



# Cromwell Business Park

I-97 at Aviation Boulevard

Glen Burnie, MD 21061



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

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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.

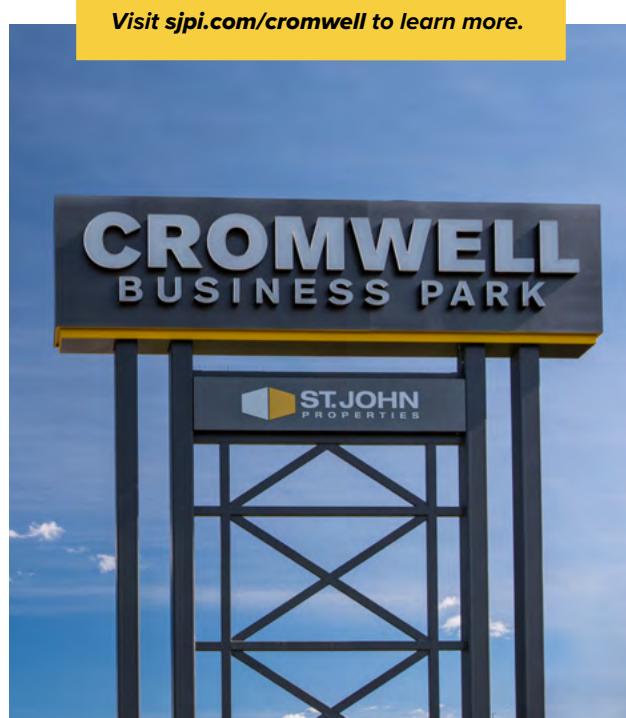
The business park is comprised of 24 buildings, totaling over 920,200 square feet of flex, warehouse, office and retail space. Integrated within Cromwell Business Park are several inline retail buildings, and pad sites, offering amenities to business park employees and the surrounding community.

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](http://sjpi.com/cromwell) to learn more.*





## About St. John Properties

*Placing Our Clients' Needs First Since 1971*

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- ▶ 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](http://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.

