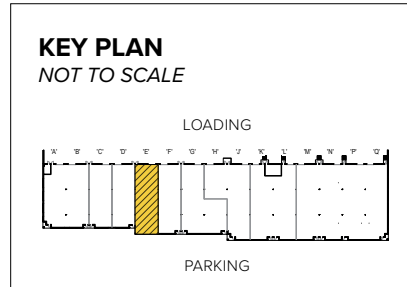


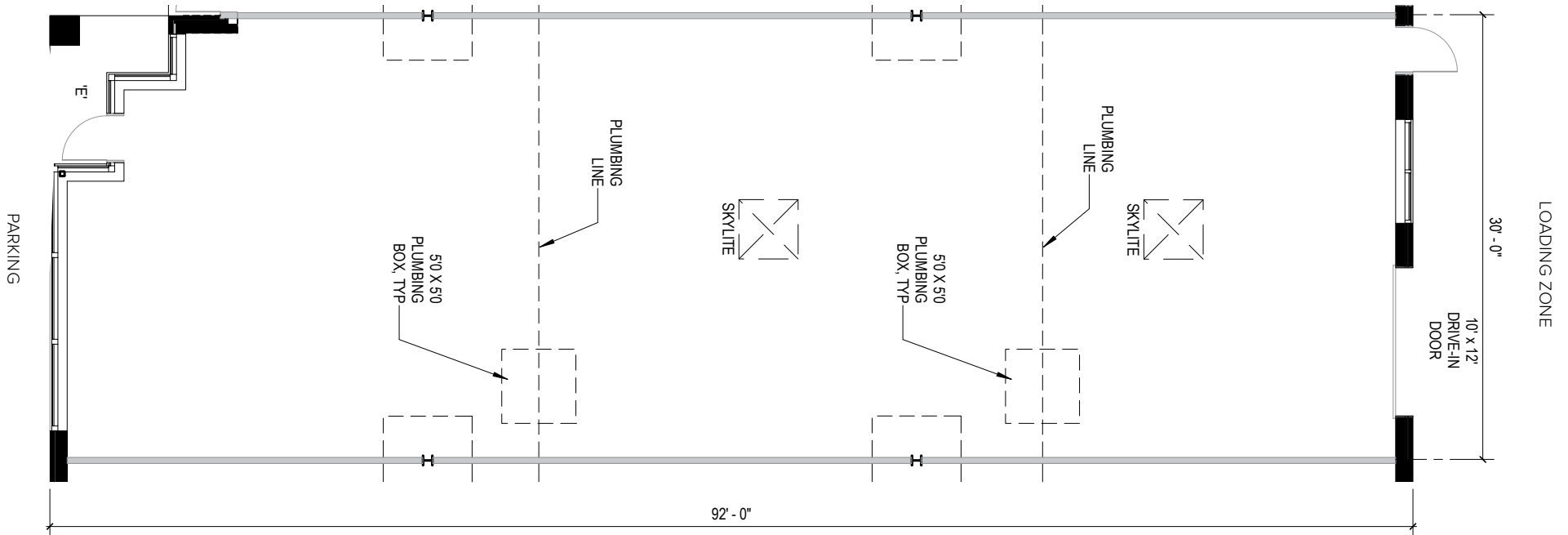


Total SF Available:
2,794 SF

*New flex/R&D shell, drive-in,
18 ft. clear height*



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.





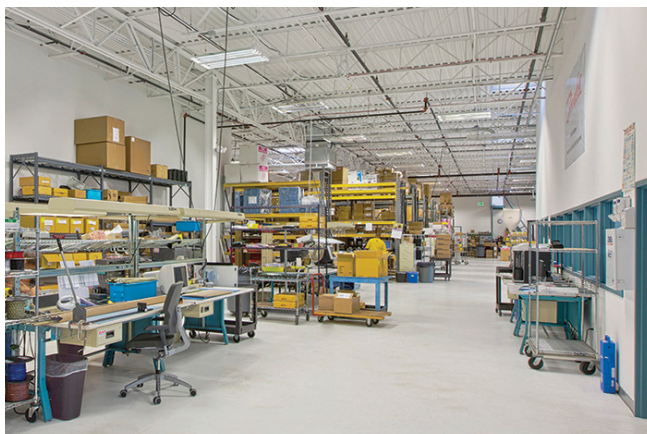
Flex/R&D

Direct-entry flexible space

Greenleigh is comprised of 23 flex/R&D buildings, totaling more than 950,000 square feet of space. Tenant sizes from 2,520 square feet to 59,400 square feet of space offer businesses straight-forward, economical and high-utility space. These flexible buildings allow for dock and drive-in loading with wide truck courts.



Flex/R&D dock and drive-in loading



Flex/R&D interior

Flex/R&D Space

Flex/R&D Buildings		
10440 Campbell Boulevard	40,080 SF	FUTURE
10450 Campbell Boulevard	36,120 SF	FUTURE
10460 Campbell Boulevard	50,160 SF	FUTURE
11600 Crossroads Circle	34,080 SF	
11605 Crossroads Circle	40,080 SF	
11615 Crossroads Circle	31,920 SF	
11620 Crossroads Circle	42,120 SF	
11630 Crossroads Circle	51,120 SF	LEED GOLD
11640 Crossroads Circle	50,400 SF	
11650 Crossroads Circle	28,000 SF	LEED GOLD
11655 Crossroads Circle	59,400 SF	LEED CERTIFIED
11675 Crossroads Circle	40,080 SF	LEED GOLD
11685 Crossroads Circle	54,120 SF	LEED GOLD
11695 Crossroads Circle	33,120 SF	LEED GOLD
1300 Innovation Street	31,560 SF	FUTURE
1301 Innovation Street	45,120 SF	FUTURE
1310 Innovation Street	42,120 SF	LEED SILVER
1311 Innovation Street	44,160 SF	FUTURE
1320 Innovation Street	42,120 SF	LEED SILVER
1321 Innovation Street	39,120 SF	FUTURE
1330 Innovation Street	40,620 SF	LEED GOLD
1331 Innovation Street	50,160 SF	FUTURE
1340 Innovation Street	28,560 SF	FUTURE
Flex/R&D Specifications		
LEED (select buildings)	Core & shell	
Suite Sizes	2,520 up to 59,400 SF	
Ceiling Height	18 ft. clear minimum	
11600–11685 Crossroads Cir.	16 ft. clear minimum	
Parking	4 spaces per 1,000 SF	
Loading	Dock or drive-in	
Zoning	ML-IM-M43	



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

Contact Us

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

OFFICE/FLEX SPACE:

Bill Jautze

Assistant Vice President,
Leasing

bjautze@sjpi.com
410.369.1213

Matt Lenihan

Senior Vice President,
Leasing

mleihan@sjpi.com
410.369.1202

RETAIL SPACE:

Bill Holzman

Vice President, Retail Leasing

bholzman@sjpi.com
410.369.1240

Eric Llewellyn

Retail Leasing Representative

ellewellyn@sjpi.com
443.464.1308

Corporate Headquarters:

2560 Lord Baltimore Drive, Baltimore, MD 21244
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. 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](https://twitter.com/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 01/23