# Cromwell Business Park

**I-97 at Aviation Boulevard**

Glen Burnie, MD 21061

ST.JOHN PROPERTIES

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

**SJPI.COM | 410.788.0100**

CROMWELL
CENTER
Los Portales
Authentic Mexican Cuisine
SUBWAY
AVIATION
DELI & GRILL
ST.JOHN
PROPERTIES
SUBWAY
6938

889
Airport Park Road

RETAIL LEASE
410-
88-0100
CROMWELL PARK

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# About Cromwell Business Park

Cromwell Business Park is a 165-acre business community located off Interstate 97 at Dorsey Road near Baltimore-Washington International Airport. It is conveniently located near a variety of business amenities, hotels and regional shopping centers as well as a number of restaurants at all price points.

The business park is comprised of 24 buildings, totaling over 920,200 square feet of flex, warehouse, office and retail space. Integrated within Cromwell Business Park are several inline retail buildings, and pad sites, offering amenities to business park employees and the surrounding community.

More than 2,500 hotel rooms, including three meeting and conference facilities, are in the immediate area.

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

***Visit sjpi.com/cromwell to learn more.***

# About St. John Properties

*Placing Our Clients' Needs First Since 1971*

- Owns and manages more than 24 million square feet of commercial real estate including office, flex/R&D, retail, warehouse and multifamily space nationwide
- Real estate investments valued at more than $5+ billion.
- Developed and maintains over 170 business communities nationwide.
- Proudly serving more than 2,600 satisfied clients nationwide.
- Maintains full complement of in-house resources, including acquisitions, development, construction, space planning, tenant improvement, property management, leasing, and marketing.

Visit **sjpi.com/about** to learn more.

