



MAPLE LAWN
MARYLAND

FULTON, MD 20759







Nearly 1.5 Million Square Feet of Commercial Space

About Maple Lawn



Maple Lawn is a 605-acre mixed-use community built on the principles of Traditional Neighborhood Development. People can walk to shops, services and even to work. The

community includes corporate and medical office buildings, as well as residential: six neighborhoods with a total of 1,308 homes.

Maple Lawn is located off Route 29 in the Baltimore-Washington corridor, just minutes from major business centers, government agencies and research universities.

Located in Howard County, this mixed-use community has become a distinctive corporate address. Maple Lawn is a headquarters-quality location, strategically positioned between Washington, D.C. and Baltimore.

To learn more about Maple Lawn, visit:
sjpi.com/maplelawn

Master Developer:



Quick Facts

- ▶ State and county incentives to assist companies relocating or expanding to Howard County
- ▶ Significantly lower occupancy costs vs. Class 'A' rates for Montgomery County, downtown D.C. and Northern Virginia
- ▶ Voted NAIOP's 2014 "Best Mixed-Use Community"
- ▶ Nearly one million square feet of green, LEED-certified space

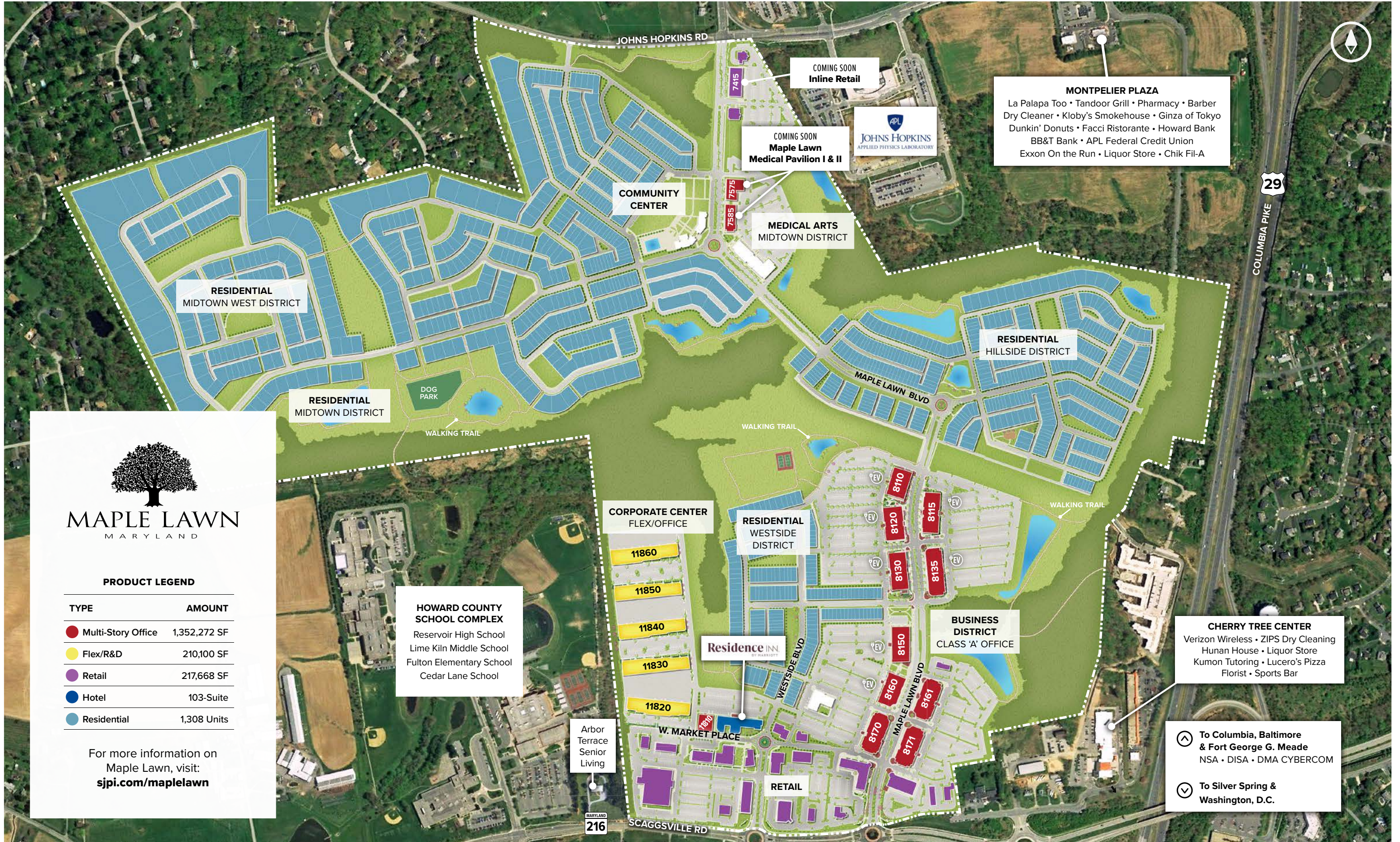
Maple Lawn at a glance

COMMERCIAL

| | |
|---------------------|------------------|
| 1,352,272 SF | Class 'A' Office |
| 210,100 SF | Flex/R&D |
| 217,668 SF | Retail |

RESIDENTIAL & HOSPITALITY

| | |
|--------------------|--|
| 1,308 UNITS | Estates, villas, single family townhomes, and condominiums |
| 103 SUITE | Residence Inn by Marriott hotel |
| 10 MILES | Walking trails and paths |
| 14,000 SF | Community center with tennis court & pool |



