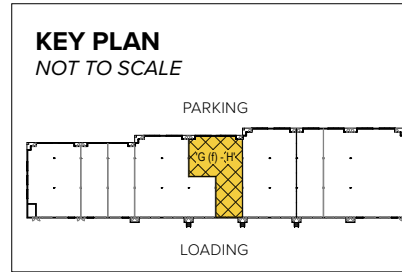




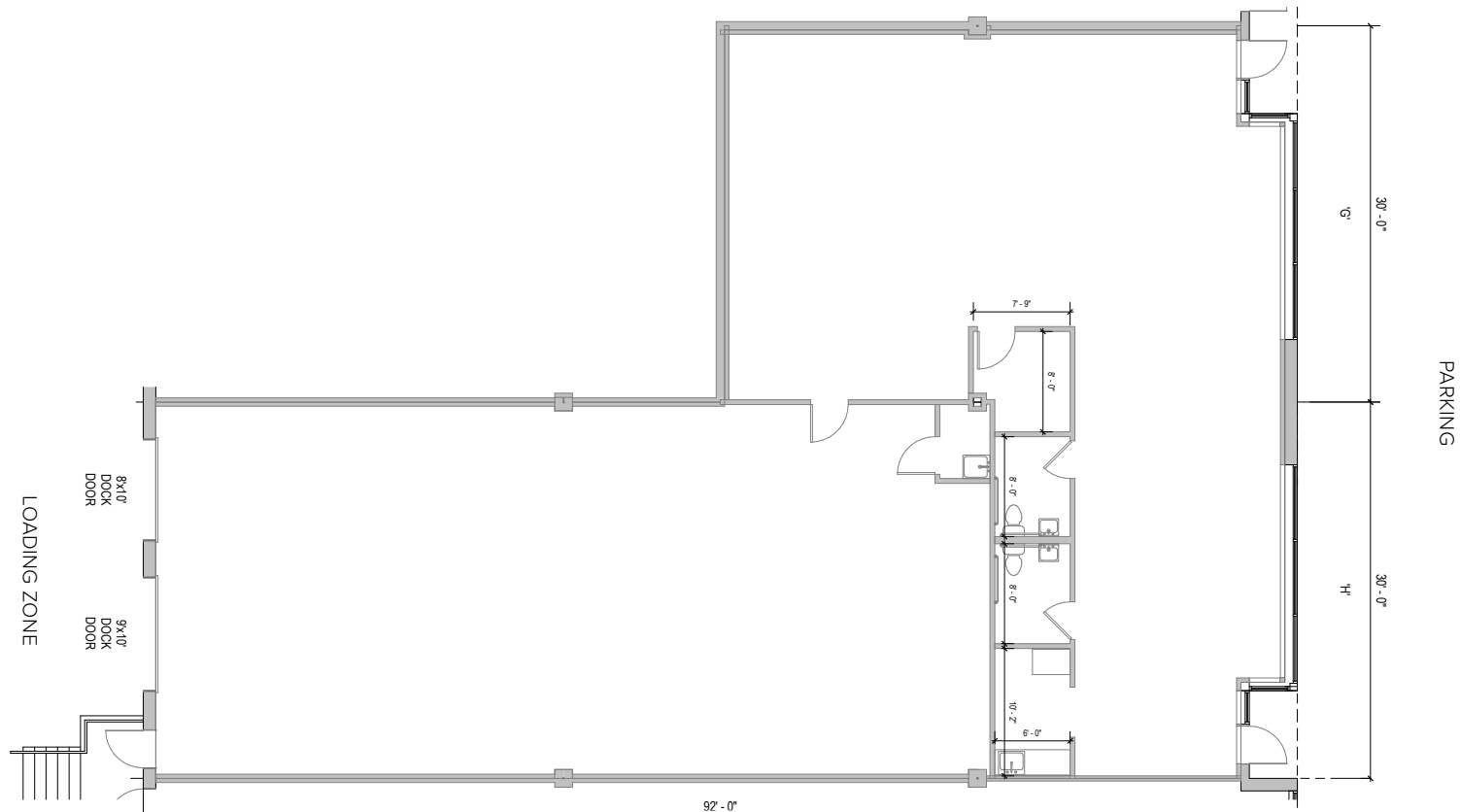
**Total SF Available:**  
4,140 SF

2,005 sq. ft. office, 2,135 sq. ft.  
conditioned warehouse with an  
8'x10' and a 9'x10' dock door (2)



**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.*



## About Troy Hill Corporate Center

Troy Hill Corporate Center is a 15-acre project of St. John Properties, Inc. The business community, contained within Troy Hill Commerce Center, is located on US Route 1, near MD Route 100, Interstate 95, and MD Route 295 just minutes from Baltimore-Washington International Airport.

The unified architecture of Troy Hill Corporate Center's four buildings, comprising 150,000 square feet of office and R&D/flex space, provides the Center a campus-like business environment. Tenant sizes from 2,280 square feet to 39,120 square feet offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building.

Nearby St. John Properties business parks (Arundel Overlook, BWI Commerce Park, BWI Technology Park, Cromwell Business Park, International Trade Center and Rt. 100 Tech Park) contain nearly 2.2 million square feet of R&D/flex and office space in close proximity to Troy Hill.

### Flex/R&D Space

7020 Troy Hill Drive	39,120 SF
7024 Troy Hill Drive	35,640 SF
7180 Troy Hill Drive	39,120 SF
7184 Troy Hill Drive	36,120 SF

### Flex/R&D Specifications

Suite Sizes	2,280 up to 39,120 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	M-1

For more information on Troy Hill Corporate Center, visit: [sjpi.com/troyhill](http://sjpi.com/troyhill)

**Pictured Right:** Rear dock loading at 7024 Troy Hill Drive

**Pictured Bottom:** Troy Hill Corporate Center campus





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**Distances to:**

- Interstate 95 ..... 2 miles
- MD Route 295 ..... 3 miles
- BWI Airport ..... 6 miles
- Interstate 695 ..... 6 miles
- Columbia, MD ..... 7 miles
- Baltimore, MD (Downtown) ..... 10 miles
- Interstate 495 ..... 18 miles
- Annapolis, MD (Downtown) ..... 25 miles
- Washington, D.C. .... 30 miles



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# Contact Us

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

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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.

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