Waugh Chapel Business Park

980–987 Waugh Chapel Way
Gambrills, MD 21054

ST. JOHN PROPERTIES

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

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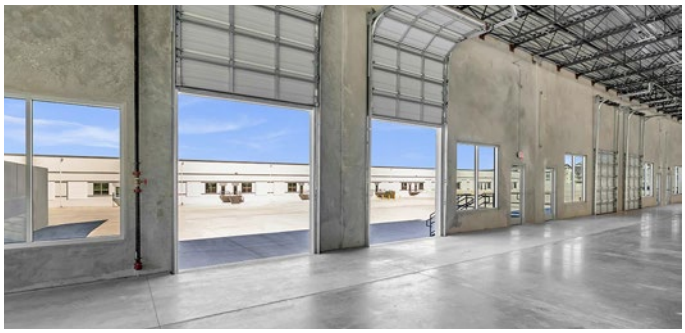
About Waugh Chapel Business Park

Waugh Chapel Business Park an 24-acre business community located adjacent to Waugh Chapel Towne Centre in Gambrills, Maryland. Located immediately off Crain Highway (MD Route 3), the mixed-use community offers quick connections to Annapolis, Baltimore, Fort Meade, or Washington by way of Interstate 97, MD Routes 32, 175, and US 50.

The community includes seven flex/R&D buildings totaling 226,840 square feet of space, offering both dock and drive-in loading. Two additional retail buildings and a self-storage facility will also be located on site.

Waugh Chapel Towne Centre is a main street-style shopping center, offering a wide variety of restaurants and amenities, including Target and Wegmans, in addition to luxury single-family homes and multi-family rental units.



Flex/R&D Buildings		
980 Waugh Chapel Way	34,120 SF	LEED SILVER
981 Waugh Chapel Way	33,120 SF	LEED DESIGNED
982 Waugh Chapel Way	33,120 SF	LEED SILVER
983 Waugh Chapel Way	33,120 SF	LEED GOLD
984 Waugh Chapel Way	30,120 SF	LEED DESIGNED
985 Waugh Chapel Way	33,120 SF	LEED GOLD
986 Waugh Chapel Way	30,120 SF	LEED DESIGNED
987 Waugh Chapel Way	33,120 SF	LEED DESIGNED

Flex/R&D Specifications	
LEED	Designed & Certified
Suite Sizes	2,520 SF up to 34,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-in & dock loading
Zoning	MXD-R

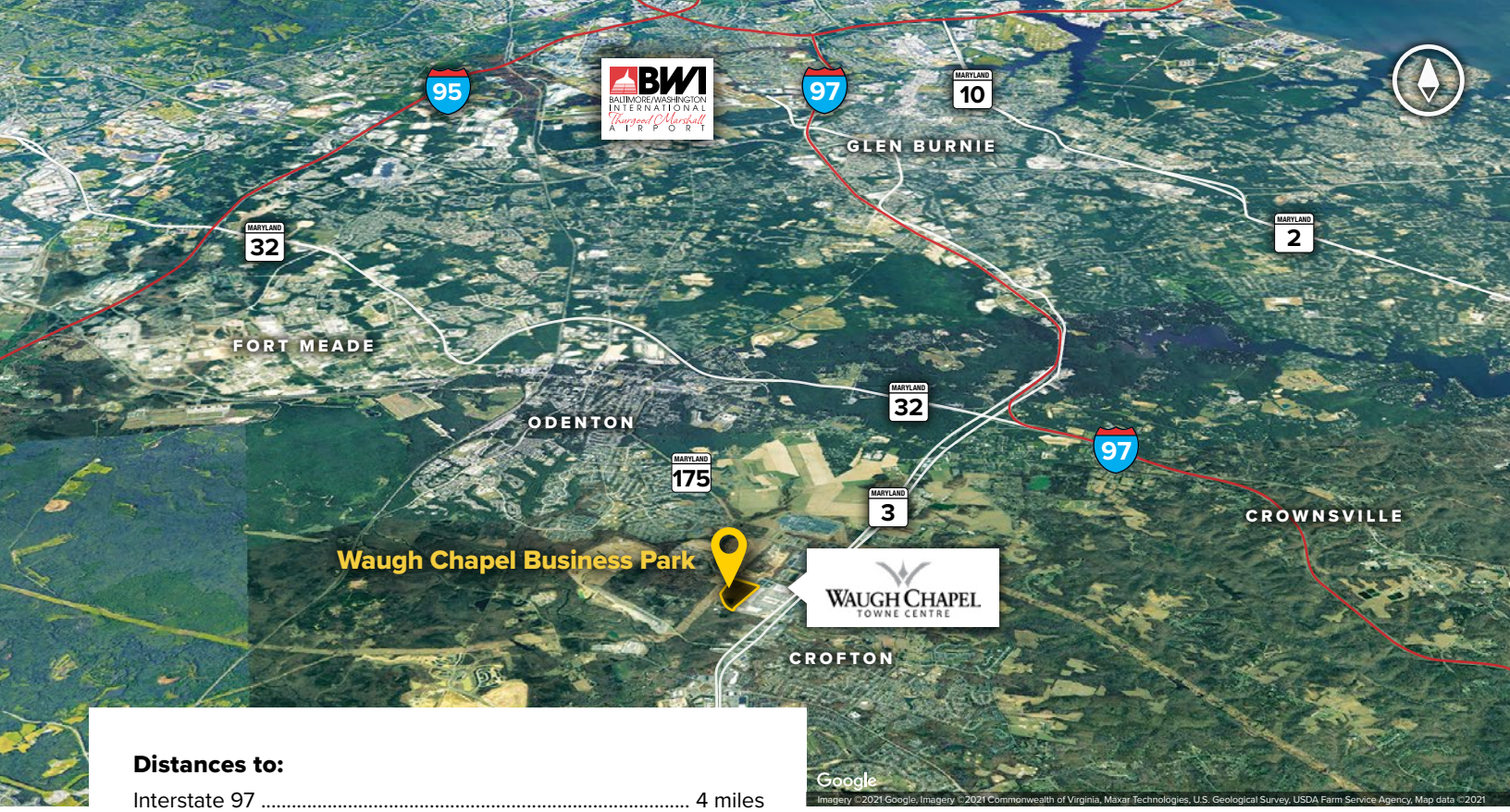
Traffic Count (MDOT)

MD Rt. 3 at S. Main Chapel Way: 62,130 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	12,009	54,562	94,431
Avg. Household Income	$169,991	$162,173	$159,000

Waugh Chapel Business Park | Site Plan



Distances to:

Interstate 97	4 miles
US 50	6 miles
Fort Meade	11 miles
BWI Airport	14 miles
Interstate 495 (Capital Beltway)	14 miles
Interstate 695 (Baltimore Beltway)	14 miles
Annapolis, MD (Downtown)	15 miles
Baltimore, MD (Downtown)	21 miles
Washington, D.C.	24 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:

Michael Tait
Leasing Representative
MTait@sjpi.com | 443.464.1315

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

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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.

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