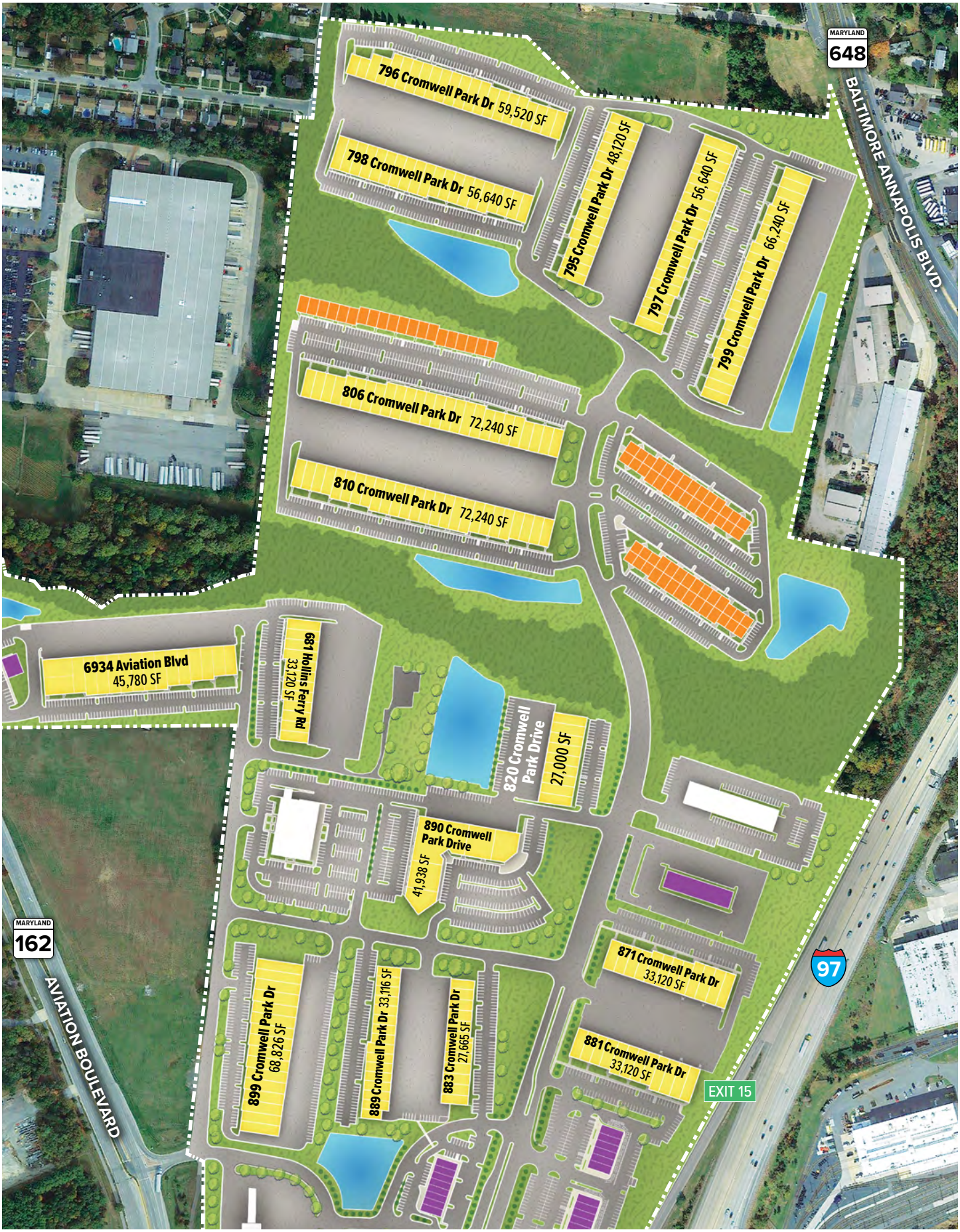
# Flex/R&D

## Direct-Entry Flexible Space

Flex/R&D buildings offer direct-entry suites with 24/7 tenant access. Suites feature 16, 18, or 24-foot foot ceiling heights with dock and drive-in loading capabilities, and wide truck courts at the rear of the buildings.

| Flex/R&D Buildings | | |
|---|---|---|
| 795 Cromwell Park Drive | 48,120 SF | |
| 796 Cromwell Park Drive | 59,520 SF | |
| 797 Cromwell Park Drive | 56,640 SF | |
| 798 Cromwell Park Drive | 56,640 SF | |
| 799 Cromwell Park Drive | 66,240 SF | |
| 810 Cromwell Park Drive | 72,240 SF | |
| 806 Cromwell Park Drive | 72,240 SF | |
| 820 Airport Park Road | 27,000 SF | |
| 871 Cromwell Park Drive | 33,120 SF | LEED SILVER |
| 881 Cromwell Park Drive | 33,120 SF | LEED SILVER |
| 883 Airport Park Road | 27,665 SF | |
| 889 Airport Park Road | 33,116 SF | |
| 890 Airport Park Road | 41,938 SF | |
| 899 Airport Park Road | 68,826 SF | |
| 681 Hollins Ferry Road | 33,120 SF | |
| 6934 Aviation Boulevard | 45,780 SF | |

| Flex/R&D Specifications | |
|---|---|
| LEED *(select buildings)* | Certified |
| Suite Sizes | 2,520 up to 72,240 SF |
| Ceiling Height | 16 ft. clear minimum |
| *871 & 881 Cromwell Park Drive* | 18 ft. clear minimum |
| *899 Airport Park Road* | 24 ft. clear minimum |
| Parking | 4 spaces per 1,000 SF |
| Construction | Brick on block |
| Loading | Dock or drive-in |
| Zoning | W1 |


796 Cromwell Park Dr 59,520 SF
798 Cromwell Park Dr 56,640 SF
795 Cromwell Park Dr 48,120 SF
797 Cromwell Park Dr 56,640 SF
799 Cromwell Park Dr 66,240 SF
806 Cromwell Park Dr 72,240 SF
810 Cromwell Park Dr 72,240 SF
MARYLAND 648
BALTIMORE ANNAPOLIS BLVD.
6934 Aviation Blvd 45,780 SF
681 Hollins Ferry Rd 33,120 SF
820 Cromwell Park Drive 27,000 SF
890 Cromwell Park Drive 41,938 SF
MARYLAND 162
AVIATION BOULEVARD
899 Cromwell Park Dr 68,826 SF
889 Cromwell Park Dr 33,116 SF
883 Cromwell Park Dr 27,665 SF
871 Cromwell Park Dr 33,120 SF
881 Cromwell Park Dr 33,120 SF
97
EXIT 15

