



Windsor Office Park

Windsor Boulevard and North Rolling Road
Windsor Mill, MD 21244



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

SJPI.COM | 410.788.0100

About Windsor Office Park

Windsor Office Park is a 10-acre business community located at the intersection of North Rolling Road and Windsor Boulevard in Baltimore County, just five minutes from the Baltimore Beltway (I-695).

The unified architecture of St. John Properties' two office buildings, comprising 63,200 square feet of space, and two retail buildings offering more than 15,000 square feet of space, provides Windsor Office Park a campus-like business environment.

Tenant sizes from 2,400 square feet to 32,000 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected and well-maintained atmosphere. Ample glass lines enable natural lighting, and free, generous parking is available adjacent to the single-story office and retail buildings.

Single-Story Office Buildings

7265 Windsor Boulevard	32,000 SF
7275 Windsor Boulevard	31,200 SF

Single-Story Office Specifications

Suite Sizes	2,400 up to 32,000 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
HVAC	Gas
Roof	EPDM rubber
Construction	Brick on block
Zoning	ML-IM

Retail Buildings

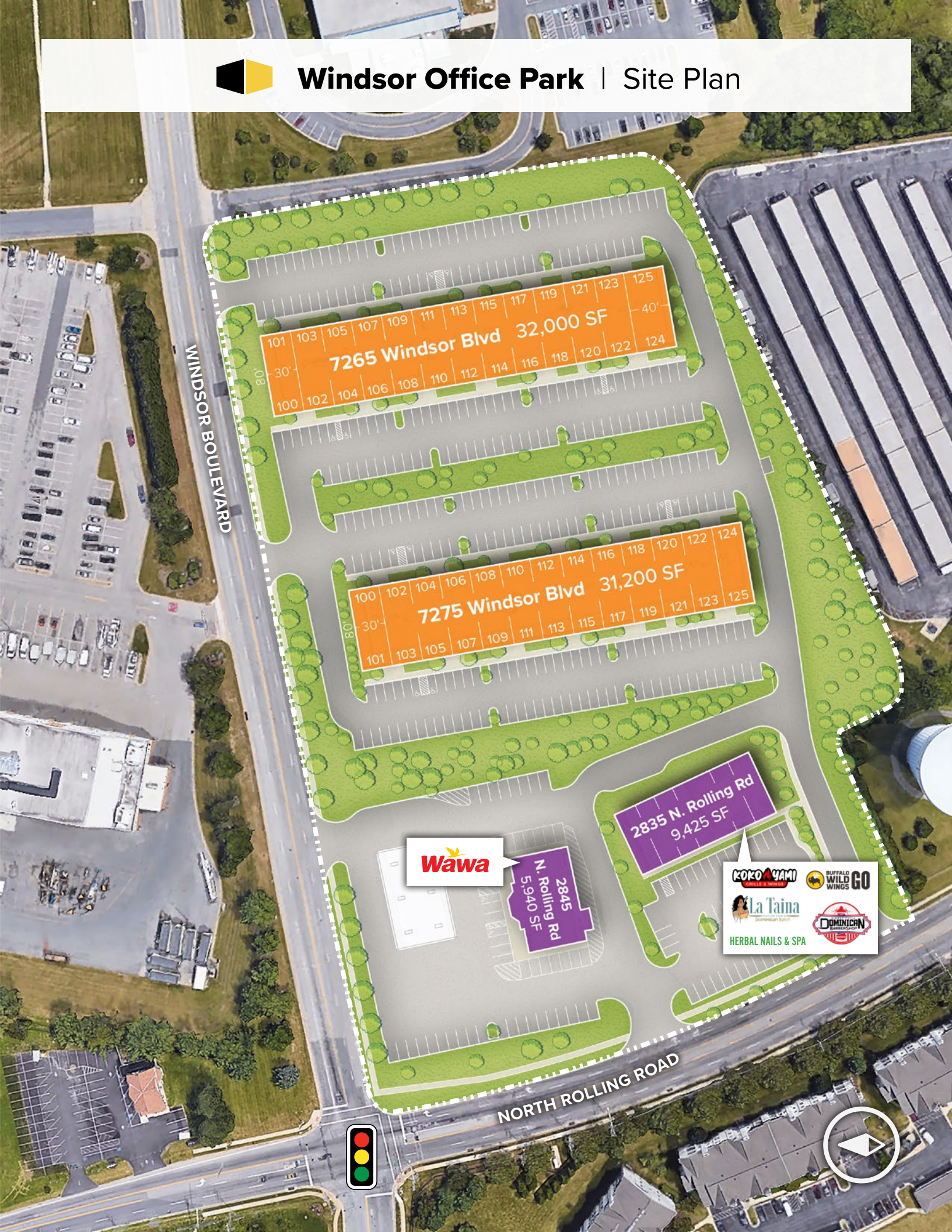
2835 N. Rolling Road	9,425 SF
Wawa	5,940 SF



For more information on Windsor Office Park visit: sjpi.com/windsoroffice



Windsor Office Park | Site Plan



WINDSOR BOULEVARD

NORTH ROLLING ROAD

7265 Windsor Blvd 32,000 SF

101	103	105	107	109	111	113	115	117	119	121	123	125
100	102	104	106	108	110	112	114	116	118	120	122	124

30'-08" 40'-08"

7275 Windsor Blvd 31,200 SF

100	102	104	106	108	110	112	114	116	118	120	122	124
101	103	105	107	109	111	113	115	117	119	121	123	125

30'-08" 40'-08"

Wawa

2845 N. Rolling Rd
5,940 SF

2835 N. Rolling Rd
9,425 SF

KOKO YAMI
CUBAN & MEXICAN

La Taina
DOMINICAN SALON

HERBAL NAILS & SPA

BUFFALO WILD WINGS GO

DOMINICAN BAMBUCHE





Distances to:

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

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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 residential space nationwide.

Connect with us @stjohnprop



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