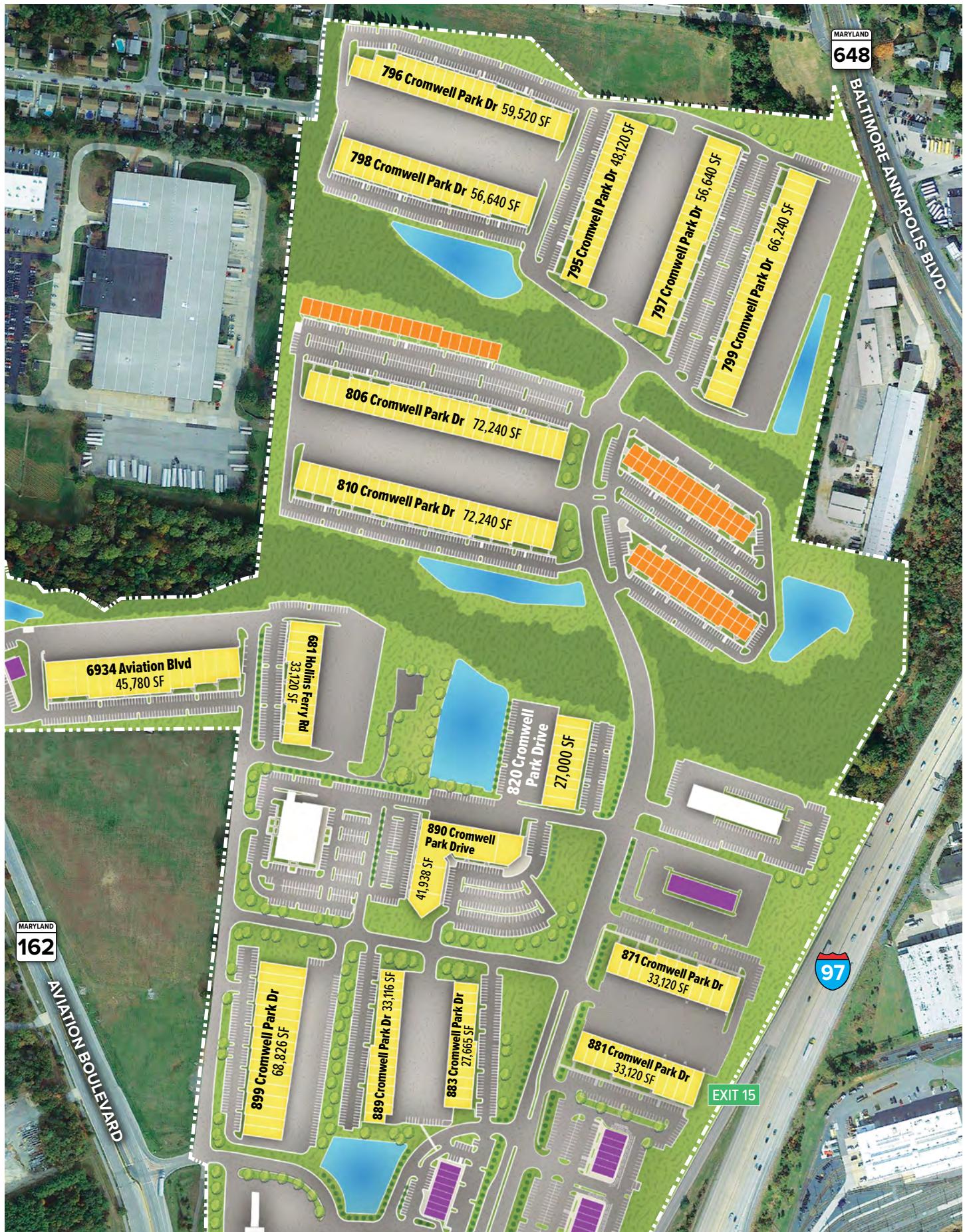


#### Flex/R&D Buildings

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
881 Cromwell Park Drive	33,120 SF
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





## 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](http://sjpi.com/cromwell)







## 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	<b>AVAILABLE</b>	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
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### 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

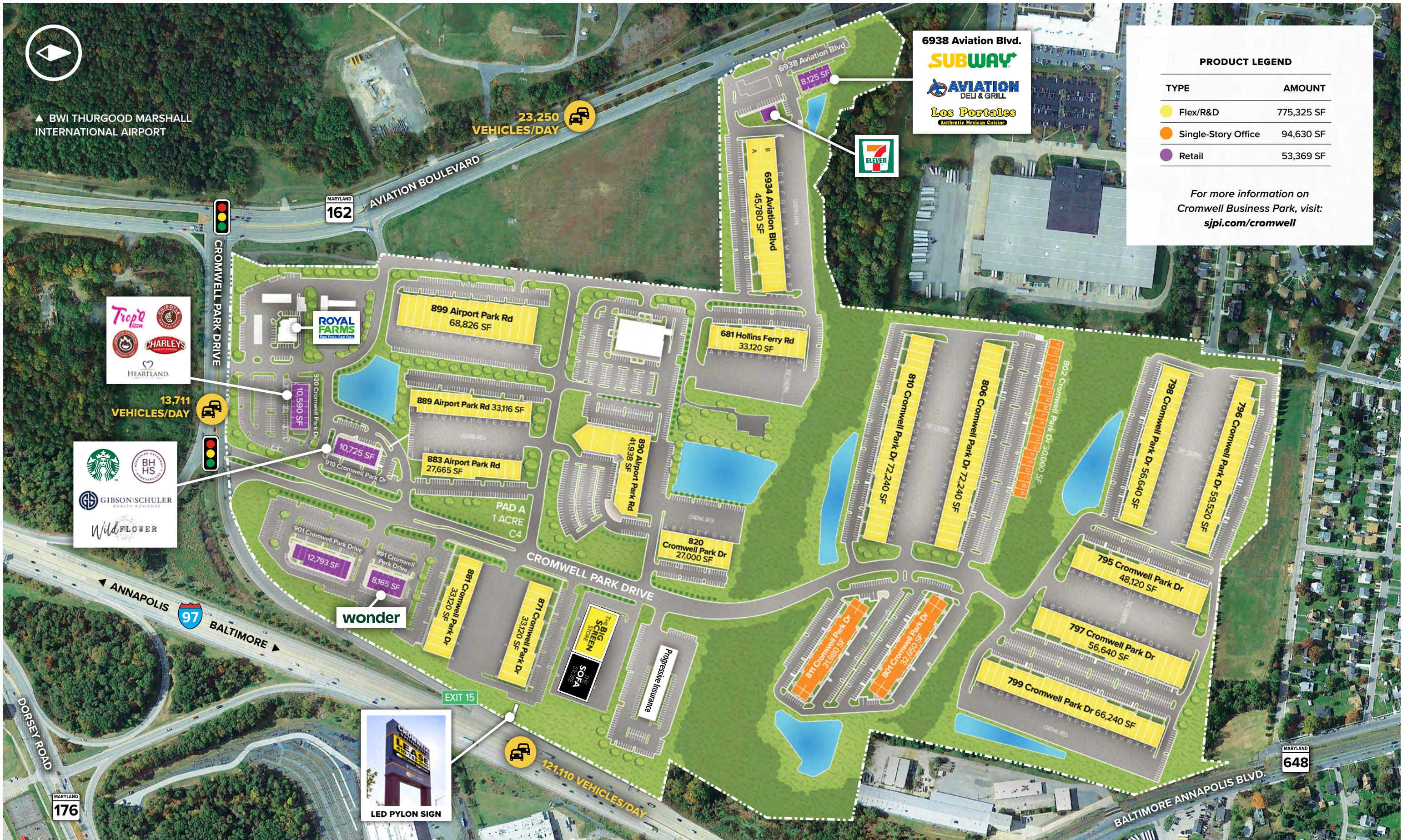
Suites 101-103	<b>AVAILABLE</b>	4,180 SF
Suites 104-106	Wonder	3,985 SF

