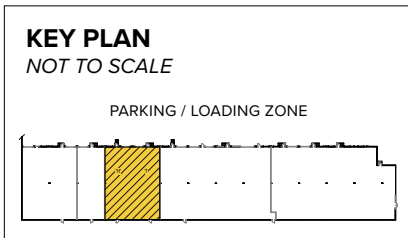


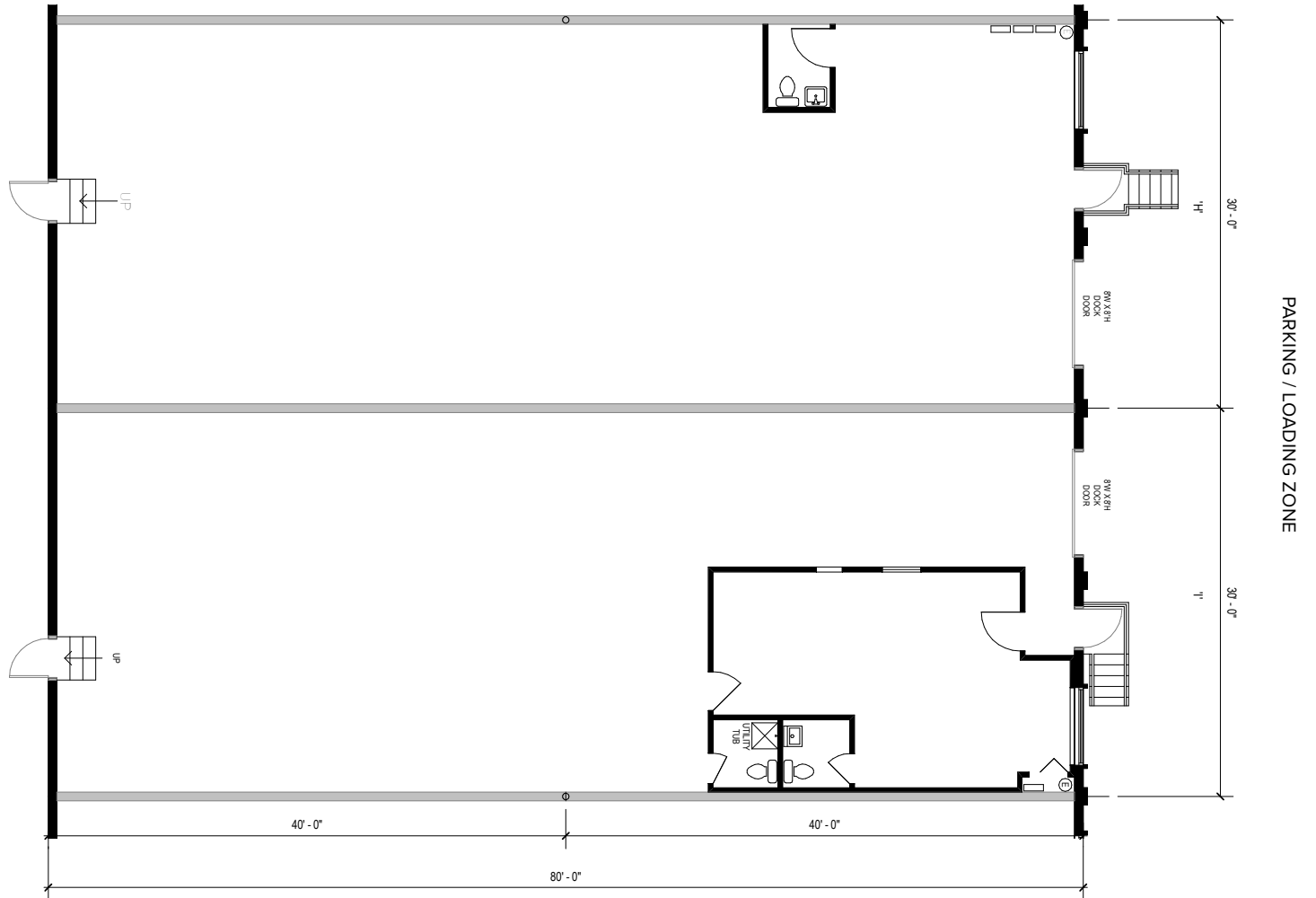


**Total SF Available:**  
4,800 SF

482 sq. ft. of existing office area with 8'x8' dock doors (2)



*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.*





# Patapsco Business Center

**812 W. Patapsco Avenue**  
**Baltimore, MD 21230**

Patapsco Business Center is a 41,600 square foot single-story flex/R&D building located on Patapsco Avenue in Baltimore City, MD. The building is situated just minutes from downtown Baltimore via MD 295.