MONTPELIER PLAZA
 La Palapa Too • Tandoor Grill • Pharmacy • Barber
 Dry Cleaner • Kloby's Smokehouse • Ginza of Tokyo
 Dunkin' Donuts • Facci Ristorante • Howard Bank
 BB&T Bank • APL Federal Credit Union
 Exxon On the Run • Liquor Store • Chik Fil-A

COMING SOON
Inline Retail

COMING SOON
**Maple Lawn
 Medical Pavilion I & II**

**MEDICAL ARTS
 MIDTOWN DISTRICT**

**COMMUNITY
 CENTER**

**RESIDENTIAL
 MIDTOWN WEST DISTRICT**

**RESIDENTIAL
 MIDTOWN DISTRICT**

**RESIDENTIAL
 HILLSIDE DISTRICT**

**CORPORATE CENTER
 FLEX/OFFICE**

**RESIDENTIAL
 WESTSIDE
 DISTRICT**

**BUSINESS
 DISTRICT
 CLASS 'A' OFFICE**

CHERRY TREE CENTER
 Verizon Wireless • ZIPS Dry Cleaning
 Hunan House • Liquor Store
 Kumon Tutoring • Lucero's Pizza
 Florist • Sports Bar

**HOWARD COUNTY
 SCHOOL COMPLEX**
 Reservoir High School
 Lime Kiln Middle School
 Fulton Elementary School
 Cedar Lane School

Arbor
 Terrace
 Senior
 Living

RETAIL

⤴ To Columbia, Baltimore
 & Fort George G. Meade
 NSA • DISA • DMA CYBERCOM
 ⤵ To Silver Spring &
 Washington, D.C.



PRODUCT LEGEND

| TYPE | AMOUNT |
|--------------------|--------------|
| Multi-Story Office | 1,352,272 SF |
| Flex/R&D | 210,100 SF |
| Retail | 217,668 SF |
| Hotel | 103-Suite |
| Residential | 1,308 Units |

For more information on
 Maple Lawn, visit:
sjpi.com/maplelawn



MAPLE LAWN
MARYLAND
RETAIL AMENITIES

Implant & Oral Surgery Center
Maple Lawn Eye Care Center
Synergy Physical Therapy
Maple Lawn Orthodontics
MAPLE LAWN DENTAL CARE

Fulton Family CHIROPRACTIC
Maple Lawn Surgery Center
IVYDirect

Maryland Pain & Spine Center LLC
CAPITAL WOMEN'S CARE
MIA Aesthetics

MONTPELIER CENTER

TRUIST
Facci
Starbucks
KLOBY'S
Chick-fil-A
SUBWAY
DUNKIN'

