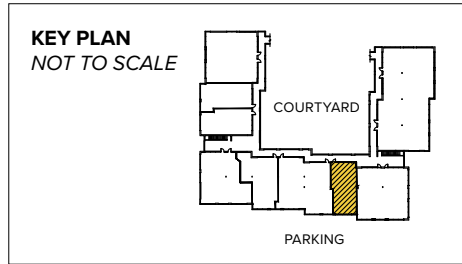


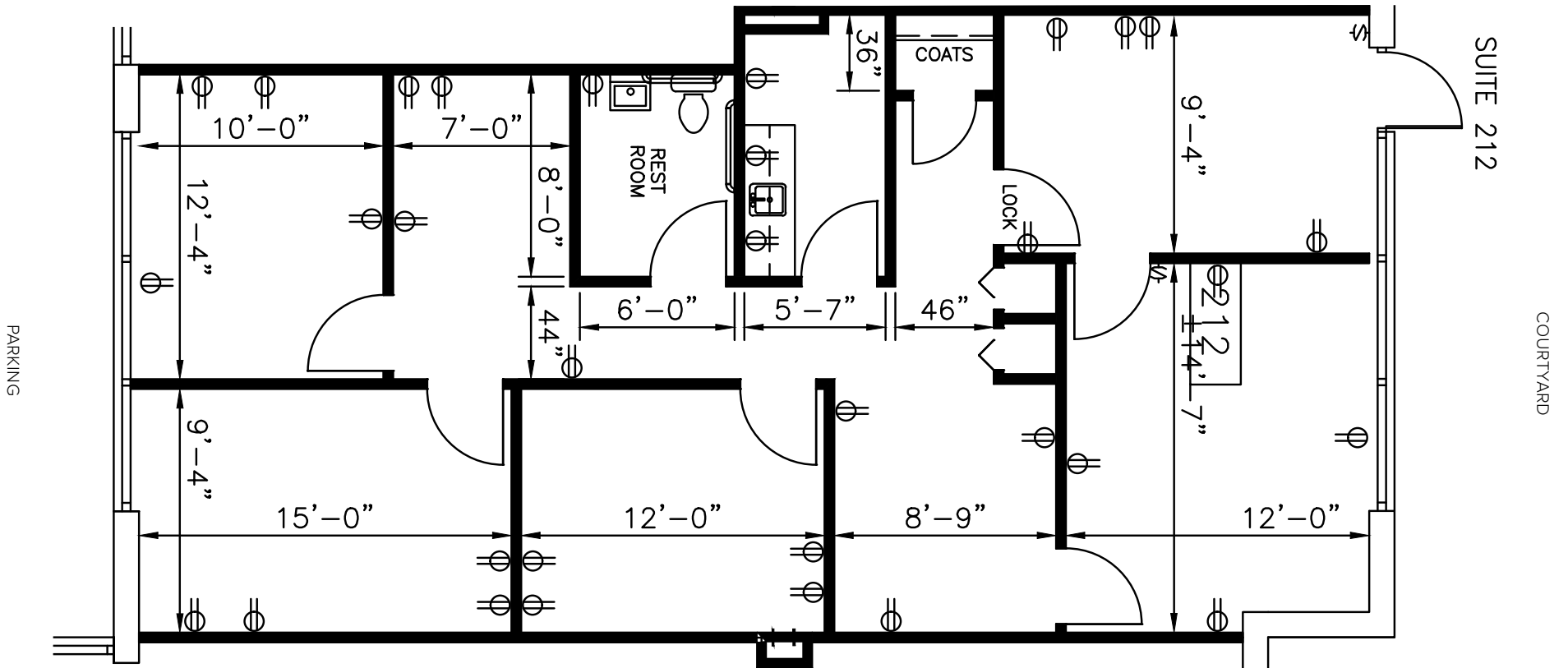


Total SF Available:
1,200 SF

Ample glass, efficient layout



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About Beltway West Corporate Center

Beltway West Corporate Center is comprised of six single-story and two-story office buildings containing 75,400 square feet of space. The campus-style, well-landscaped business park is conveniently positioned between Baltimore National Pike (MD Rt. 40) and Edmondson Avenue in the Catonsville section of Baltimore County.

Convenient to many business amenities, including Westview and Ingleside shopping centers and Catonsville's Frederick Road main street commercial area, the project offers easy access to the Baltimore Beltway (I-695), with rapid connections to downtown Baltimore, Towson, Timonium and BWI Airport.

For more information on Beltway West Corporate Center, visit: sjpi.com/beltwaywest

Traffic Count (MDOT)

Ingleside Avenue at Route 40: 15,503 vehicles/day

I-695 at Ingleside Avenue: 200,511 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	18,189	119,499	309,103
Avg. Household Income	\$103,074	\$99,327	\$96,364

Single-Story Office Buildings

5700 Executive Drive	8,100 SF
5710 Executive Drive	11,400 SF
5720 Executive Drive	15,900 SF

Single-Story Office Specifications

Suite Sizes	1,500 up to 15,900 SF
Ceiling Height	8 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
HVAC	Heat pump
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	OR1

Two-Story Office Buildings

5730 Executive Drive	10,000 SF
5740 Executive Drive	20,000 SF
5750 Executive Drive	10,000 SF

Two-Story Office Specifications

Suite Sizes	1,500 up to 20,000 SF
Ceiling Height	8 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Heat pump
Zoning	OR1





Distances to:

Baltimore, MD (Downtown)	7 miles
BWI Airport	9 miles
Columbia, MD	9 miles
Ellicott City, MD	5 miles
Interstate 70	3 miles
Interstate 95	4 miles
Interstate 695	1 mile
Washington, D.C. (Downtown)	37 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



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About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 22 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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