

# Melford

TOWN CENTER

Bowie, MD 20715



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

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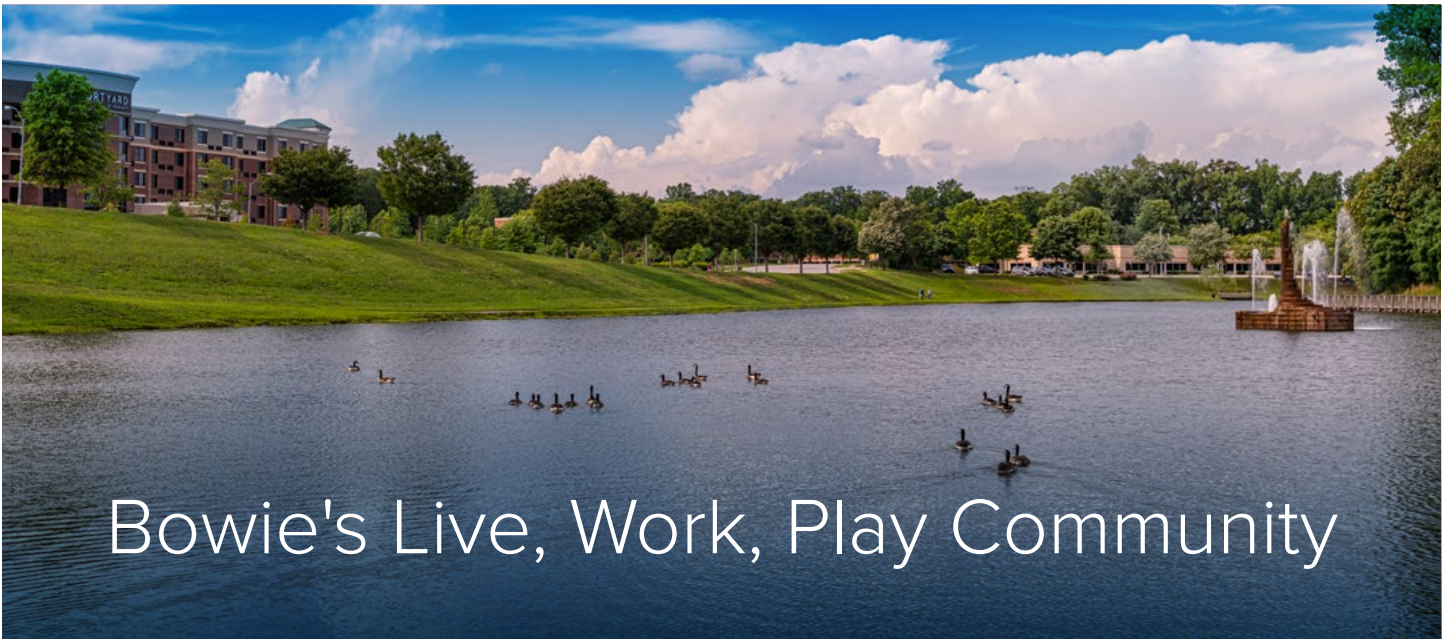
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# About Melford Town Center

Melford Town Center is a 466-acre comprehensive mixed-use community located at US Route 50 and MD Route 3/301 in Bowie, midway between Annapolis and Washington, D.C. To date St. John Properties has constructed over 870,000 square feet of office, flex/R&D, and retail space at Melford Town Center.

| Melford Town Center at a glance |                                        |
|---------------------------------|----------------------------------------|
| COMMERCIAL                      |                                        |
| 327,526 SF                      | Class 'A' Office                       |
| 81,600 SF                       | Two-Story Office                       |
| 30,450 SF                       | Single-Story Office                    |
| 483,960 SF                      | Flex/R&D                               |
| 64,876 SF                       | Retail                                 |
| RESIDENTIAL & HOSPITALITY       |                                        |
| 1,400+ UNITS                    | Townhomes, & multi-family rental units |
| 140 UNITS                       | Senior living units                    |
| 3 HOTELS                        | Courtyard by Marriott hotel open now   |







# Multi-Story Office

## Class 'A' office space

Melford Town Center includes three Class 'A' multi-story office buildings totaling more than 327,000 square feet of space. Tenant sizes from 1,252 square feet to 150,000 square feet of space offer businesses headquarters-worthy location.



