT
Multi-Story Office	1,352,272 SF
Flex/R&D	210,100 SF
Retail	217,668 SF
Hotel	103-Suite
Residential	1,308 Units

For more information on Maple Lawn, visit:
sjpi.com/maplelawn





8110 Maple Lawn Boulevard

Four-Story Class 'A' Office • 98,150 Sq. Ft.

Building Specifications

LEED	Certified Gold
Suite Sizes	2,500 up to 98,150 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service



BUSINESS DISTRICT





8115 Maple Lawn Boulevard

Four-Story Class 'A' Office • 123,658 Sq. Ft.



Building Specifications

LEED	Certified Gold
Suite Sizes	2,500 up to 123,658 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service



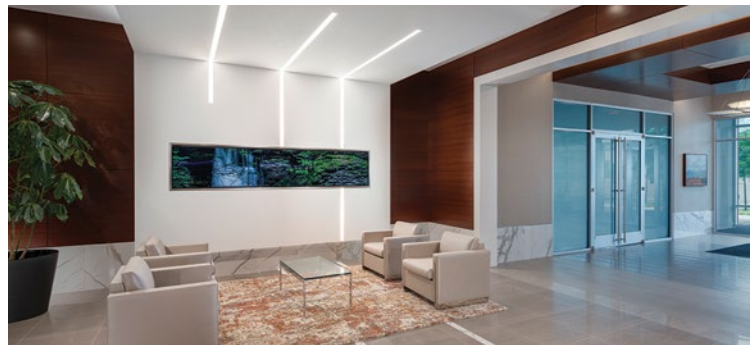


8120 Maple Lawn Boulevard

Four-Story Class 'A' Office • 96,597 Sq. Ft.

Building Specifications

LEED	Certified Gold
Suite Sizes	2,500 up to 96,597 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service



BUSINESS DISTRICT





8130 Maple Lawn Boulevard

Four-Story Class 'A' Office • 115,420 Sq. Ft.



Building Specifications

LEED	Certified Gold
Suite Sizes	5,000 up to 115,420 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service

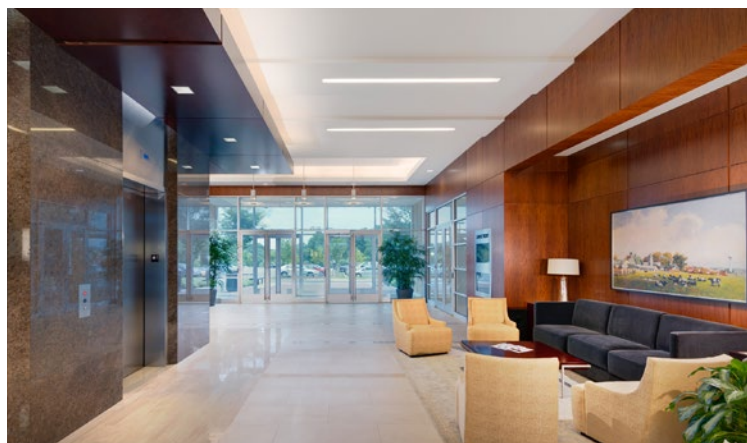




8135 Maple Lawn Boulevard

Four-Story Class 'A' Office • 131,643 Sq. Ft.

Building Specifications	
LEED	Certified Gold
Suite Sizes	2,500 up to 131,643 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service





8150 Maple Lawn Boulevard

Three-Story Class 'A' Office • 86,143 Sq. Ft.