Ananda Indian Restaurant

SUNTRUST

JOHNS HOPKINS APPLIED PHYSICS LABORATORY

Columbia Academy

Studio Dans
BROOKFIELD CHRISTIAN SCHOOL

AmericanPest
Sennet Knot
American Home Contractors

ANYTIME FITNESS

360 PHYSICAL THERAPY & WELLNESS

PURA VIDA
GALLIANO ITALIAN RESTAURANT & WINE BAR

JOHNS HOPKINS MEDICINE
firstSight VISION CARE
Regus
JOHNS HOPKINS COMMUNITY PHYSICIANS

HOWARD COUNTY SCHOOL COMPLEX

MARYLAND BUILDING INDUSTRY ASSOCIATION

Harris Teeter
Neighborhood Food & Pharmacy

Tirestone

The Centers
For Advanced Orthodontics

Residence INN BY MARRIOTT

ETERNAL
Dermatology + Aesthetics

ALLURE DENTAL CARE
Tutti Frutti

CHASE

WEST MARKET PLACE

BANDITOS
TACOS & TEQUILA

Panera BREAD

CVS pharmacy

McDonald's

Decadent COFFEE AND DESSERT BAR
verizon
Drayer
Cookie Cutters
Sunset Raw
TATAPAGE BICYCLES

PNC BANK

MAPLE LAWN BLVD

RE/MAX Advantage
CYPRIANA

bp

MAPLE LAWN WINE & SPIRITS
PET BARN
BLISS NAIL SALON
Ellie's ARRANGEMENTS

pure barre
secu All Care
FRESH DENTAL GROUP
Wainard Kabob

216 SCAGGSVILLE RD

LOONEY'S PUB
B2R
THE BUTCHERS CLUB
SEF
STEVE EVERETT FITNESS
SIDAMO COFFEE & TEA

LIB'S GRILL
Vanguard ORTHODONTICS & FITNESS
MIKEY & MEL'S
The NOW MASSAGE

HIGH STARR COPY SERVICES
GONG CHA
MAPLE LAWN Organic Dry Cleaner
C2education
hair cuffery
Sushi Tendou

CHIPOTLE MEXICAN GRILL
HUDSON COASTAL

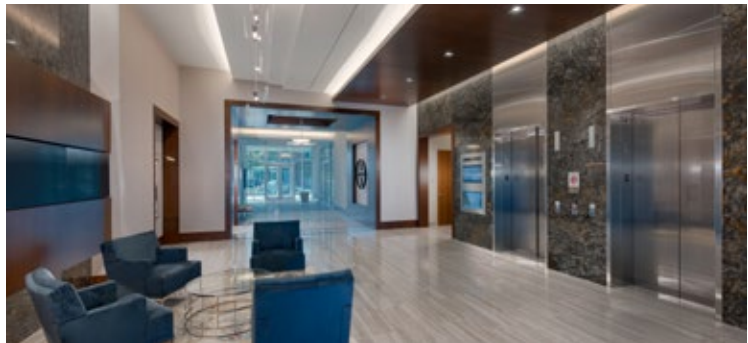


8110 Maple Lawn Boulevard

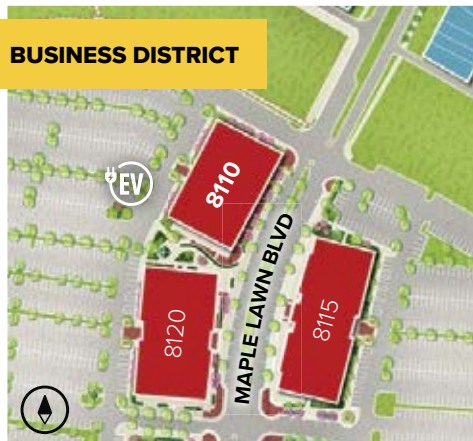
Four-Story Class 'A' Office • 98,150 Sq. Ft.