# Single-Story Office

## Direct-Entry Office

Single-story office buildings at Cromwell Business Park offer direct-entry suites with 24/7 tenant access. Suites feature 9.5 foot ceiling heights with free, on-site parking at a ratio of 5 spaces per 1,000 square feet.

| Single-Story Office Buildings | |
|---|---|
| 801 Cromwell Park Drive | 32,650 SF |
| 802 Cromwell Park Drive | 30,000 SF |
| 811 Cromwell Park Drive | 31,980 SF |
| **Single-Story Office Specifications** | |
| Suite Sizes | 1,005 up to 32,650 SF |
| Parking | 5 spaces per 1,000 SF |
| Construction | Brick on block |
| Zoning | C2 |

*For more information on Cromwell Business Park, visit:* ***sjpi.com/cromwell***

802 Cromwell Park Dr 30,000 SF
801 Cromwell Park Dr 32,650 SF
811 Cromwell Park Dr 31,980 SF
CROMWELL PARK DRIVE
AVIATION BOULEVARD
MARYLAND
162
97
EXIT 15

*910 Cromwell Park Drive*

# Retail

## Inline retail & pad sites

- Prime access and LED signage visible to 121,110 vehicles per day along Interstate 97
- Great spot for quick-service restaurants
- 165-acre business community located directly off Interstate 97 between Baltimore and Annapolis
- Adjacent to BWI Thurgood Marshall Airport
- Easy access to Interstates 97, 95, 895 & MD Routes 295, 100, and 176

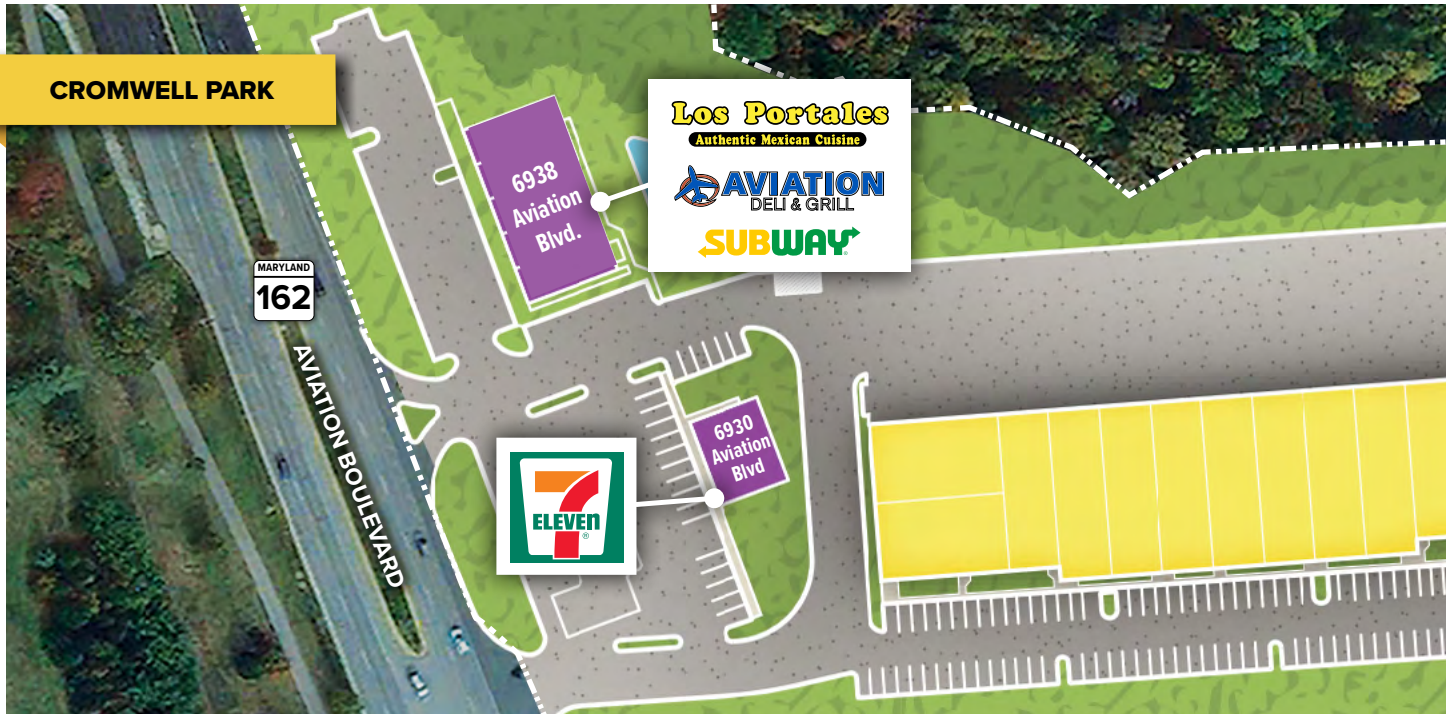
| **Traffic Count (MDOT)** |
|---|
| **Aviation Boulevard:** 23,250 vehicles/day |
| **Cromwell Park Drive at Aviation Boulevard:** 13,711 vehicles/day |
| **I-97 (Electronic Sign):** 121,110 vehicles/day |