NOW LEASING

New LEED Gold Class 'A' Office

**Modern Design • Private Patio Areas
Pocket Park • Full Floor Availabilities**

Building Specifications

LEED	Certified Gold
Suite Sizes	Up to 86,143 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service



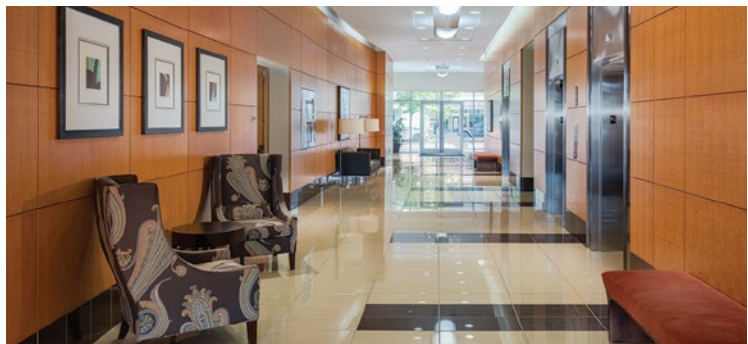


8160 Maple Lawn Boulevard

Four-Story Class 'A' Office • 99,821 Sq. Ft.

Building Specifications

LEED	Certified Silver
Suite Sizes	2,500 up to 99,821 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service



BUSINESS DISTRICT



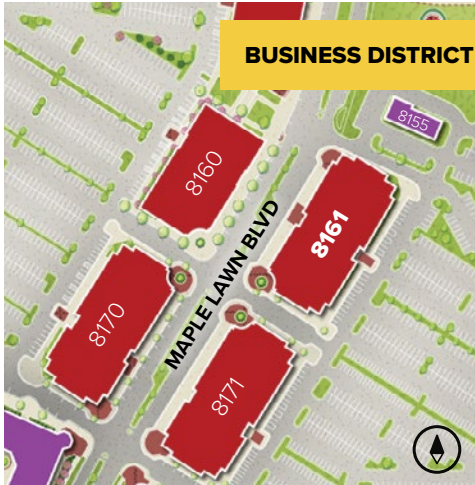


8161 Maple Lawn Boulevard

Four-Story Class 'A' Office • 116,218 Sq. Ft.



Building Specifications	
Suite Sizes	2,500 up to 116,218 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service



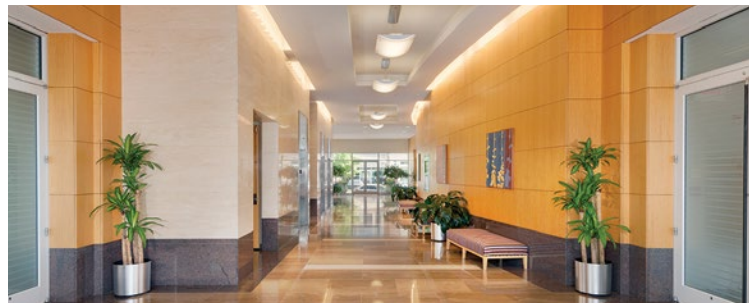


8170 Maple Lawn Boulevard

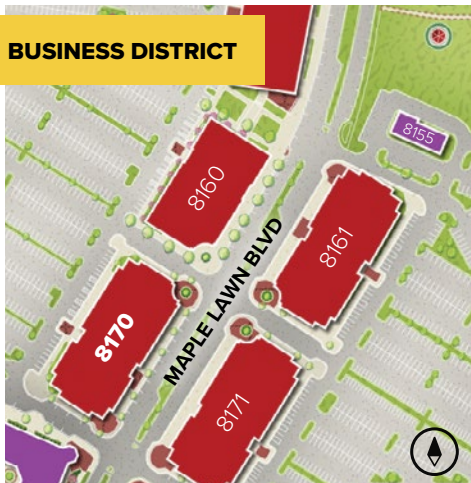
Three-Story Class 'A' Office • 88,063 Sq. Ft.

Building Specifications

Suite Sizes	2,500 up to 88,063 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service



BUSINESS DISTRICT





8171 Maple Lawn Boulevard

Three-Story Class 'A' Office • 90,756 Sq. Ft.