Building Specifications

| | |
|-------------|----------------------------|
| LEED | Certified Gold |
| Suite Sizes | 2,500 up to 98,150 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |



BUSINESS DISTRICT





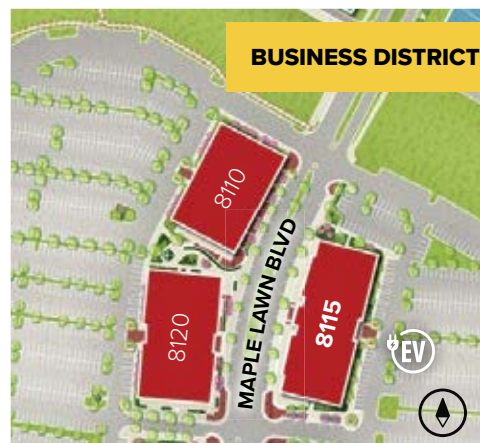
8115 Maple Lawn Boulevard

Four-Story Class 'A' Office • 123,658 Sq. Ft.



Building Specifications

| | |
|--------------------|----------------------------|
| LEED | Certified Gold |
| Suite Sizes | 2,500 up to 123,658 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |



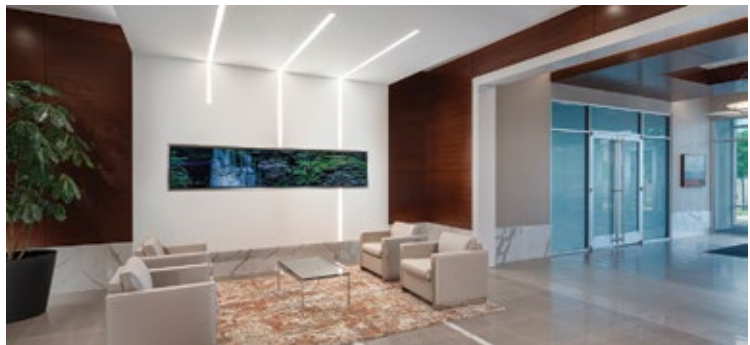


8120 Maple Lawn Boulevard

Four-Story Class 'A' Office • 96,597 Sq. Ft.

Building Specifications

| | |
|-------------|----------------------------|
| LEED | Certified Gold |
| Suite Sizes | 2,500 up to 96,597 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |



BUSINESS DISTRICT





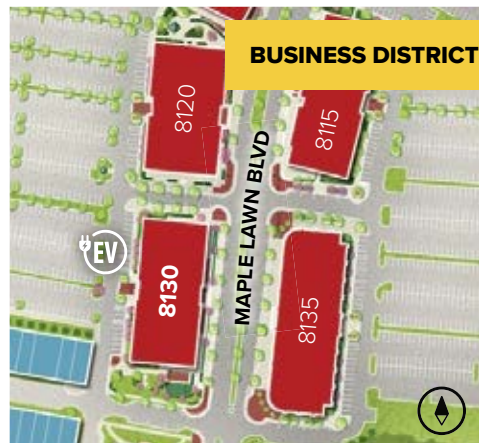
8130 Maple Lawn Boulevard

Four-Story Class 'A' Office • 115,420 Sq. Ft.



Building Specifications

| | |
|--------------------|----------------------------|
| LEED | Certified Gold |
| Suite Sizes | 5,000 up to 115,420 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |





8135 Maple Lawn Boulevard

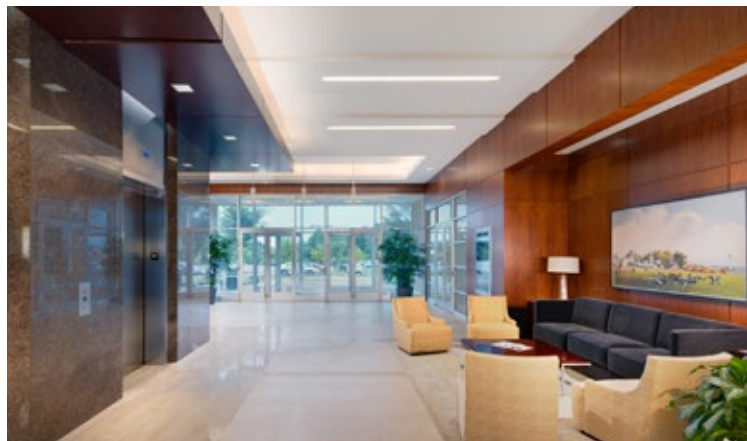
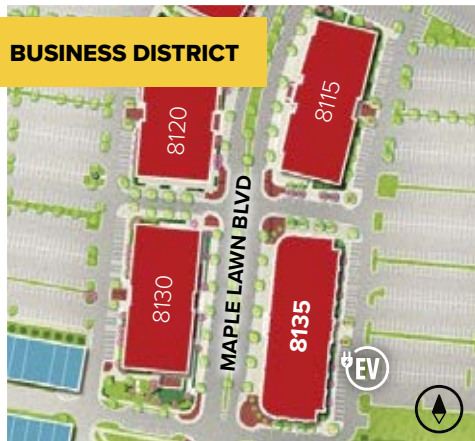
Four-Story Class 'A' Office • 131,643 Sq. Ft.

Building Specifications

| | |
|-------------|----------------------------|
| LEED | Certified Gold |
| Suite Sizes | 2,500 up to 131,643 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |



BUSINESS DISTRICT





8150 Maple Lawn Boulevard

Three-Story Class 'A' Office • 86,143 Sq. Ft.

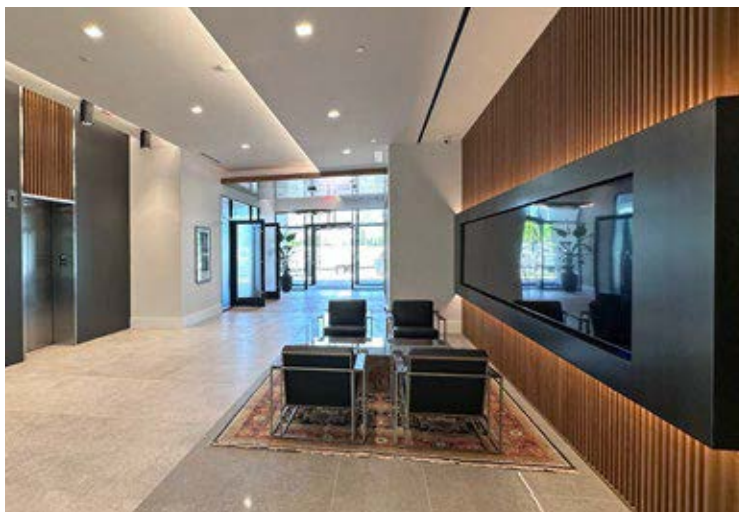
NOW LEASING

New LEED Gold Class 'A' Office

**Modern Design • Private Patio Areas • Pocket Park
Full Floor Availabilities**

Building Specifications

| | |
|-------------|----------------------------|
| LEED | Certified Gold |
| Suite Sizes | Up to 86,143 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |



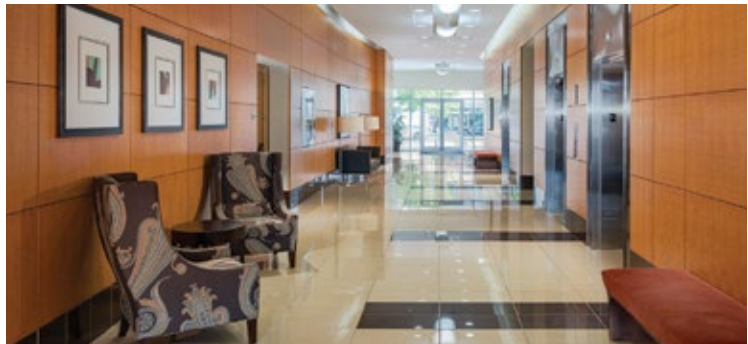


8160 Maple Lawn Boulevard

Four-Story Class 'A' Office • 99,821 Sq. Ft.