17251 Melford Boulevard

### Multi-Story Class 'A' Office Buildings

|                         |            |             |
|-------------------------|------------|-------------|
| 16701 Melford Boulevard | 150,000 SF |             |
| 16901 Melford Boulevard | 150,000 SF | LEED SILVER |
| 17251 Melford Boulevard | 27,526 SF  |             |

### Multi-Story Class 'A' Office Specifications

|                                     |                        |
|-------------------------------------|------------------------|
| LEED ( <i>on select buildings</i> ) | Certified Silver       |
| Suite Sizes                         | 1,252 up to 150,000 SF |
| Ceiling Height                      | 9 ft. clear minimum    |
| Elevator                            | Yes                    |
| Parking                             | 5 spaces per 1,000 SF  |
| HVAC                                | VAV with zone control  |
| Zoning                              | EIA                    |







# Two-Story Office

Direct-entry office space

Melford Town Center’s two-story office buildings located along Science Drive offer an over-and-under style of architecture. This style provides direct street access from the second floor.



16900 Science Drive

## Two-Story Office Buildings

|                     |           |
|---------------------|-----------|
| 16900 Science Drive | 40,800 SF |
| 17000 Science Drive | 40,800 SF |

## Two-Story Office Specifications

|                             |                         |
|-----------------------------|-------------------------|
| Suite Sizes                 | 2,010 up to 40,800 SF   |
| Ceiling Height              | 9 ft. clear minimum     |
| Parking                     | 4-6 spaces per 1,000 SF |
| HVAC: 1 <sup>st</sup> Floor | Heat pump               |
| HVAC: 2 <sup>nd</sup> Floor | Gas                     |
| Zoning                      | EIA                     |







# Single-Story Office

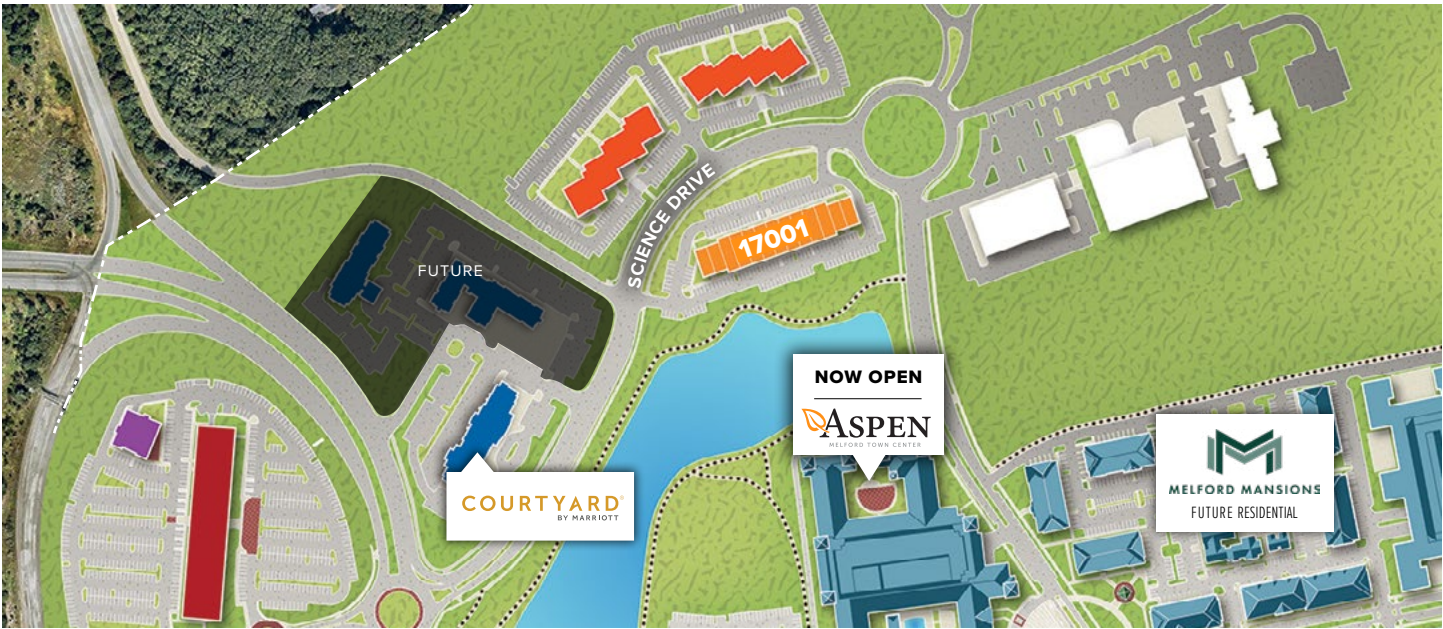
Direct-entry office space

Melford Town Center's single-story office building is located along Science Drive and offer businesses direct-entry 24/7 access.



