

**Melford Town Center**

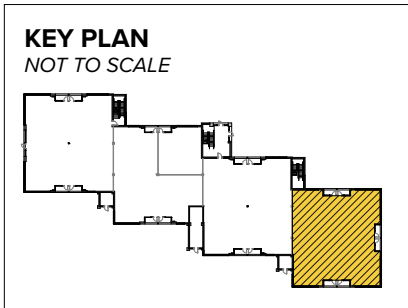
17000 Science Drive | Bowie, MD 20715

Suites 112-114

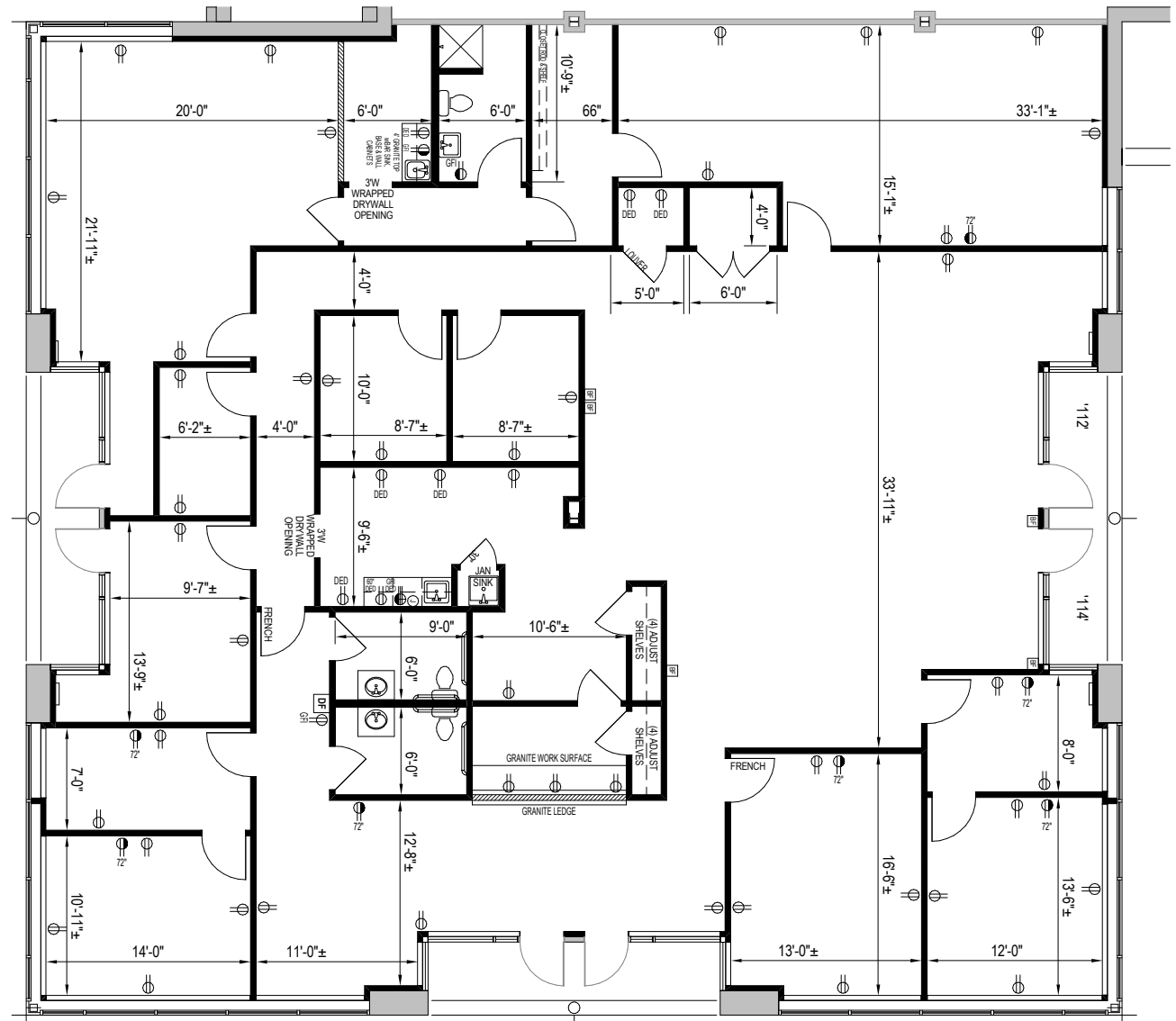


**Total SF Available:**  
5,100 SF

*First floor corner unit with  
great window line*



**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.





## Two-Story Office

Direct-entry office space

Melford Town Center's two-story office buildings located along Science Drive offer an over-and-under style of architecture. This style provides direct street access from the second floor.



16900 Science Drive

### Two-Story Office Buildings

16900 Science Drive 40,800 SF

17000 Science Drive 40,800 SF

### Two-Story Office Specifications

Suite Sizes 2,010 up to 40,800 SF

Ceiling Height 9 ft. clear minimum

Parking 4-6 spaces per 1,000 SF

HVAC: 1<sup>st</sup> Floor Heat pump

HVAC: 2<sup>nd</sup> Floor Gas

Zoning EIA





**Distances to:**

Interstate 495 (Capital Beltway) .....	8 miles
Annapolis, MD (Downtown) .....	13 miles
BWI Airport .....	18 miles
Interstate 695 (Baltimore Beltway) .....	20 miles
Regan National Airport .....	24 miles
Baltimore, MD (Downtown) .....	25 miles
Columbia, MD .....	25 miles
Washington, D.C. (Downtown) .....	27 miles



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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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