I-97 Business Park

1110–1131 Benfield Boulevard & 231–258 Najoles Road

Millersville, MD 21108

About I-97 Business Park

I-97 Business Park is a 67-acre business community located on Benfield Boulevard and Najoles Road off exit 10 of Interstate 97, near the Baltimore-Washington International Thurgood Marshall Airport in Anne Arundel County.

Flex/R&D Buildings

1110 Benfield Boulevard	42,420 SF	
1114 Benfield Boulevard	33,300 SF	
1120 Benfield Boulevard	36,300 SF	
1121 Benfield Boulevard	50,642 SF	
1127 Benfield Boulevard	33,300 SF	
1131 Benfield Boulevard	44,400 SF	
253 Najoles Road	30,120 SF	
254 Najoles Road	30,240 SF	LEED SILVER
255 Najoles Road	33,120 SF	
258 Najoles Road	33,620 SF	LEED SILVER

Flex/R&D Specifications

LEED *(select buildings)*	Certified Silver
Suite Sizes	2,160 up to 50,642 SF
Ceiling Height	
1110–1131 Benfield Boulevard 253 & 255 Najoles Road	16 ft. clear minimum
254 & 258 Najoles Road	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Loading	Dock or drive-in
Zoning	W1

Five-Story Office Building

231 Najoles Road	126,500 SF

Five-Story Office Specifications

LEED	Certified Gold
Ceiling Height	10 ft. clear minimum
Suite Sizes	Up to 126,500 SF
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Zoning	W1

Two-Story Office Building

1111 Benfield Boulevard	40,800 SF

Two-Story Office Specifications

Suite Sizes	1,275 SF up to 40,800 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
HVAC: 1st Floor	Heat pump
HVAC: 2nd Floor	Gas
Zoning	W1

Single-Story Office Buildings

251 Najoles Road	17,400 SF

Single-Story Office Specifications

Suite Sizes	1,800 SF up to 17,400 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
HVAC	Gas
Zoning	W1

TO BALTIMORE ▲

I-97

10B

"The Big Bean" — Coffee House

231 NAJOLES ROAD
126,500 SF

EV

TO 97 NORTH ▶

1114 BENFIELD BOULEVARD
33,300 SF

1120 BENFIELD BOULEVARD
36,300 SF

1110 BENFIELD BOULEVARD
42,240 SF

BENFIELD BOULEVARD

TO 97 SOUTH ▼

TO ANNAPOLIS ▼

1131 BENFIELD BOULEVARD
44,400 SF

1121 BENFIELD BOULEVARD
50,642 SF

1111 BENFIELD BLVD
40,800 SF

NAJOLES ROAD

251 NAJOLES ROAD
17,400 SF

10A

1127 BENFIELD BOULEVARD
33,300 SF

253 NAJOLES ROAD
30,120 SF

255 NAJOLES ROAD
33,120 SF

254 NAJOLES ROAD
30,240 SF

258 NAJOLES ROAD
33,620 SF

I-97 Business Park
SITE PLAN

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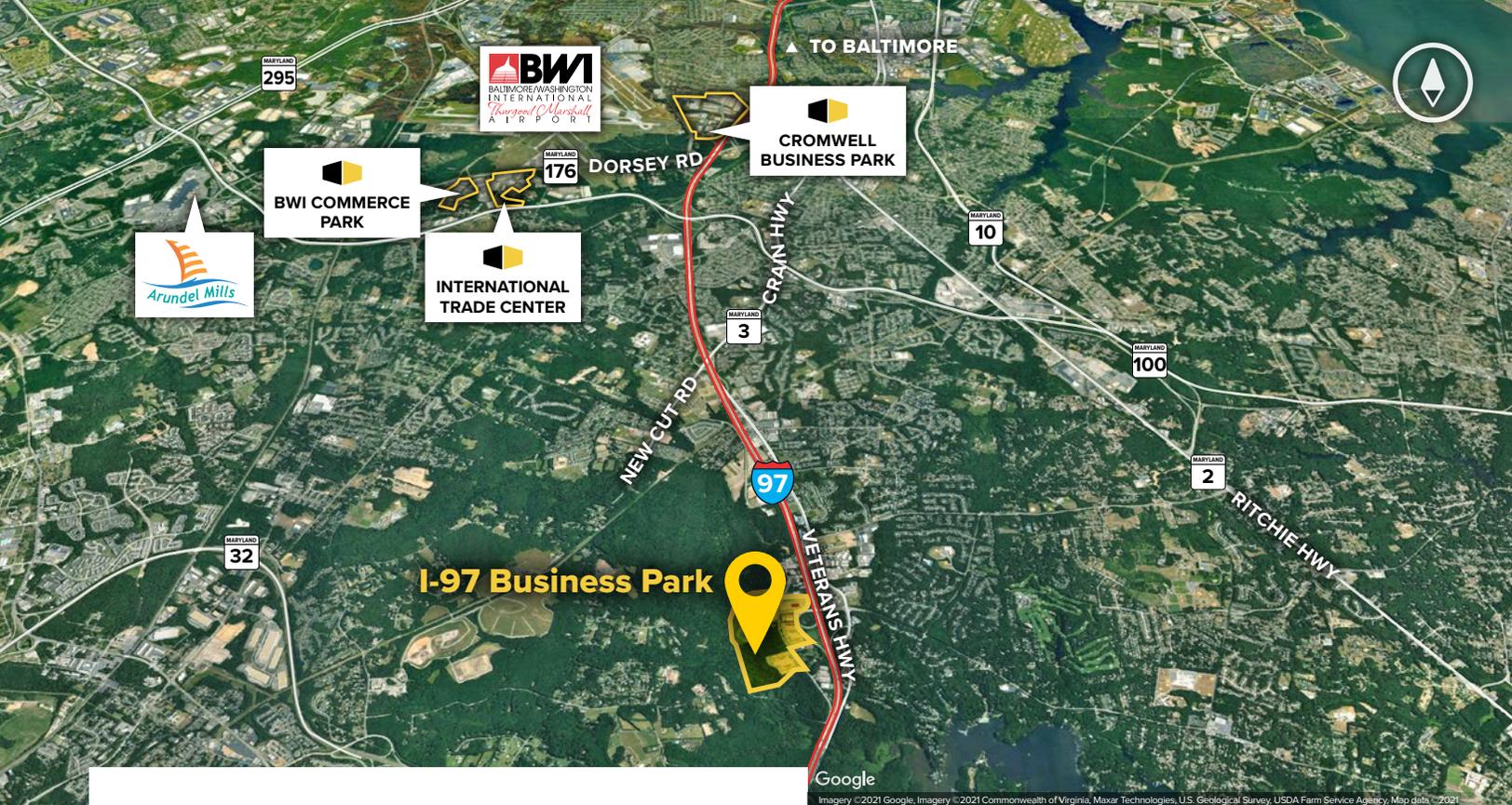
Distances to:

BWI Airport	6 miles
Interstate 695 (Baltimore Beltway)	7 miles
Annapolis, MD (Downtown)	9 miles
Fort Meade/NSA	9 miles
Columbia, MD	12 miles
Baltimore, MD (Downtown)	13 miles
Interstate 495 (Captial Beltway)	13 miles
Washington, D.C. (Downtown)	20 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.

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THE ASSOCIATION FOR COMMERCIAL REAL ESTATE

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