

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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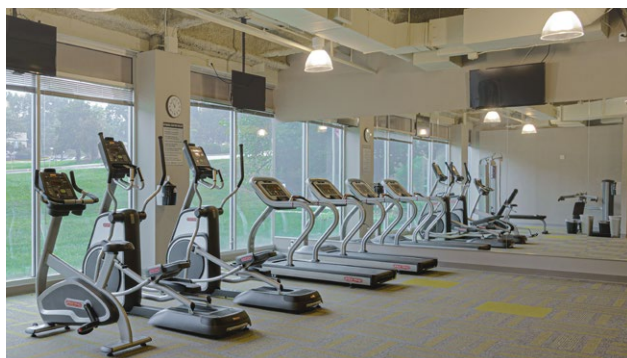
About Baltimore Gateway

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 195,000+ 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

KOPPERS STREET

JOH AVENUE

S EDENWOOD STREET

SCATON AVENUE

3700 Koppers St
100,000 SF

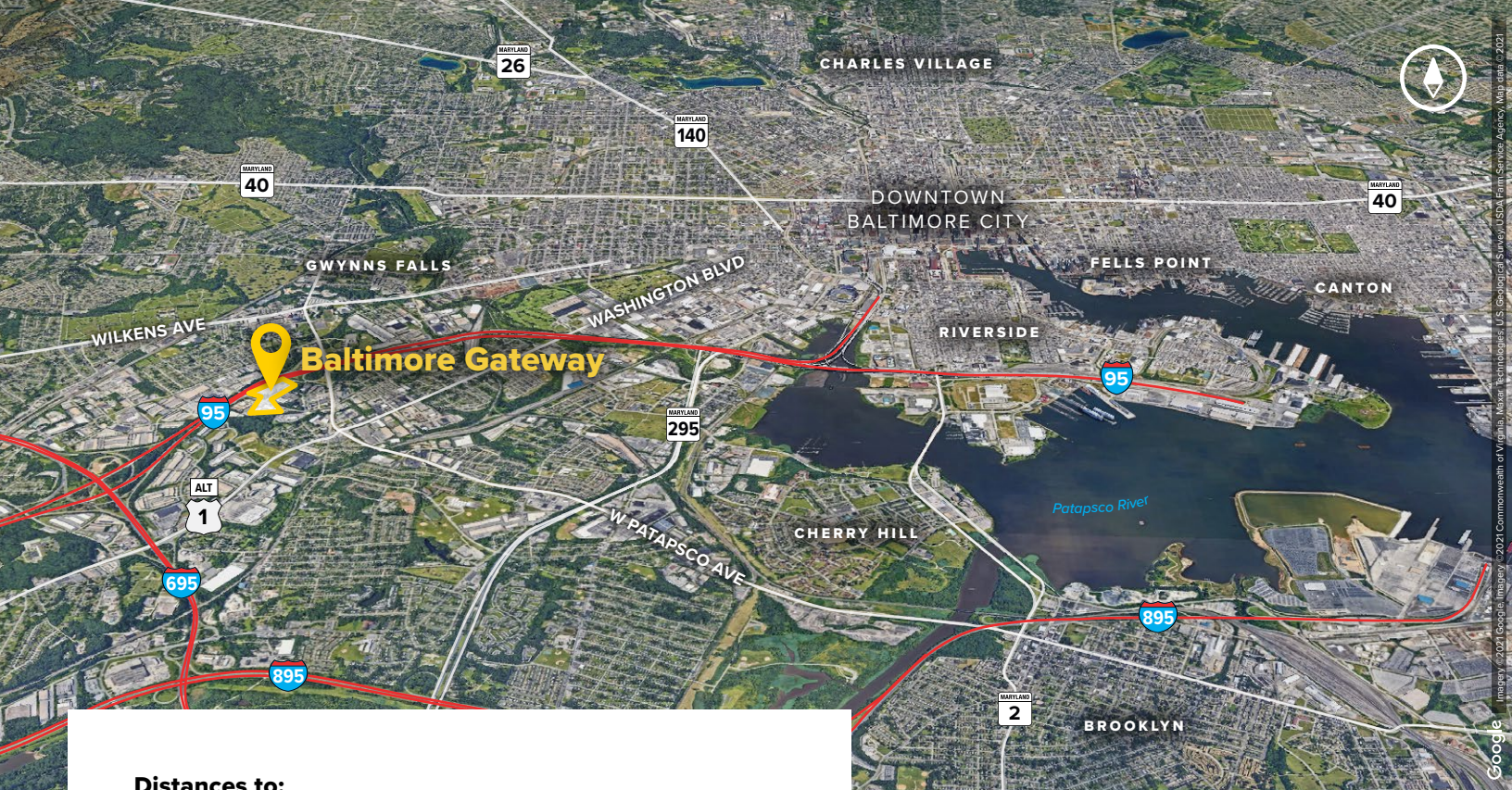
1500 Joh Ave
17,701 SF

1504 Joh Ave
11,458 SF

1506 Joh Ave
24,850 SF

1502 Joh Ave
21,144 SF





Distances to:

Interstate 95	1.5 miles
Baltimore, MD (Downtown)	2 miles
Interstate 695 (Baltimore Beltway)	2 miles
Interstate 895	3 miles
MD 295	3 miles
Interstate 97	5 miles
BWI Airport	7 miles
Columbia, MD	15 miles
Interstate 495 (Capital Beltway)	22 miles
Washington, D.C. (Downtown)	35 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

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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 multifamily space nationwide.

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