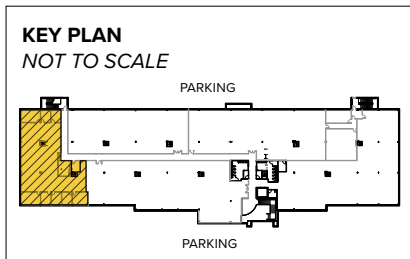


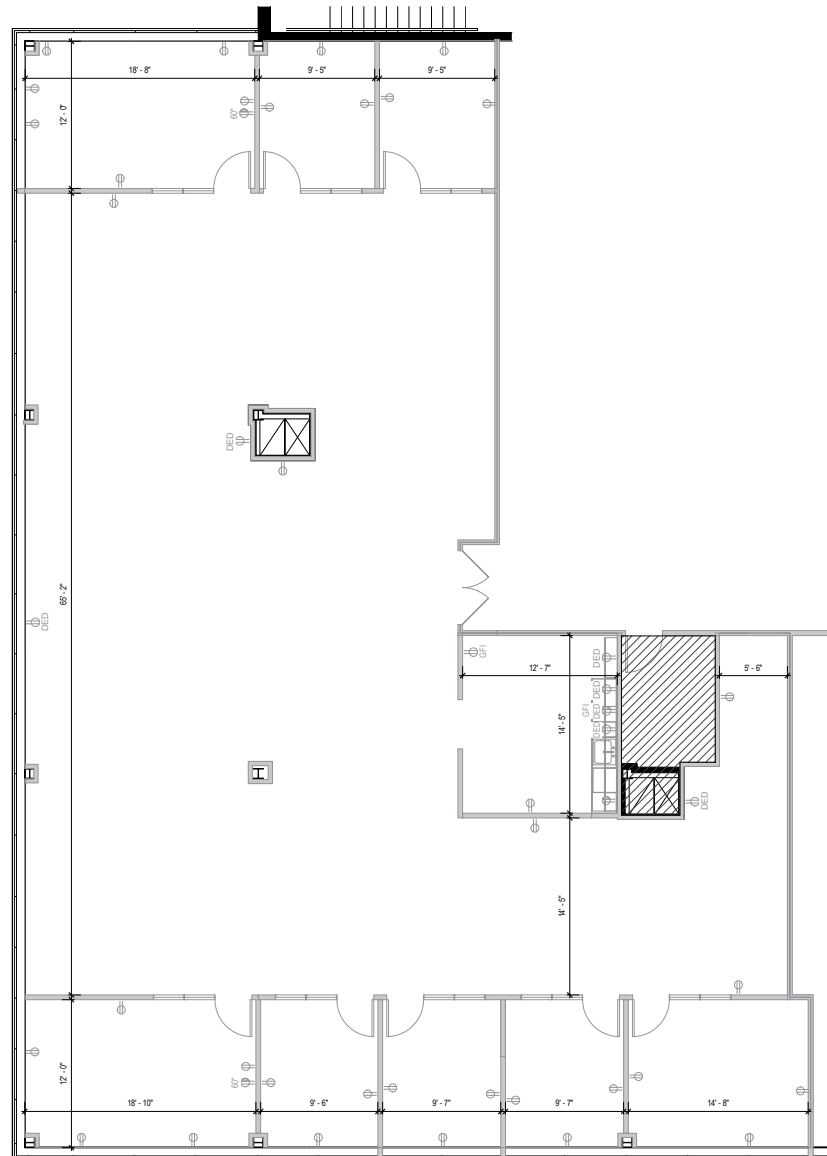


**Total SF Available:**  
5,059 SF

*New, move-in ready Class 'A' office*



*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 Windsor Corporate Park

Windsor Corporate Park is an 86-acre business community located off Beltway Exit 17 (Security Boulevard). The unified architecture of St. John Properties' 12 buildings, comprising more than 449,347 square feet of office, flex/R&D, and retail space, provides Windsor Corporate Park with a campus-like environment. Tenant sizes from 2,250 square feet to 59,217 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

The retail component of Windsor Corporate Park contains a Subway, Buongiorno Restaurant, Alessandro's Deli, Lake Trout, Pronails and Skincare, Dunkin' Donuts, Baskin Robbins, Dogwood Liquors, a dry cleaners, and a barber shop. Windsor Corporate Park is just minutes from a wide range of restaurants and retailers in the Windsor Mill area.

