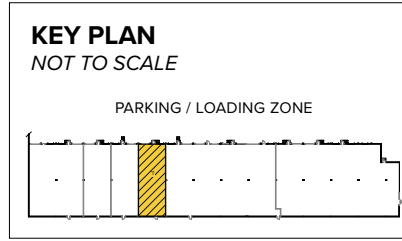


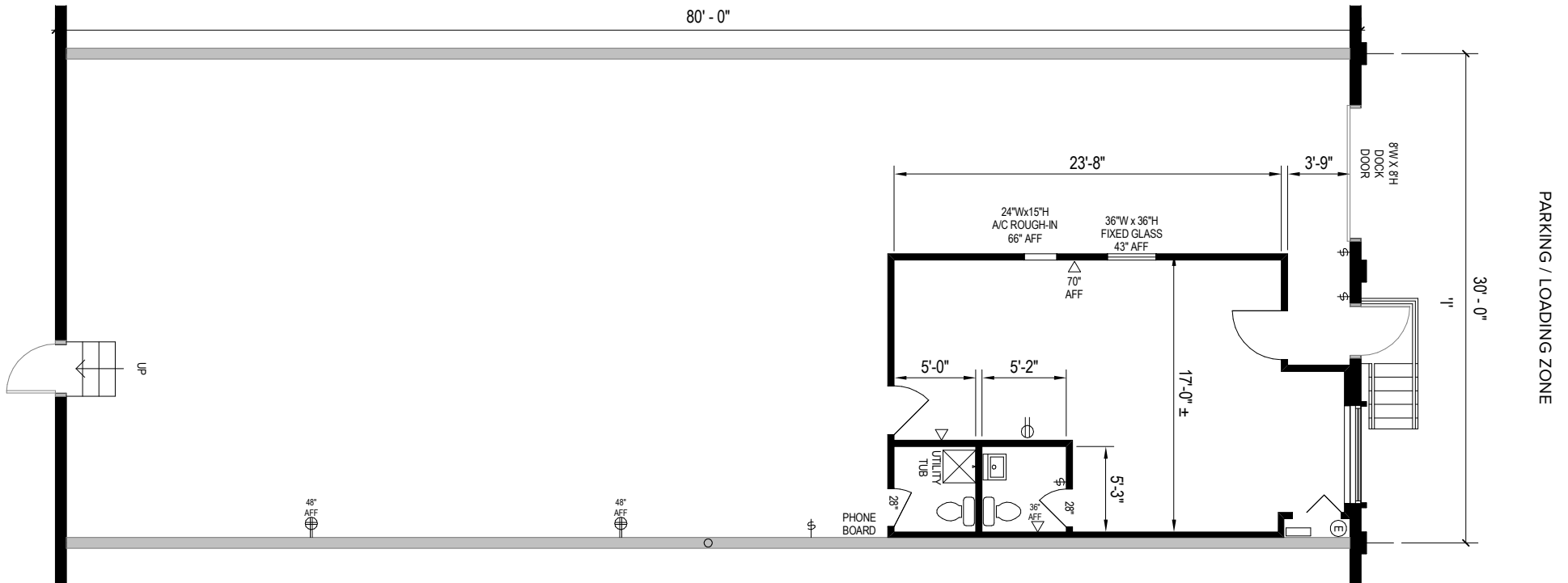


Total SF Available:
2,400 SF

482 sq. ft. of existing office area with 8x8 dock door (1)



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



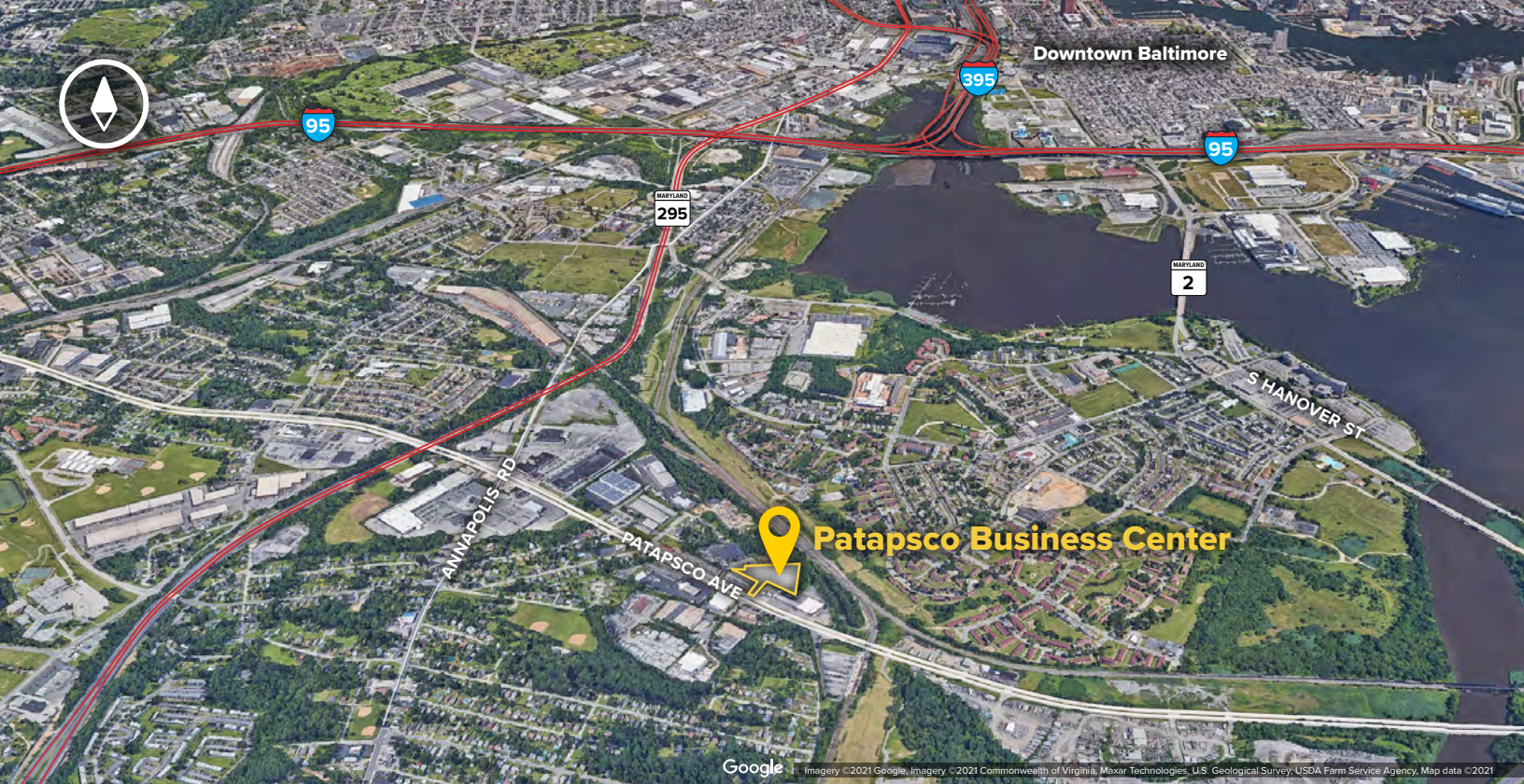
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Distances to:

- 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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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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