**Demographics**

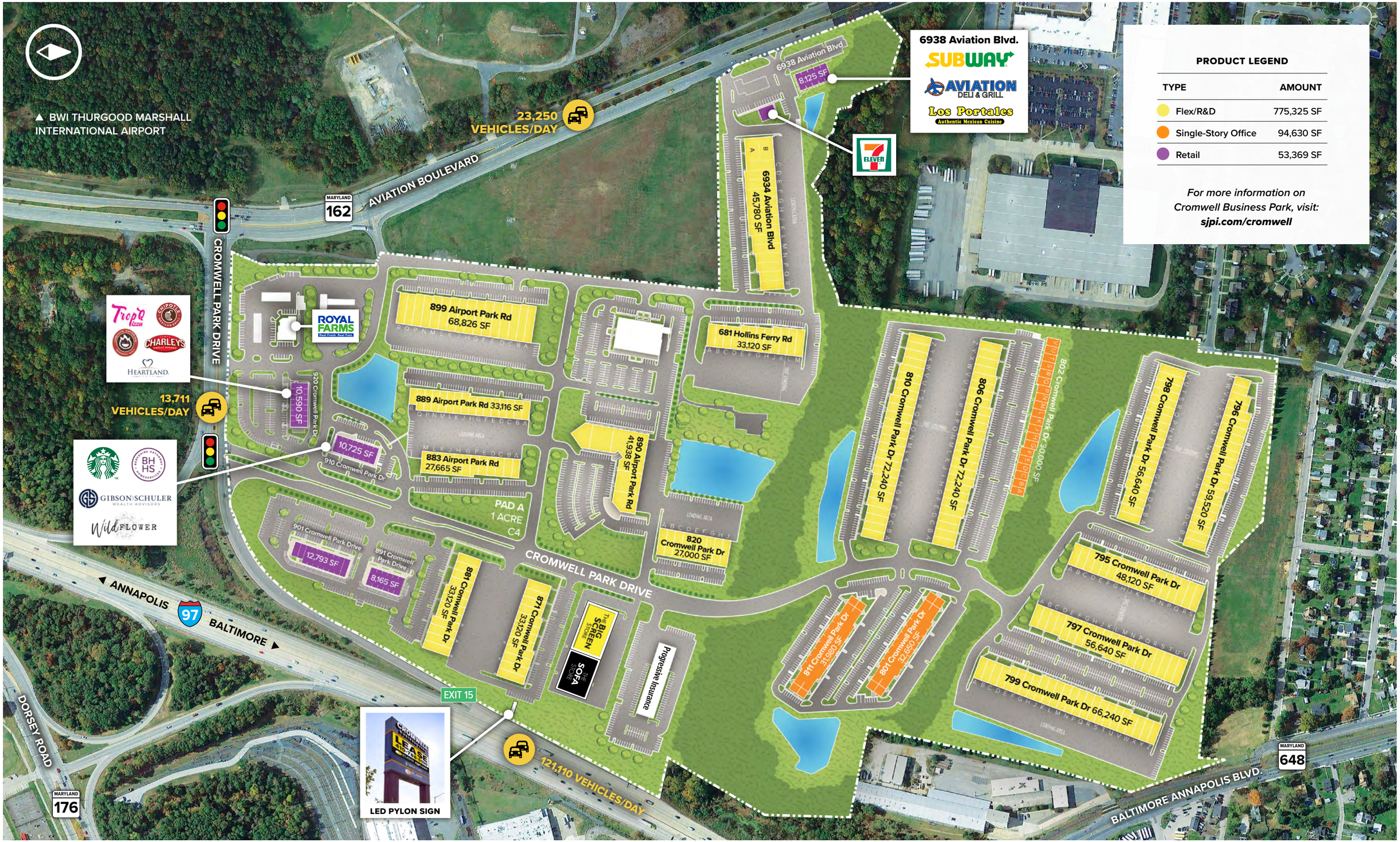
| | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| **Population** | 5,721 | 88,953 | 209,684 |
| **Avg. Household Income** | $119,611 | $108,068 | $116,888 |