Visit [sjpi.com/windsorcorporate](http://sjpi.com/windsorcorporate) to learn more



### Two-Story Class 'A' Office Space

2560 Lord Baltimore Drive 71,000 SF

#### Two-Story Office Specifications

LEED	Gold   Core & Shell
Suite Sizes	2,250 up to 71,000 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat: 1st Floor	Heat pump
Heat: 2nd Floor	Gas
Elevator	Yes
Zoning	ML-IM

### Flex/R&D Space

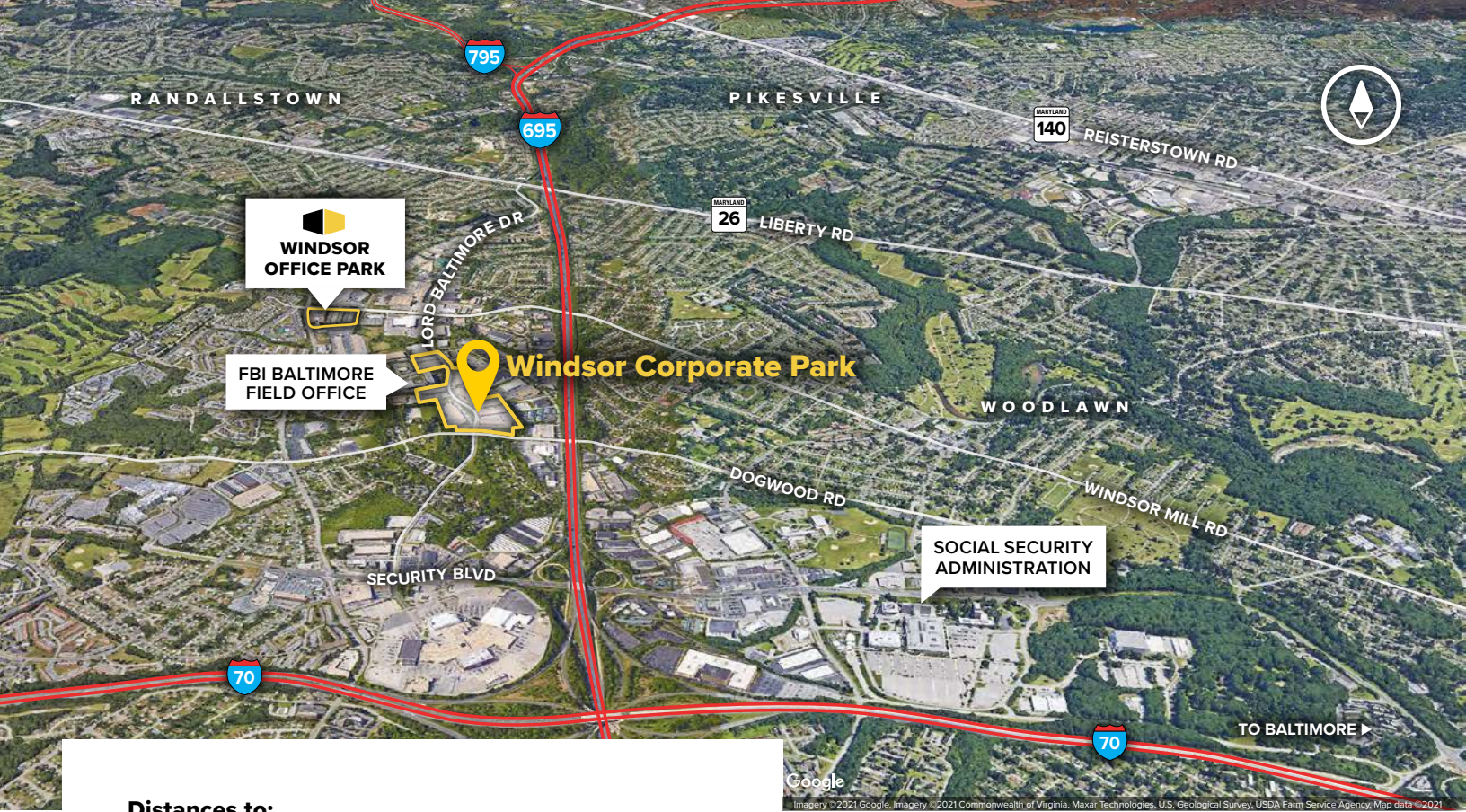
2505 Lord Baltimore Drive	42,120 SF
2525 Lord Baltimore Drive	36,120 SF
2545 Lord Baltimore Drive	36,120 SF
2555 Lord Baltimore Drive	42,000 SF
2605 Lord Baltimore Drive	38,400 SF
2520 Lord Baltimore Drive	57,240 SF
2622 Lord Baltimore Drive	19,800 SF
2624 Lord Baltimore Drive	31,080 SF
7152 Windsor Boulevard	59,217 SF

#### Flex/R&D Specifications

Suite Sizes	2,400 up to 59,217 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4-5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Construction	Brick on block
Loading	Dock or drive-in
Zoning	ML-IM

### Inline Retail Space

6860 Dogwood Road	8,125 SF
6900 Dogwood Road	8,125 SF



**Distances to:**

Baltimore, MD (Downtown) .....	9 miles
BWI Airport .....	11 miles
Columbia, MD .....	10 miles
Interstate 70 .....	4 miles
Interstate 83 .....	9 miles
Interstate 95 .....	7 miles
Interstate 695 (Baltimore Beltway) .....	2 miles
Interstate 795 .....	3 miles
Owings Mills, MD .....	5 miles
Towson, MD .....	8 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**



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

**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 residential space nationwide.

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 06/23*