



# Route 100 Tech Park

1741–1747 Dorsey Road  
Hanover, MD 21076



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

[SJPI.COM](http://SJPI.COM) | 410.788.0100

# About Route 100 Tech Park

Route 100 Tech Park is a mixed-use business and retail community located in Anne Arundel County at the intersection of Dorsey Road and Coca Cola Drive in Hanover, Maryland.

The unified architecture of St. John Properties' four buildings, comprising of 125,200 square feet of office, flex/R&D and retail space, provide Route 100 Tech Park a campus-like business environment. Tenant sizes from 2,520 square feet to 48,120 square feet of space offers businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Free, generous parking is available.

The retail component of Route 100 Tech Park features 10,776 square feet of space featuring frontage on Dorsey Road.

For more information on Route 100 Tech Park, visit: [sjpi.com/route100](http://sjpi.com/route100)

## Demographics

	1 Mile	3 Miles	5 Miles
Population	3,795	63,891	158,431
Avg. Household Income	\$145,289	\$145,953	\$146,789



## Flex/R&D Buildings

1745 Dorsey Road	48,120 SF	LEED GOLD
1747 Dorsey Road	42,120 SF	LEED GOLD

## Flex/R&D Specifications

LEED	Gold   Core & shell
Suite Sizes	2,520 up to 48,120 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W-1

## Single-Story Office Buildings

1743 Dorsey Road	24,190 SF	LEED GOLD
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## Single-Story Office Specifications

LEED	Gold   Core & shell
Suite Sizes	2,455 up to 10,989 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Zoning	W-1

## Retail Building

1741 Dorsey Road	10,776 SF
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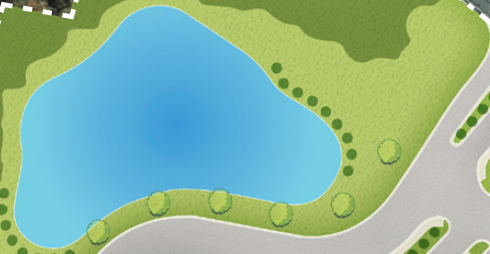
# Route 100 Tech Park | Site Plan

BWI THURGOOD  
MARSHALL  
INTERNATIONAL  
AIRPORT



COCA COLA DRIVE

DORSEY ROAD



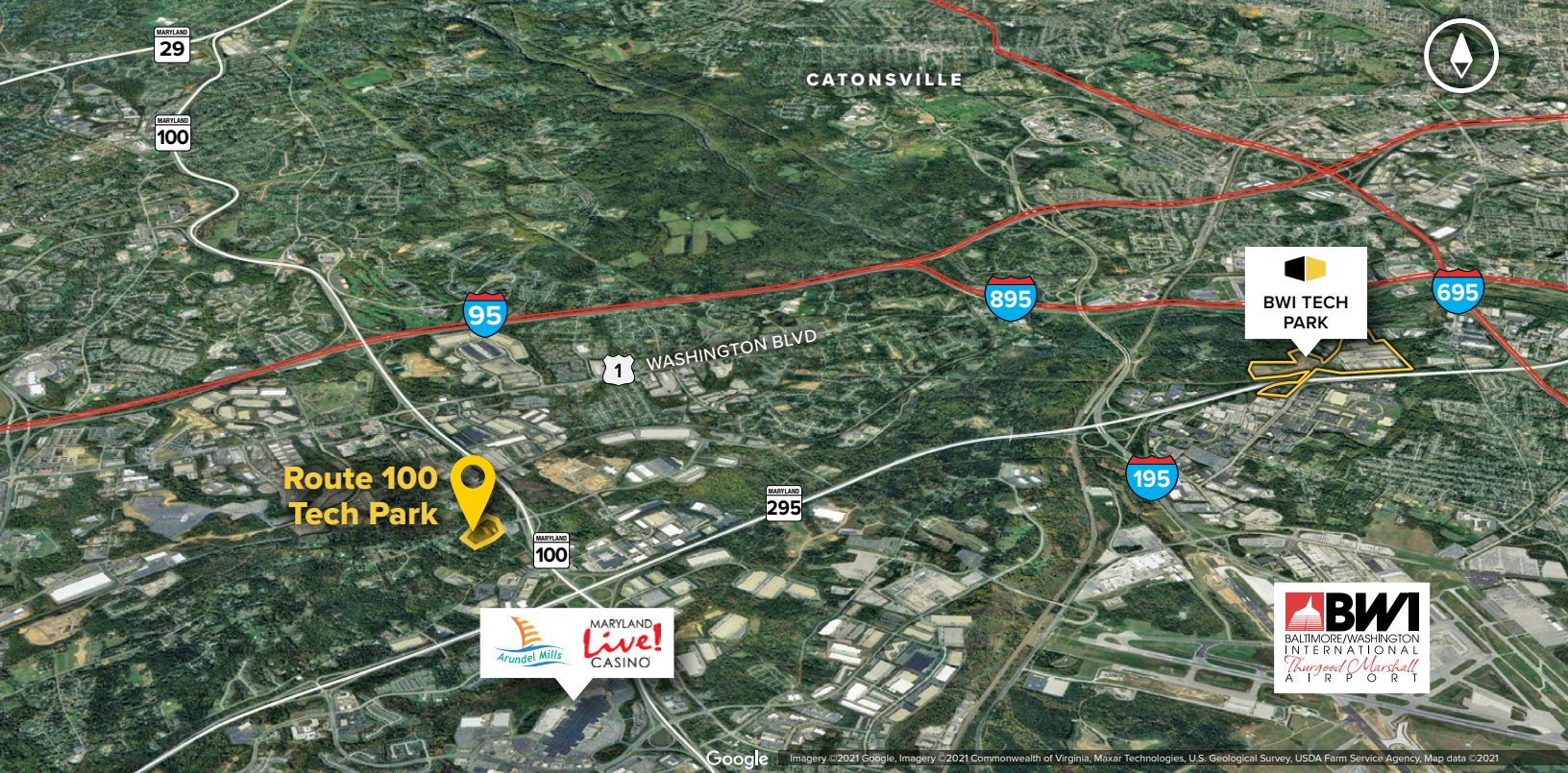
1741 DORSEY RD  
10,776 SF

1743 DORSEY ROAD  
29,190 SF

1745 DORSEY ROAD  
48,120 SF

1747 DORSEY ROAD  
42,120 SF





**Distances to:**

Annapolis, MD (Downtown) .....	25 miles
Arundel Mills Mall .....	2 miles
Baltimore, MD (Downtown) .....	12 miles
BWI Airport .....	5 miles
Columbia, MD .....	10 miles
Fort Meade/NSA .....	5 miles
Interstate 95 .....	2 miles
Interstate 97 .....	6 miles
Interstate 695 (Baltimore Beltway) .....	6 miles
MD 295 (Balto.-Wash. Pkwy) .....	0.5 miles
Washington, D.C. (Downtown) .....	28 miles



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# Contact Us

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

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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 residential space nationwide.

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