Building Specifications

| | |
|-------------|----------------------------|
| LEED | Certified Silver |
| Suite Sizes | 2,500 up to 99,821 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |



BUSINESS DISTRICT





8161 Maple Lawn Boulevard

Four-Story Class 'A' Office • 116,218 Sq. Ft.



| Building Specifications | |
|-------------------------|----------------------------|
| Suite Sizes | 2,500 up to 116,218 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |





8170 Maple Lawn Boulevard

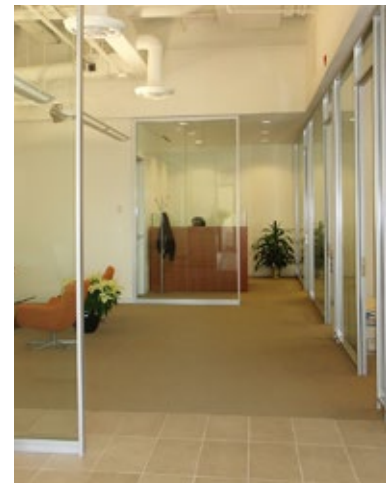
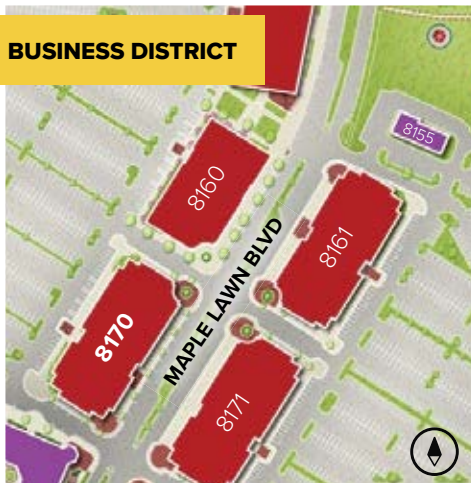
Three-Story Class 'A' Office • 88,063 Sq. Ft.

Building Specifications

| | |
|-------------|----------------------------|
| Suite Sizes | 2,500 up to 88,063 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |



BUSINESS DISTRICT





8171 Maple Lawn Boulevard

Three-Story Class 'A' Office • 90,756 Sq. Ft.

NEWLY RENOVATED LOBBY



| Building Specifications | |
|-------------------------|----------------------------|
| Suite Sizes | 2,500 up to 90,756 SF |
| Parking | 4 spaces per 1,000 SF |
| Elevator | Yes |
| HVAC | Gas, VAV with zone control |
| Lease Type | Full Service |





Medical Office at Maple Lawn

Class 'A' Office • Three buildings totaling 94,368 Sq. Ft.

Medical Office Buildings

| | | |
|----------------------|-----------|------------------|
| 7575 Maple Lawn Blvd | 28,232 SF | LEED DESIGNED |
| 7585 Maple Lawn Blvd | 38,772 SF | LEED DESIGNED |
| 11810 W Market Place | 27,364 SF | LEED GOLD |

Medical Office Specifications

| | |
|---------------|-----------------------|
| LEED | Designed & Certified |
| Suite Sizes | 2,500 up to 37,212 SF |
| Parking | 5 spaces per 1,000 SF |
| Elevator | Yes |
| Accessibility | Automatic |
| HVAC | Gas, VAV |
| Lease Type | Full Service |



