



Montpelier Research Park

MD Route 29 at Johns Hopkins Road
Laurel, MD 20723



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM | 410.788.0100

About Montpelier Research Park

St. John Properties portfolio within Montpelier Research Park consists of a two-story 32,488 square foot office building, with two single-story flex/R&D buildings in development. The business community offers a campus-like environment with attractive landscaping and contemporary architecture.

Montpelier Research Park is located off MD Route 29 in the Baltimore-Washington corridor, just minutes from major business centers, government agencies and research universities.

For more information on Montpelier Research Park, visit: sjpi.com/montpelier



Two-Story Office Building

7750 Montpelier Road 32,488 SF

Two-Story Office Specifications

Suite Sizes	Up to 32,488 SF
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Lease Type	Full service

Flex/R&D Buildings

7740 Montpelier Road 32,040 SF LEED DESIGNED

7760 Montpelier Road 36,120 SF LEED DESIGNED

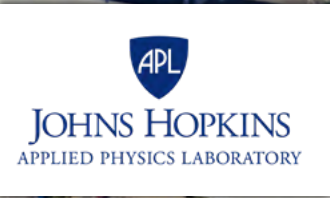
Flex/R&D Specifications

LEED	Designed
Suite Sizes	2,520 up to 36,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Loading	Dock or drive-in
Zoning	PEC





Montpelier Research Park | Site Plan



7740 MONTPELIER ROAD
32,040 SF

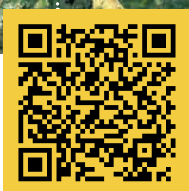
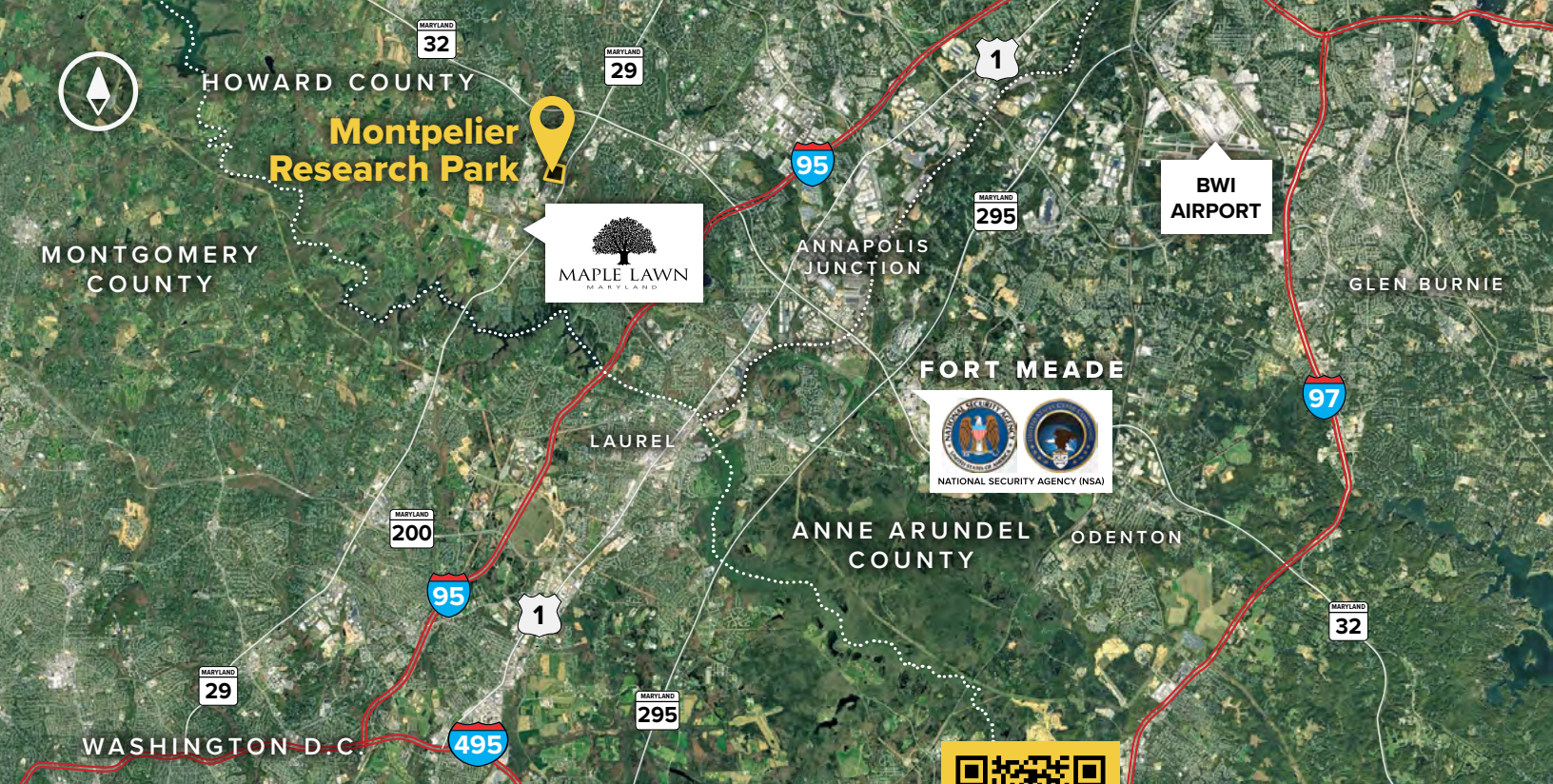
7750
MONTPELIER ROAD
32,488 SF

7760 MONTPELIER ROAD
36,120 SF

LOADING ZONE

LOADING ZONE





Scan now to take a virtual tour, download floor plans and more!

Distances to:

- JHU Applied Physics Laboratory 1 mile
- MD Route 29 1 mile
- MD Route 32 3 miles
- Columbia, MD (Downtown) 4 miles
- Interstate 95 4 miles
- Intercounty Connector (ICC)/MD 200 8 miles
- MD 295 (Baltimore-Washington Parkway) 10 miles
- Interstate 495 (Capital Beltway) 13 miles
- NSA/Fort Meade 16 miles
- Interstate 695 (Baltimore Beltway) 17 miles
- BWI Airport 19 miles
- Baltimore, MD (Downtown) 22 miles

Contact Us

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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. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and multifamily space nationwide.

Connect with us @stjohnprop



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