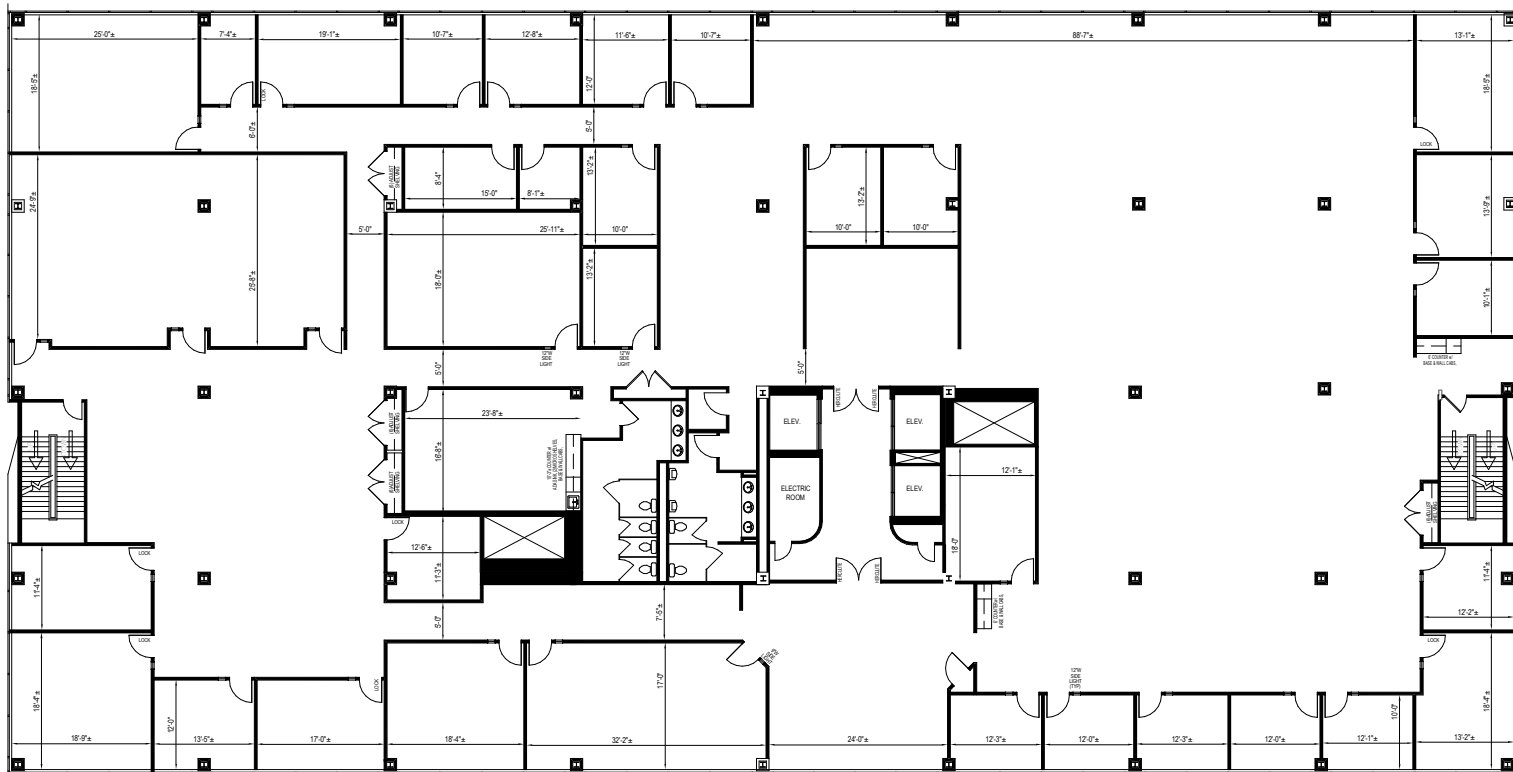




Total SF Available:
21,739 SF

Full-floor Office opportunity available. Space contains several open areas for workstations, several private offices along window line, and several conference and collaborative breakout spaces throughout the floor. Located in Baltimore City HubZone with 5/1,000 parking.