### 901 Cromwell Park Drive

Suites 101-110	<b>AVAILABLE</b>	12,793 SF
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### Pad Site





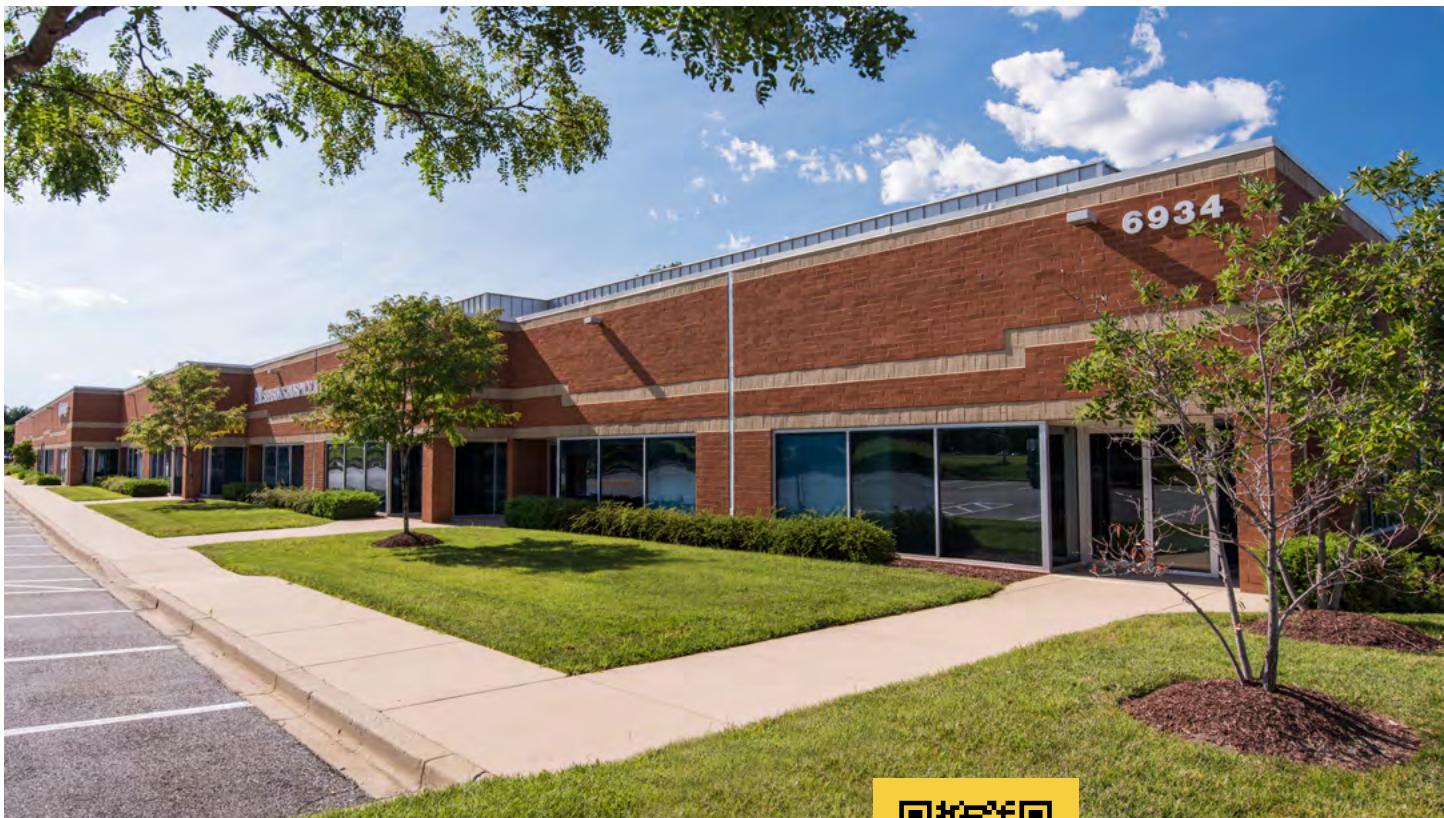
*Located in the heart the BWI Business Corridor*

## Distances to:

Annapolis, MD (Downtown) ..... 18 miles  
Baltimore, MD (Downtown) ..... 10 miles  
BWI Thurgood Marshall Airport ..... 2 miles  
Columbia, MD ..... 14 miles

Interstate 695 (Baltimore Beltway) ..... 3 miles  
Interstate 97 ..... .01 mile  
MD Route 100 ..... 1.5 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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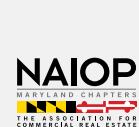
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### About St. John Properties

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



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