**Inline & Pad Sites Available:** *Join Starbucks, Subway, Royal Farms, Chipotle & more!*

| | | |
|---|---|---|
| **910 Cromwell Park Drive** | | |
| Suites 101–102 | Starbucks | 2,687 SF |
| Suite 103 | Gibson Schuler | 1,631 SF |
| Suites 104–106 | WildFlower + Petal Pusher | 3,638 SF |
| Suite 107 | **AVAILABLE** | 1,317 SF |
| Suite 108 | Berkshire Hathaway | 1,483 SF |
| **920 Cromwell Park Drive** | | |
| Suites 101-102 | Chipotle | 2,458 SF |
| Suite 103 | Charleys | 1,614 SF |
| Suite 104 | TropQ Pizza | 1,310 SF |
| Suite 105 | Hibachi Express | 1,310 SF |
| Suites 106-108 | Heartland Dental | 3,898 SF |
| **930 Cromwell Park Drive** | | |
| Royal Farms | | |
| **6930 Aviation Boulevard** | | |
| 7-Eleven | | 2,940 SF |
| **6938 Aviation Boulevard** | | |
| Suites A–C | Los Portales | 4,875 SF |
| Suite D | Aviation Deli & Grill | 1,625 SF |
| Suite E | Subway | 1,625 SF |
| **891 Cromwell Park Drive** | | |
| Suites 101-106 | **AVAILABLE** | 8,165 SF |
| **901 Cromwell Park Drive** | | |
| Suites 101-110 | **AVAILABLE** | 12,793 SF |
| **Pad Site** | | |
| Pad Site A | | 1.0 Acre |


CROMWELL PARK
6938 Aviation Blvd.
Los Portales
Authentic Mexican Cuisine
AVIATION DELI & GRILL
SUBWAY
MARYLAND
162
AVIATION BOULEVARD
6930 Aviation Blvd
7 ELEVEN

PAD A
1 Acre
Zoned
C4
GIBSON|SCHULER
WEALTH ADVISORS
Wildflower
910 Cromwell Park Dr
10,725 SF
891 Cromwell Park Dr
8,165 SF
CROMWELL PARK DRIVE
901 Cromwell Park Dr
12,793 SF
EXIT 15
MARYLAND
162
AVIATION BOULEVARD
920 Cromwell Park Dr
10,590 SF
ROYAL FARMS
Real Fresh. Real Fast.
Tropi Pizza
CHIPOTLE
CHARLEY'S
HEARTLAND
CROMWELL PARK DRIVE
97




**PRODUCT LEGEND**

| TYPE | AMOUNT |
|---|---|
| Flex/R&D | 775,325 SF |
| Single-Story Office | 94,630 SF |
| Retail | 53,369 SF |

*For more information on Cromwell Business Park, visit:* ***sjpi.com/cromwell***

# *Located in the heart the BWI Business Corridor*

**Distances to:**

| | | | |
|---|---|---|---|
| Annapolis, MD (Downtown) | 18 miles | Interstate 695 (Baltimore Beltway) | 3 miles |
| Baltimore, MD (Downtown) | 10 miles | Interstate 97 | .01 mile |
| BWI Thurgood Marshall Airport | 2 miles | MD Route 100 | 1.5 miles |
| Columbia, MD | 14 miles | MD Route 295 | 4 miles |

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

# Contact Us

*For additional 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 multifamily space nationwide.

Connect with us **@stjohnprop**

NAIOP MARYLAND CHAPTERS THE ASSOCIATION FOR COMMERCIAL REAL ESTATE

USGBC MEMBER

ST. JOHN PROPERTIES

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

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