

Baltimore Gateway

Joh Avenue at Koppers Street
Baltimore, MD 21227



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

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About Baltimore Gateway

Baltimore Gateway is comprised of one Class 'A' office building and four flex/R&D buildings totaling over 175,000 square feet of space. The business community offers an unbeatable location – just one mile from I-95 and only two miles from I-695.

The Class 'A' office building recently received top-to-bottom renovation, including new windows, lobby, HVAC system, elevators, landscaping and more. A new LED sign offers tenants premiere visibility to 195,000+ vehicles per day along I-95.

Class 'A' Office Features:

- ▶ LEED Gold certified
- ▶ Visible to 200,000+ vehicles per day along I-95
- ▶ Proximate to I-695, MD-295, and I-895
- ▶ On-site deli, catering and fitness center
- ▶ Baltimore City Enterprise Zone tax credits available to tenants
- ▶ Located in Baltimore City HubZone



Five-Story Class 'A' Office

3700 Koppers Street 100,000 SF

Five-Story Specifications

LEED	Gold Core & shell
Ceiling Height	9 ft. clear minimum
Suite Sizes	1,500 up to 100,000 SF
Elevator	Yes
Walls	Brick on steel
Office	Build to suit
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Heat	Gas

Flex/R&D Buildings

1500 Joh Avenue	17,701 SF
1502 Joh Avenue	21,144 SF
1504 Joh Avenue	11,458 SF
1506 Joh Avenue	24,850 SF


Flex/R&D Specifications

Suite Sizes	Up to 24,850 SF
Ceiling Height	12-14 ft. clear minimum
Loading	Dock and drive-in
Construction	Brick on block
Parking	310 Spaces
Zoning	M-1-1 / ML

To learn more, visit
sjpi.com/BaltimoreGateway



Baltimore Gateway | Site Plan

▲ 1 Mile to 

 95

50A

3700 Koppers St
100,000 SF

KOPPERS STREET

JOH AVENUE

S EDGEMOOD STREET

SCATON AVENUE

1500 Joh Ave
17701 SF

1502 Joh Ave
21,144 SF

1504 Joh Ave
11,458 SF

1506 Joh Ave
24,850 SF