WESTSIDE DISTRICT



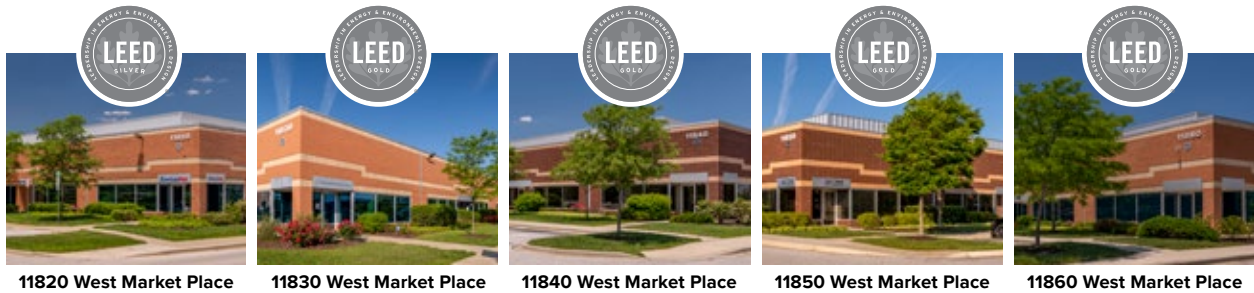
MIDTOWN DISTRICT





11820-11860 West Market Place

Flex/R&D • Five buildings totaling 210,100 Sq. Ft.