## Flex/R&D Space

812 W. Patapsco Avenue      Suites A-D      9,600 SF

812 W. Patapsco Avenue      Suites E-R      32,000 SF

## Flex/R&D Specifications

Suite Sizes      2,400 up to 32,000 SF

Ceiling Height      16 ft. clear minimum

Offices      Built to suit

Heat      Gas

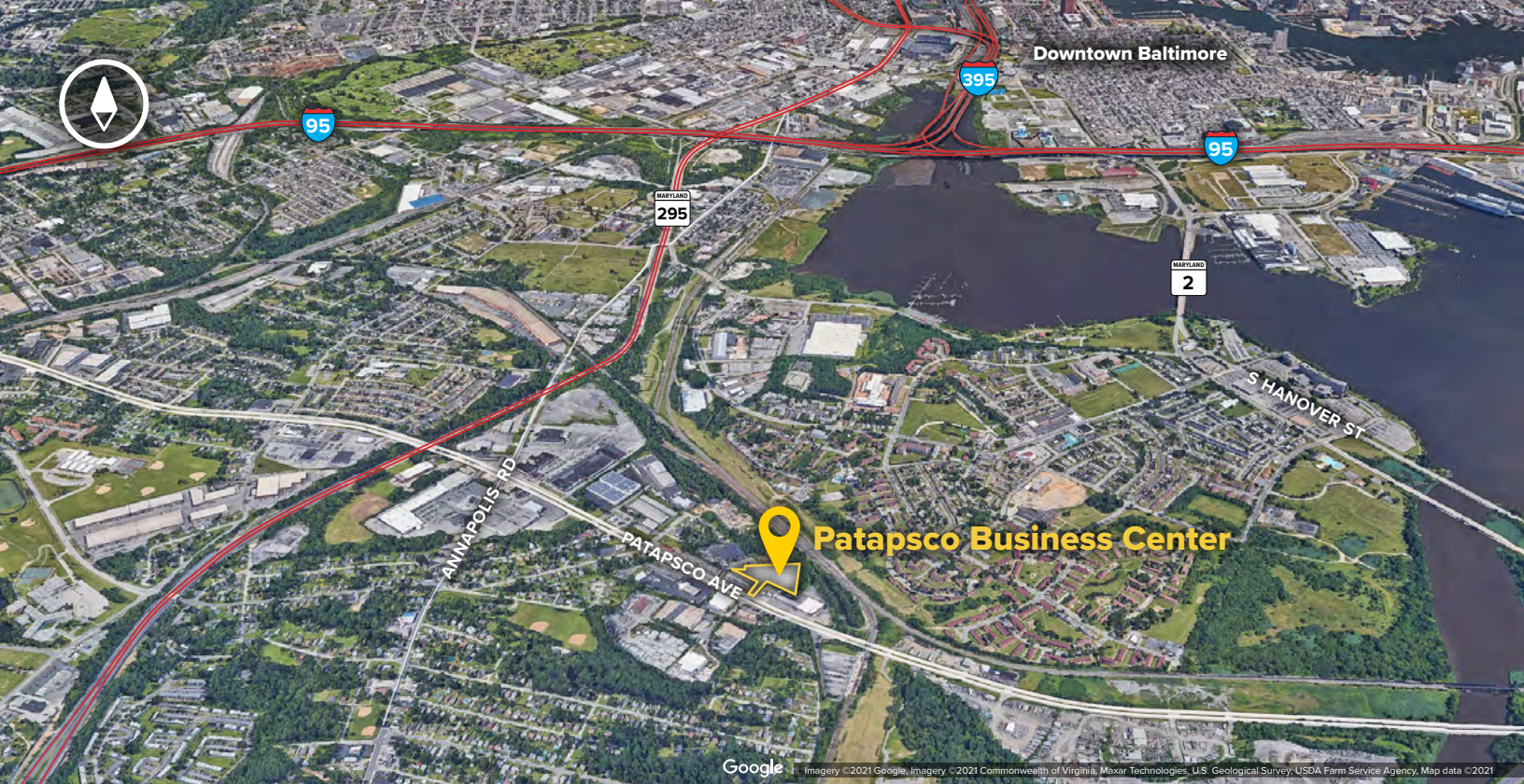
Roof      EPDM rubber

Exterior Walls      Brick on block

Loading      Dock or drive-in

Zoning      M-2-1





**Distances to:**

- Interstate 95 ..... 2 miles
- MD 295 ..... 2 miles
- Baltimore, MD (Downtown) ..... 4 miles
- Interstate 695 ..... 4 miles
- BWI Airport ..... 6 miles
- Annapolis, MD (Downtown) ..... 22 miles
- Washington, D.C. .... 36 miles



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# Contact Us

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

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 Leasing Representative  
 CCobert@sjpi.com | 410.369.1274

**Corporate Headquarters:**  
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**410.788.0100 | SJPI.COM**

**About St. John Properties**

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

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