

# Baltimore Gateway

Joh Avenue at Koppers Street  
Baltimore, MD 21227



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

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## About Baltimore Gateway

Baltimore Gateway is comprised of one Class 'A' office building and four flex/R&D buildings totaling over 175,000 square feet of space. The business community offers an unbeatable location – just one mile from I-95 and only two miles from I-695.

The Class 'A' office building recently received top-to-bottom renovation, including new windows, lobby, HVAC system, elevators, landscaping and more. A new LED sign offers tenants premiere visibility to 195,000+ vehicles per day along I-95.

### Class 'A' Office Features:

- ▶ LEED Gold certified
- ▶ Visible to 195,000+ vehicles per day along I-95
- ▶ Proximate to I-695, MD-295, and I-895
- ▶ On-site deli, catering and fitness center
- ▶ Baltimore City Enterprise Zone tax credits available to tenants
- ▶ Located in Baltimore City HubZone

Visit [sjpi.com/BaltimoreGateway](http://sjpi.com/BaltimoreGateway) to learn more



### Five-Story Class 'A' Office

3700 Koppers Street      100,000 SF

#### Five-Story Specifications

LEED	Gold   Core & shell
Ceiling Height	9 ft. clear minimum
Suite Sizes	1,500 up to 100,000 SF
Elevator	Yes
Walls	Brick on steel
Office	Build to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Heat	Gas

#### Flex/R&D Buildings


1500 Joh Avenue	17,701 SF
1502 Joh Avenue	21,144 SF
1504 Joh Avenue	11,458 SF
1506 Joh Avenue	24,850 SF

#### Flex/R&D Specifications

Suite Sizes	Up to 24,850 SF
Ceiling Height	12-14 ft. clear minimum
Loading	Dock and drive-in
Construction	Brick on block
Parking	310 Spaces
Zoning	M-1-1 / ML



# Baltimore Gateway | Site Plan

▲ 1 Mile to 

95

50A

SCATON AVENUE

3700 Koppers St  
100,000 SF

KOPPERS STREET

JOH AVENUE

S EDDENWOOD STREET

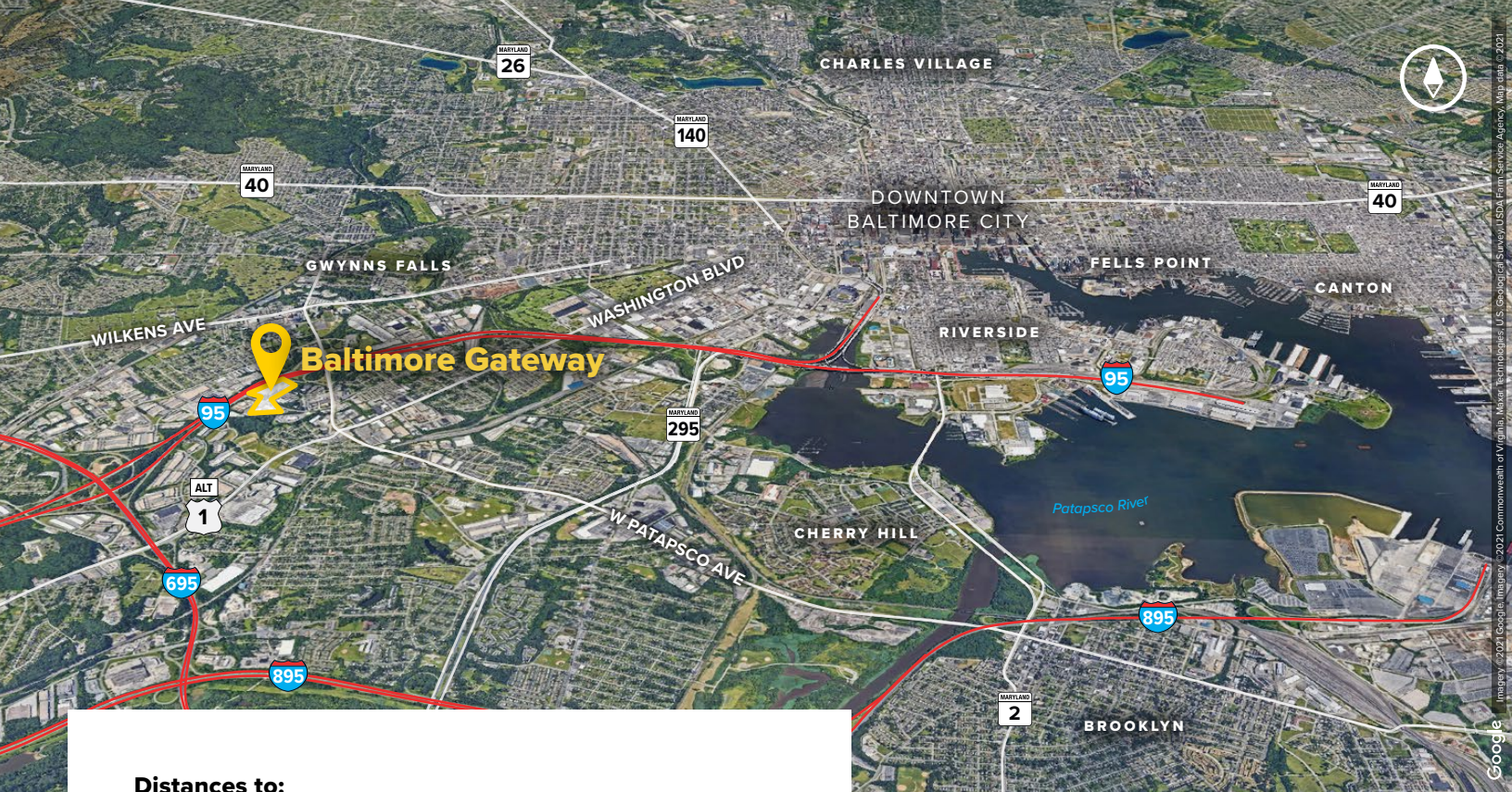
1502 Joh Ave  
21,144 SF

1500 Joh Ave  
17,701 SF

1504 Joh Ave  
11,458 SF

1506 Joh Ave  
24,850 SF





**Distances to:**

Baltimore, MD (Downtown) .....	2 miles
BWI Airport .....	7 miles
Columbia, MD .....	15 miles
Interstate 95 .....	1.5 miles
Interstate 97 .....	5 miles
Interstate 495 (Capital Beltway) .....	22 miles
Interstate 695 (Baltimore Beltway) .....	2 miles
Interstate 895 .....	3 miles
MD 295 .....	3 miles
Washington, D.C. (Downtown) .....	35 miles

# Contact Us

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

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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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