17001 Science Drive

| Single-Story Office Building       |                       |
|------------------------------------|-----------------------|
| 17001 Science Drive                | 30,450 SF             |
| Single-Story Office Specifications |                       |
| Suite Sizes                        | 1,245 up to 30,450 SF |
| Ceiling Height                     | 9 ft. clear minimum   |
| Parking                            | 5 spaces per 1,000 SF |
| HVAC                               | Gas                   |
| Roof                               | EPDM rubber           |
| Exterior Walls                     | Brick on block        |
| Zoning                             | EIA                   |







# Flex/R&D

## Direct-entry flexible space

St. John Properties has perfected the design and construction of flex/research and development (R&D) buildings by combining expansive windows and attractive landscaping in the front with loading capabilities in the rear.

Most flex/R&D buildings offer 30-foot-wide spaces and 16 to 18-foot clear ceiling heights for maximum flexibility.



Top: Electric vehicle charging stations at 4961 Tesla Drive;  
Bottom: Drive-in loading with wide truck court

### Flex/R&D Buildings

|                         |           |             |
|-------------------------|-----------|-------------|
| 17201 Melford Boulevard | 40,440 SF |             |
| 5001 Howerton Way       | 39,120 SF | LEED GOLD   |
| 5021 Howerton Way       | 39,120 SF | LEED GOLD   |
| 5041 Howerton Way       | 34,560 SF | LEED GOLD   |
| 5061 Howerton Way       | 34,560 SF | LEED GOLD   |
| 5081 Howerton Way       | 30,040 SF |             |
| 4801 Tesla Drive        | 33,120 SF |             |
| 4831 Tesla Drive        | 28,560 SF |             |
| 4861 Tesla Drive        | 29,560 SF |             |
| 4891 Tesla Drive        | 31,560 SF |             |
| 4901 Tesla Drive        | 31,560 SF |             |
| 4931 Tesla Drive        | 26,560 SF |             |
| 4961 Tesla Drive        | 25,560 SF |             |
| 17341 Melford Boulevard | 23,520 SF | LEED SILVER |
| 17301 Melford Boulevard | 36,120 SF | LEED SILVER |

### Flex/R&D Specifications

|                                                    |                         |
|----------------------------------------------------|-------------------------|
| LEED (on select buildings)                         | Certified Gold & Silver |
| Suite Sizes                                        | 2,084 up to 40,440 SF   |
| Ceiling Height                                     | 16 ft. clear minimum    |
| 5041-5081 Howerton Way,<br>17301 Melford Boulevard | 18 ft. clear minimum    |
| Parking                                            | 4 spaces per 1,000 SF   |
| Heat                                               | Gas                     |
| Roof                                               | EPDM rubber / TPO       |
| Exterior Walls                                     | Brick on block          |
| Loading                                            | Dock or drive-in        |
| Zoning                                             | MXT                     |









# Retail

Inline space & pad sites

The retail component of Melford Town Center will contain more than 64,000 square feet of inline, pad and stand-alone retail space that will serve employees, visitors and the residents in and around the growing mixed-use community of Melford Town Center.

**Traffic Count (MDOT)**

US Route 50: 107,900 vehicles per day

MD Route 3/301: 72,900 vehicles per day

**Demographics**

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 4,844     | 47,235    | 112,779   |
| Avg. Household Income | \$160,059 | \$160,077 | \$182,164 |



| Retail Buildings        |            |        |
|-------------------------|------------|--------|
| 16921 Melford Boulevard | 8,167 SF   |        |
| 16951 Melford Boulevard | 10,264 SF  |        |
| Retail A                | 6,500 SF   | FUTURE |
| Retail B                | 6,500 SF   | FUTURE |
| Retail C                | 12,025 SF  | FUTURE |
| Retail D                | 21,420 SF  | FUTURE |
| Pad Sites               |            |        |
| Pad A                   | 2.09 Acres |        |
| Pad B                   | 1.85 Acres |        |





