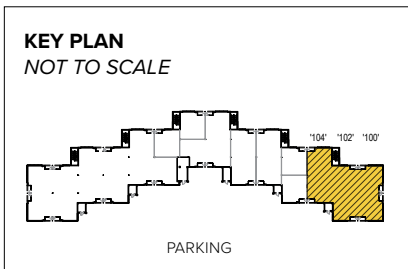


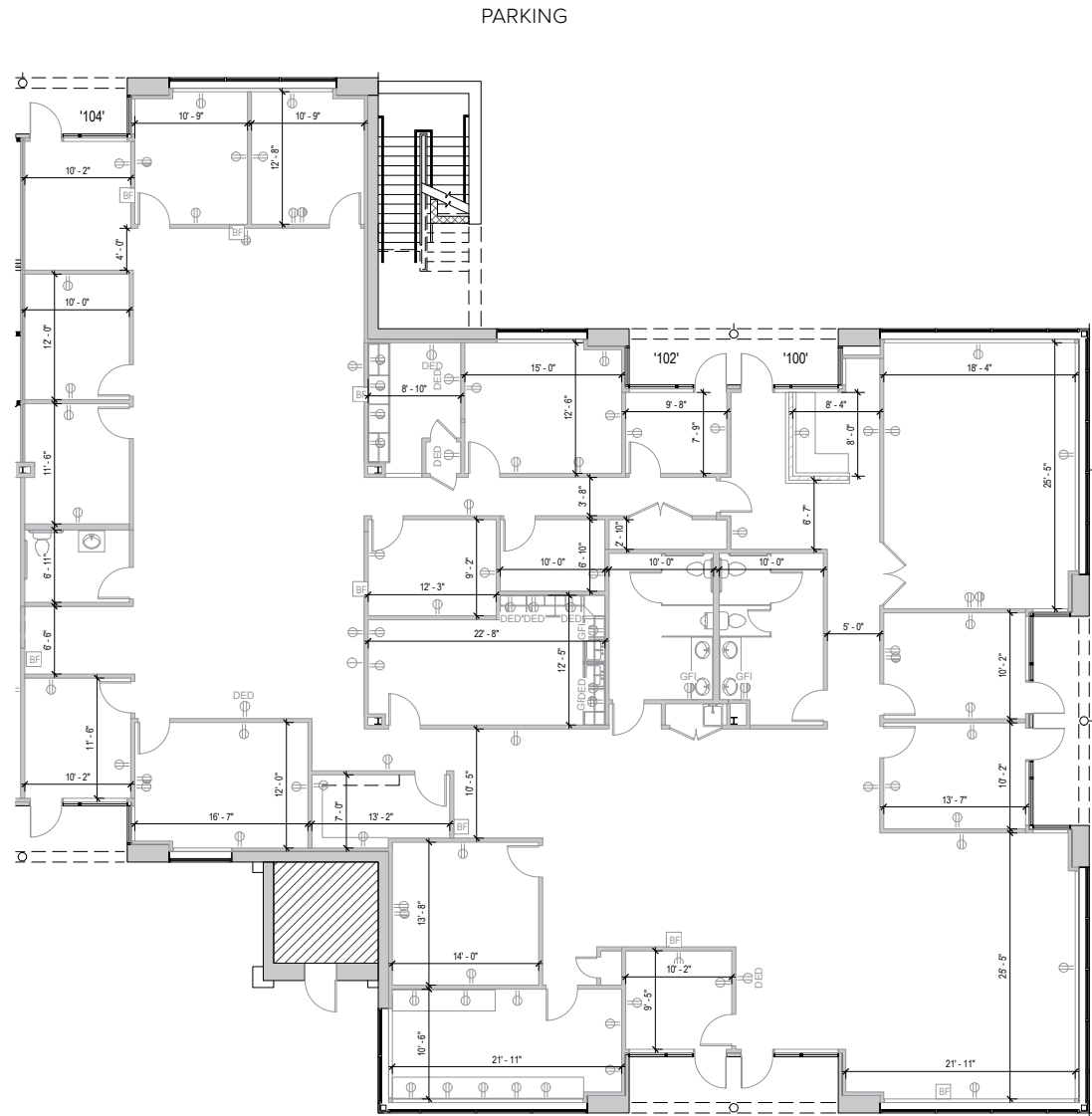


Total SF Available:
7,650 SF

Mix of open space and private offices (11), includes a large conference room, break area and a multi-stalled restroom



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.



About 11155 Dolfield Boulevard

Located within Dolfield Business Park, 11155 Dolfield Boulevard is a two-story, 71,400 square foot office building situated near Red Run Boulevard in Owings Mills, MD. The project is near Interstate 795, Foundry Row, Owings Mills Metro Center, Owings Mills Boulevard, and a variety of business and retail amenities. Public transportation, including the Baltimore Metro, is also close by.