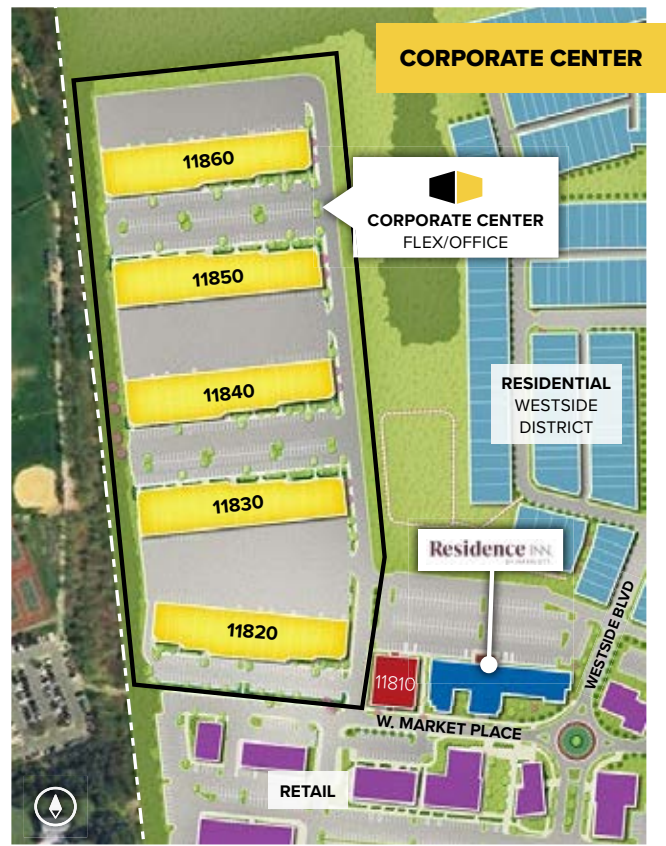


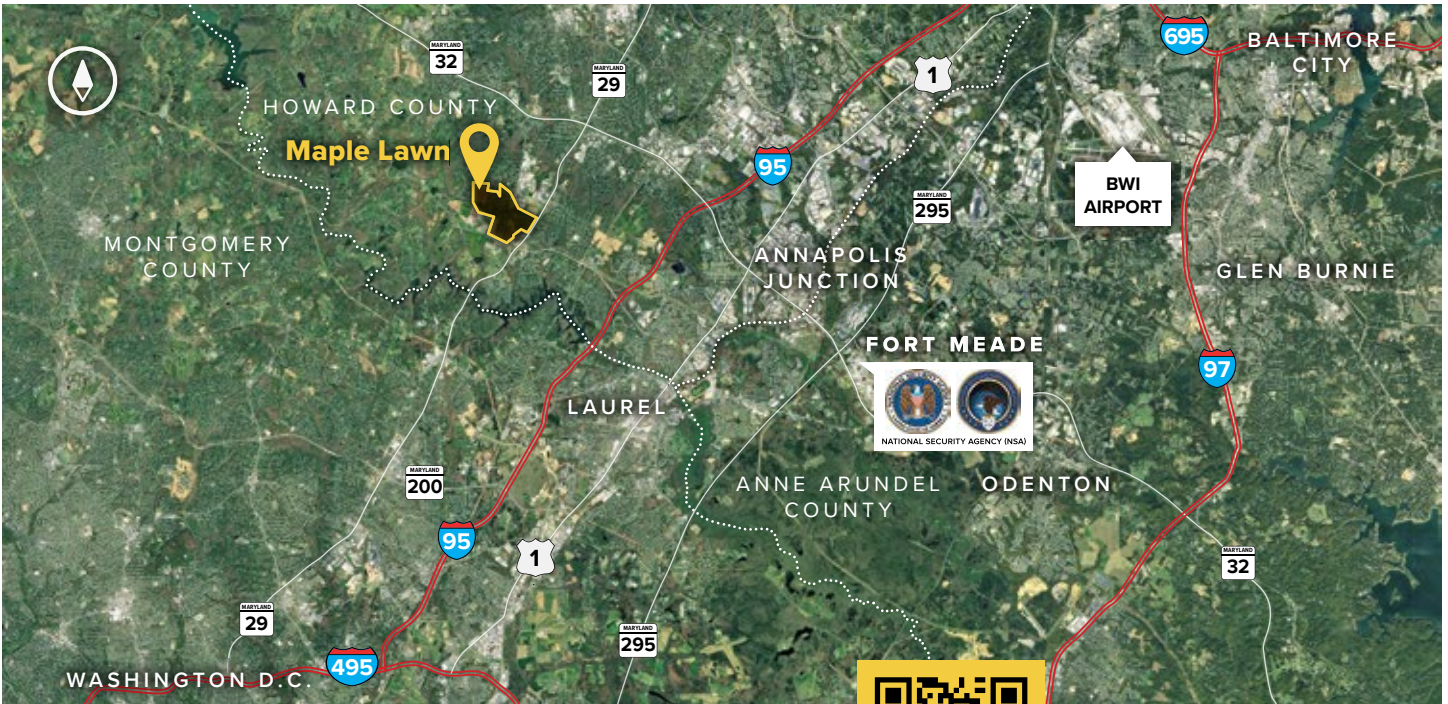
Maple Lawn Corporate Center

| | | |
|-------------------------|-----------|-------------|
| 11820 West Market Place | 39,620 SF | LEED SILVER |
| 11830 West Market Place | 42,620 SF | LEED GOLD |
| 11840 West Market Place | 42,620 SF | LEED GOLD |
| 11850 West Market Place | 42,620 SF | LEED GOLD |
| 11860 West Market Place | 42,620 SF | LEED GOLD |

Flex/R&D Specifications

| | |
|----------------|-----------------------|
| LEED | Certified |
| Suite Sizes | 2,520 up to 42,620 SF |
| Ceiling Height | 16 ft. clear minimum |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Construction | Brick on block |
| Loading | Dock or drive-in |
| Zoning | MXD-3 |





Distances to:

- AMTRAK/Marc Station at BWI Airport 20 miles
- Baltimore, MD (Downtown) 22 miles
- BWI Airport 19 miles
- Columbia, MD (Downtown) 6 miles
- Interstate 95 3 miles
- Interstate 495 (Capital Beltway) 10 miles
- Interstate 695 (Baltimore Beltway) 16 miles
- Intercounty Connector (ICC)/MD 200 4.5 miles
- JHU Applied Physics Laboratory 1 mile
- MD Route 29 1 mile
- MD 295 (Baltimore-Washington Parkway) 8 miles
- MD Route 32 2.7 miles
- NSA/Fort Meade 9 miles



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

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 nationwide.

Connect with us @stjohnprop



Contact Us

For additional information or to schedule a tour, contact:

Bill Jautze
*Assistant Vice President,
 Leasing*
 bjautze@sjpi.com
 410.369.1213

Matt Lenihan
*Senior Vice President,
 Leasing*
 mlenihan@sjpi.com
 410.369.1202

Corporate Headquarters:
 2560 Lord Baltimore Drive, Baltimore, MD 21244
410.788.0100 | SJPI.COM



Master Developer: **GREENBAUM ENTERPRISES**



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 08/24