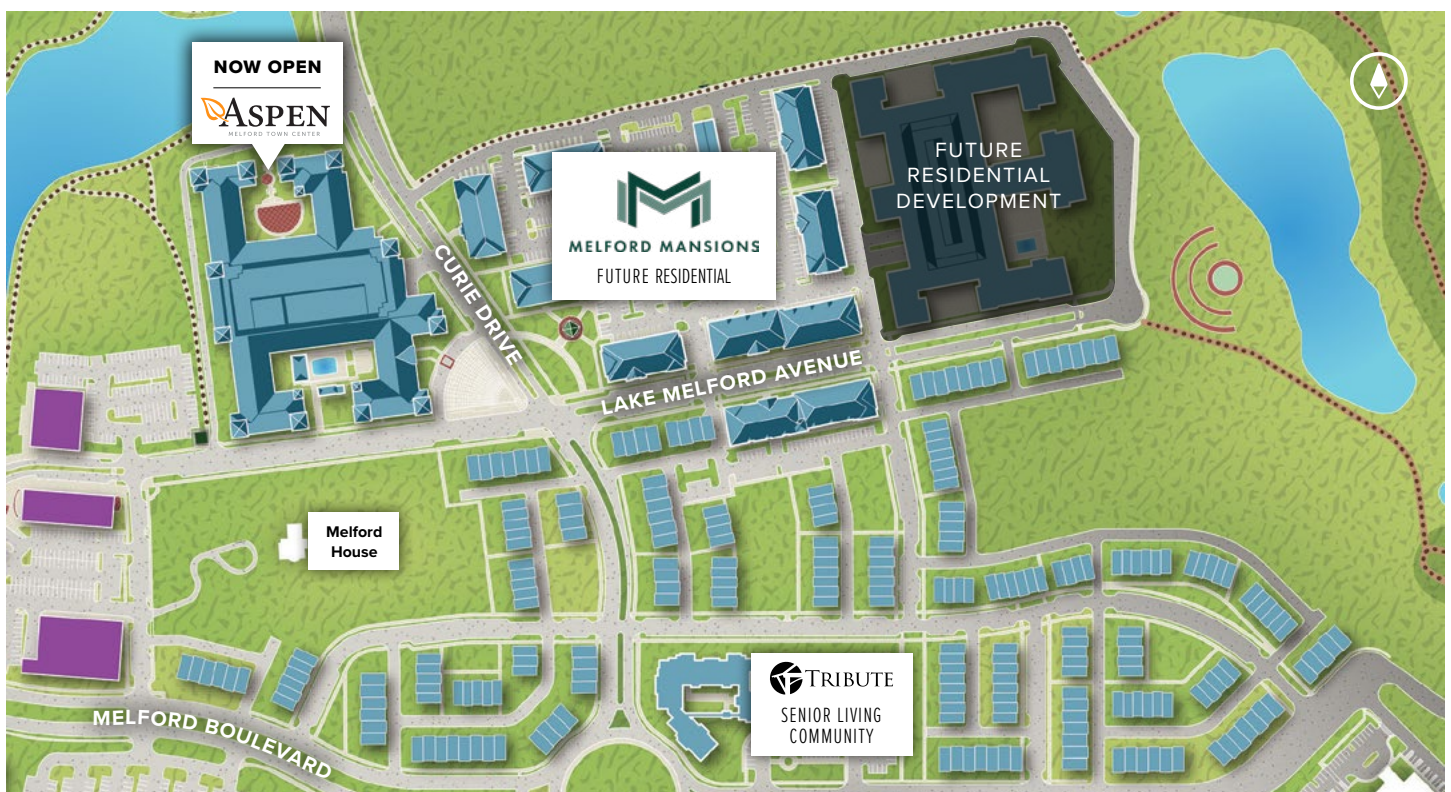
*Aspen at Melford Town Center: Now Open*

## Residential

### Now under development

The residential component of Melford Town Center will include approximately 250 townhomes, 1,200 market rate rental units, and 140 senior living units.

For more information on the residential component at Melford Town Center, visit: **MelfordTownCenter.com**

*Tribute at Melford Town Center*





# Melford

TOWN CENTER

| PRODUCT LEGEND            |                                        |  |
|---------------------------|----------------------------------------|--|
| COMMERCIAL                |                                        |  |
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Annapolis (13 Miles) ►  
Baltimore (25 Miles) ►  
BWI Airport (18 miles) ►  
◀ Washington, D.C (20 miles)





#### Distances to:

|                                    |          |
|------------------------------------|----------|
| Interstate 495 (Capital Beltway)   | 8 miles  |
| Annapolis, MD (Downtown)           | 13 miles |
| BWI Airport                        | 18 miles |
| Interstate 695 (Baltimore Beltway) | 20 miles |
| Regan National Airport             | 24 miles |
| Baltimore, MD (Downtown)           | 25 miles |
| Columbia, MD                       | 25 miles |
| Washington, D.C. (Downtown)        | 27 miles |



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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](https://www.instagram.com/stjohnprop)



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