Building Features:

- ▶ Two-stories, 71,400 sq. ft. of space
- ▶ 9 ft. ceiling heights
- ▶ Independent suites feature separate utilities and direct walk-in access
- ▶ 24-hour accessibility
- ▶ Build-to-suit offices
- ▶ Offices are just steps from parking
- ▶ In-house property management



Two-Story Office Buildings

11155 Dolfield Boulevard 71,400 SF

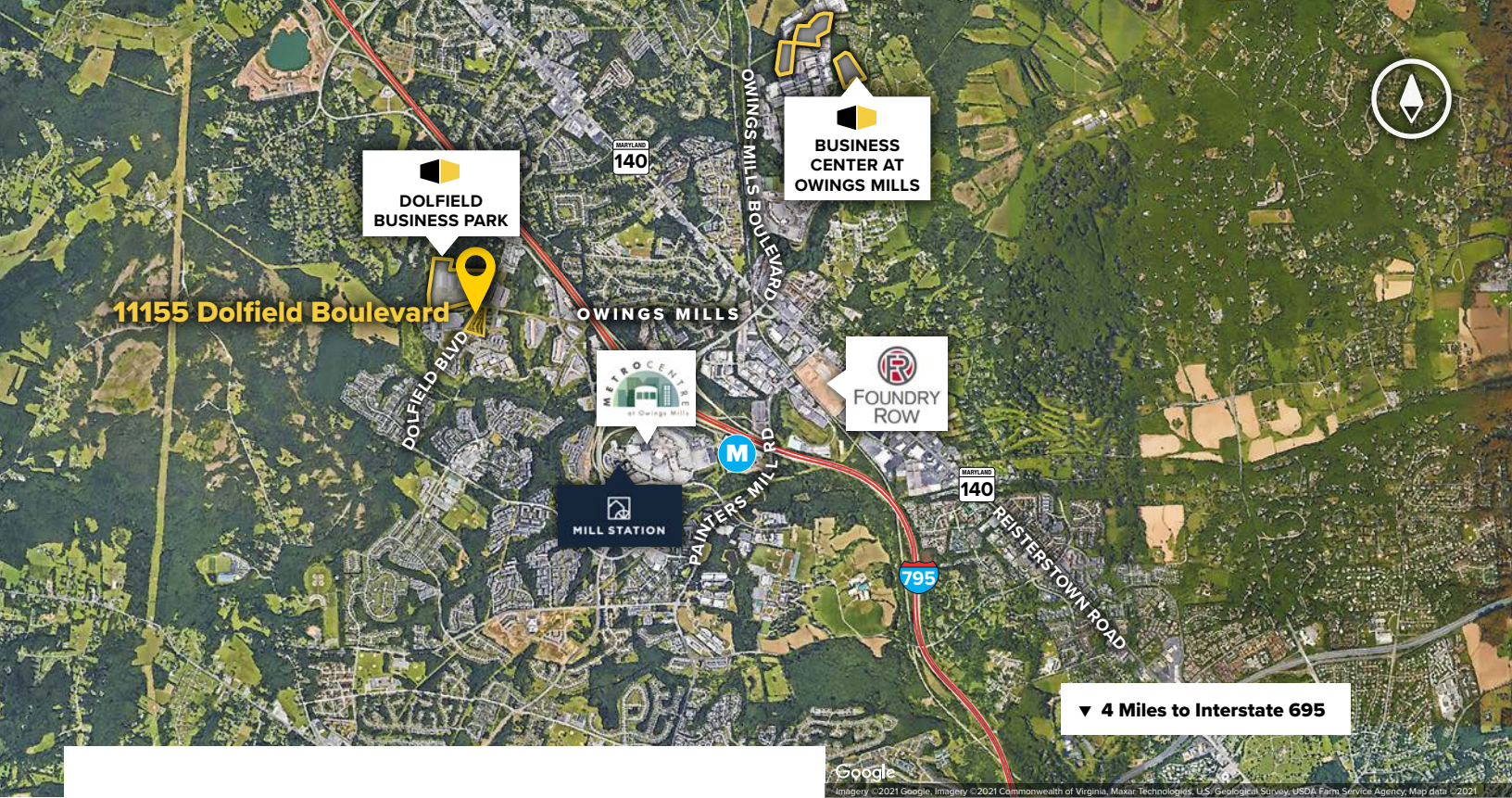
Two-Story Office Specifications

Suite Sizes	1,275 up to 71,400 SF
Ceiling Height	9 ft. clear minimum
Parking	4.5 spaces per 1,000 SF
HVAC: 1 st Floor	Heat pump (Electric)
HVAC: 2 nd Floor	Gas
Roof	EPDM Rubber
Construction	Brick on block
Zoning	ML-IM



For more information on 11155 Dolfield Boulevard, visit: sjpi.com/11155dolfield





Distances to:

Baltimore, MD (Downtown)	15 miles
BWI Airport	22 miles
Foundry Row	2 miles
Interstate 95	15 miles
Interstate 695 (Baltimore Beltway)	4 miles
Interstate 795	2 miles
Mill Station	2 miles
Towson, MD	13 miles
Westminster, MD	16 miles



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:

Stephanie Caronna
 Leasing Representative
 scaronna@sjpi.com | 410.369.1235

Corporate Headquarters:
 2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM

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.

Connect with us @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 10/22