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 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 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 |

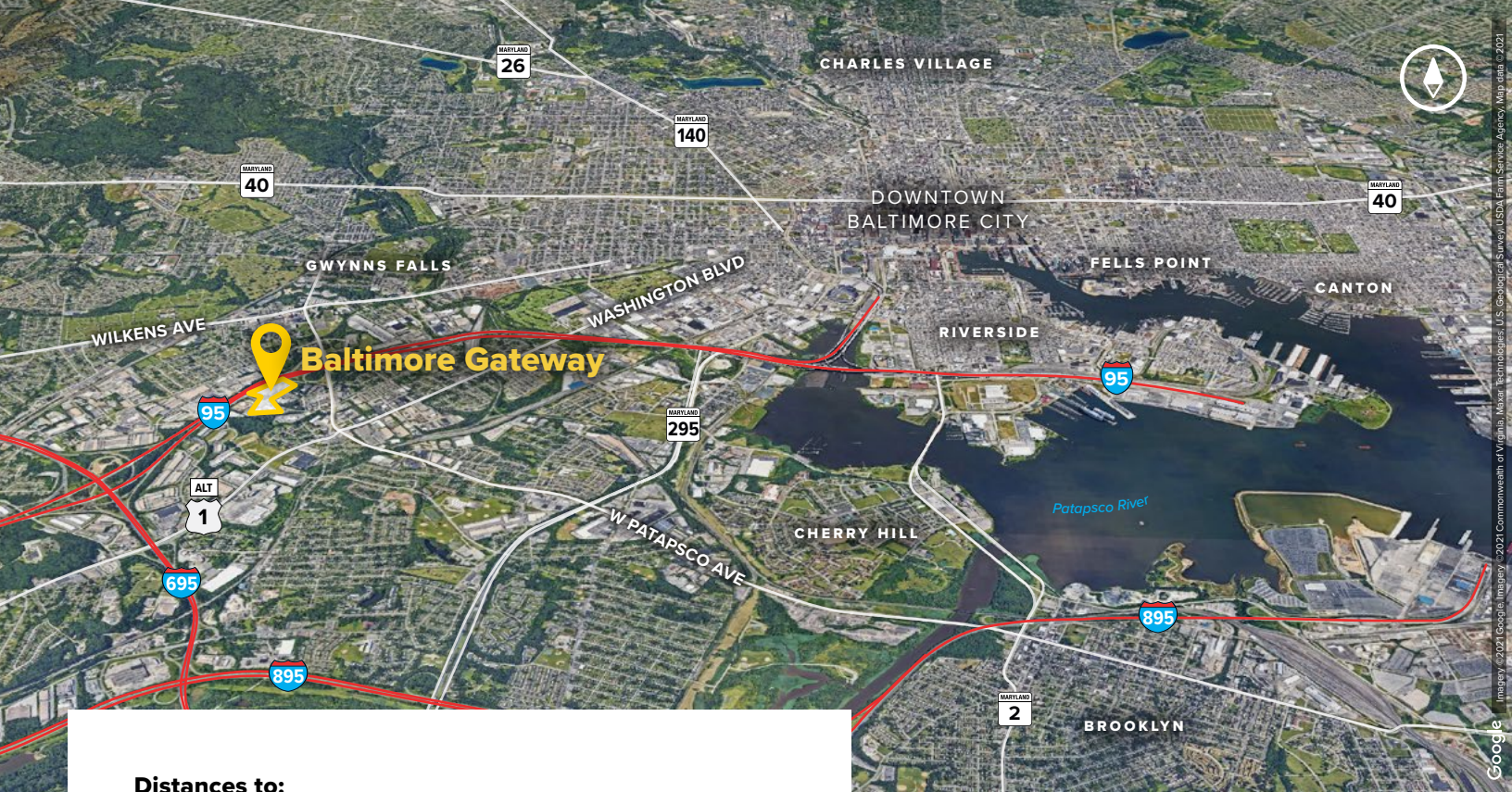
Flex/R&D Buildings

| | |
|-----------------|-----------|
| 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 |





Distances to:

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

Contact Us

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

Claire Cobert

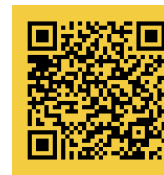
Leasing Representative

ccobert@sjpi.com | 410.369.1274

Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM



Scan with your mobile device 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 residential space nationwide.

Connect with us @stjohnprop



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