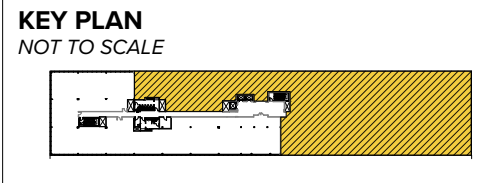


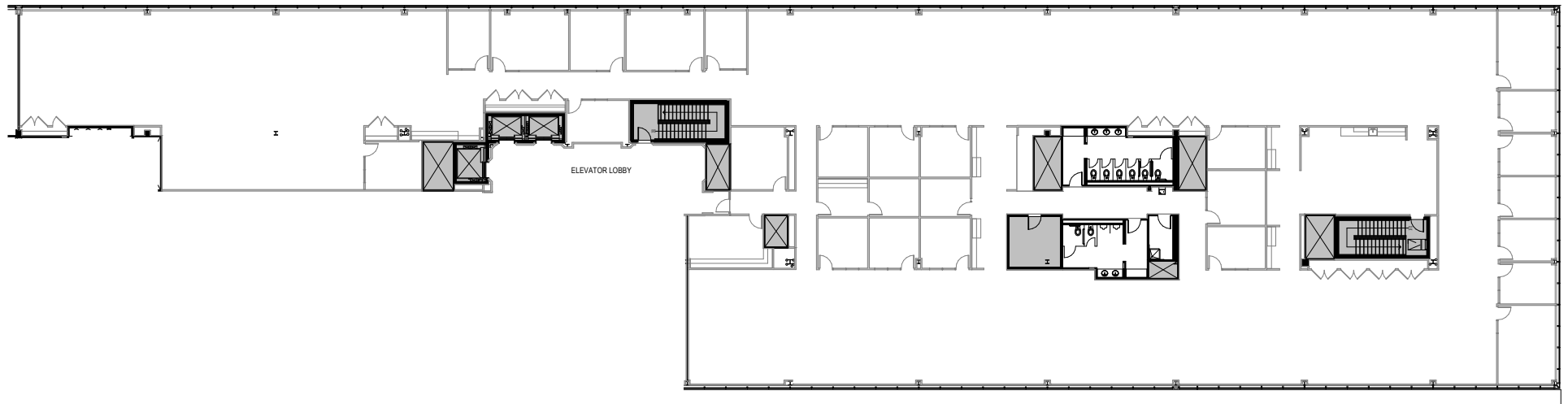


Total SF Available:
25,350 SF

*Law firm build out, 3rd
floor, class "A" office*



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.





Multi-Story Office

Class 'A' office space

Melford Town Center includes three Class 'A' multi-story office buildings totaling more than 327,000 square feet of space. Tenant sizes from 1,252 square feet to 150,000 square feet of space offer businesses headquarters-worthy location.



17251 Melford Boulevard

Multi-Story Class 'A' Office Buildings

16701 Melford Boulevard	150,000 SF	
16901 Melford Boulevard	150,000 SF	LEED SILVER
17251 Melford Boulevard	27,526 SF	

Multi-Story Class 'A' Office Specifications

LEED (<i>on select buildings</i>)	Certified Silver
Suite Sizes	1,252 up to 150,000 SF
Ceiling Height	9 ft. clear minimum
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	VAV with zone control
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



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

Contact Us

OFFICE SPACE:

Bill Jautze
*Assistant Vice President,
 Leasing*
 BJautze@sjpi.com
 410.369.1213

RETAIL SPACE:

Eric Llewellyn
*Director,
 Retail Leasing*
 ELlewellyn@sjpi.com
 443.464.1308

FLEX/R&D SPACE:

Lacey Johansson
*Vice President,
 Leasing*
 LJohansson@sjpi.com
 410.369.1229

Bill Holzman
*Senior Vice President,
 Retail Leasing*
 BHolzman@sjpi.com
 410.369.1240

Southern Maryland Office:

16901 Melford Boulevard | Suite 300 | Bowie, MD 20715
301.970.0100 | SJPI.COM/SOUTHERNMD

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



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 11/25