NEWLY RENOVATED LOBBY



Building Specifications	
Suite Sizes	2,500 up to 90,756 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service





Medical Office at Maple Lawn

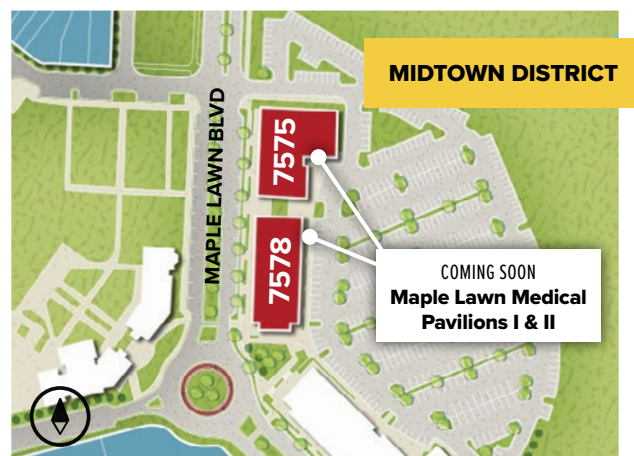
Class 'A' Office • Three buildings totaling 94,368 Sq. Ft.

Medical Office Buildings

7575 Maple Lawn Blvd	28,232 SF	LEED DESIGNED
7585 Maple Lawn Blvd	38,772 SF	LEED DESIGNED
11810 W Market Place	27,364 SF	LEED GOLD

Medical Office Specifications

LEED	Designed & Certified
Suite Sizes	2,500 up to 38,772 SF
Parking	5 spaces per 1,000 SF
Elevator	Yes
Accessibility	Automatic
HVAC	Gas, VAV
Lease Type	Full Service





Corporate Center

Flex/R&D • Five buildings totaling 210,100 Sq. Ft.

Maple Lawn Corporate Center

11820 West Market Place	39,620 SF	LEED SILVER
11830 West Market Place	42,620 SF	LEED GOLD
11840 West Market Place	42,620 SF	LEED GOLD
11850 West Market Place	42,620 SF	LEED GOLD
11860 West Market Place	42,620 SF	LEED GOLD

Flex/R&D Specifications

LEED	Certified
Suite Sizes	2,520 up to 42,620 SF
Ceiling Height	16 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Construction	Brick on block
Loading	Dock or drive-in
Zoning	MXD-3



COMING SOON

New Inline Retail

Prominent Park Location • Easy Access • High Visibility



7415 Maple Lawn Boulevard

Inline Retail • 17,000± Sq. Ft.

Over 120,000 square feet of retail space supports Maple Lawn and the surrounding communities. A new 17,000 square foot building is planned for development in the Midtown District with easy access and visibility.



Traffic Counts (MDOT)

US 29 at Johns Hopkins Road: 70,520 vehicles/day

Scaggsville Rd (MD 216) at Maple Lawn Blvd: 24,266 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,953	37,378	173,216
Avg. Household Income	\$295,836	\$247,976	\$180,035



Maple Lawn Amenity Center

8160 Maple Lawn Boulevard • Suite 100

The Maple Lawn Amenity Center serves as an gathering place where friends can meet for lunch, settle in for a few moments away from your desk next to the fireplace or nook.

Enjoy a game of ping pong, maybe a shuffleboard play with your colleagues, or rent the space to host private training seminars or celebrations.



Amenity Center Lounge

- ▶ Kitchenette with sink
- ▶ Complimentary coffee bar and bottle filler
- ▶ Variety of soft seating and casual gathering areas
- ▶ Three flat screen televisions
- ▶ Indoor putting green, shuffleboard and ping pong table

Amenity Center Training Room

- ▶ Fully enclosed, classroom-style facility available for rent
- ▶ Modular seating for up to 50 individuals
- ▶ Integrated AV for virtual meetings
- ▶ Three large flat screen displays
- ▶ Acoustic wall treatment for enhanced privacy during event



Scan code to take a virtual tour, download floor plans and more!

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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