



GREENLEIGH

MIDDLE RIVER, MD 21220



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

SJPI.COM | 410.788.0100

Baltimore County's New "Urbanism"



About Greenleigh

Baltimore County's Premier Live-Work-Play Community

Greenleigh is part of a master-planned, 1,000-acre mixed-use community in Baltimore County, located on Maryland Route 43 between U.S. Route 40 and Eastern Boulevard. The project, situated just minutes from Interstate 95 and Interstate 695 and only 19 miles from downtown Baltimore, has immediate access to White Marsh, Perry Hall, Essex, and other nearby communities.

Flex/R&D suite sizes from 2,520 to 59,400 square feet with single-story and multi-story Class 'A' suites up to 99,540 square feet offer businesses a headquarters-worthy location.

The retail at Greenleigh features a main street-style shopping center consisting of nearly 80,000 square feet of retail space, a proposed 75,000 square foot grocery store, and pad sites.

In total Greenleigh will include approximately 3,300 residential units, 639,600 square feet of office, 763,200 square feet of flex/R&D, and 215,000 square feet of retail space.

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 by Edward St. John and headquartered in Baltimore, Maryland, the company has developed and owns office, flex/research and development, warehouse, retail and residential space nationwide. St. John Properties is a vertically-integrated real estate developer, and maintains an excellent credit history with no loan defaults. In 2018, the company was named The National Developer of the Year by NAIOP, the Commercial Real Estate Development Association.

Visit [sjpi.com/about](https://www.sjpi.com/about) to learn more



“Greenleigh represents an integrated approach to the opportunities that are emerging in Baltimore County. We have thoughtfully designed this project to serve as a dynamic employment generator, create a comprehensive live-work-play environment that satisfies many different needs and to elevate the product mix to the highest level ever achieved in the County.”

Edward St. John
 Founder & Chairman, St. John Properties



“Greenleigh exemplifies the incredible opportunities we have to live, work, and play right here in Baltimore County. St. John Properties’ vision and execution to develop this community is a testament to their commitment to our region and passion for delivering for our residents and businesses. We appreciate their partnership and commitment to Baltimore County’s growth thanks to their efforts to bring new jobs, new housing opportunities, and new companies to the region.”

John A. Olszewski, Jr.
 Baltimore County Executive

To learn more about Greenleigh, visit: sjpi.com/greenleigh

With more than 3.5 million square feet of commercial space, join these businesses at Greenleigh:



Greenleigh at a glance

COMMERCIAL
463,130 SF Single-Story Office 176,520 SF Class 'A' Office
763,240 SF Flex/R&D
215,110 SF Retail
1,750,300 SF Industrial
133,069 SF (959 UNITS) Self-Storage

RESIDENTIAL & HOSPITALITY
1,303 UNITS Single Family & Townhomes
1,997 UNITS Luxury Multi-Family
120-SUITE Springhill Suites by Marriott
5 ACRE Public Park



Multi-Story Office

Full-service Class 'A' office

In total, Greenleigh will include two Class 'A' multi-story office buildings totaling more than 176,000 square feet of space. Tenant sizes from 5,000 square feet to 99,540 square feet of space offer businesses headquarters-worthy location.

Multi-Story Class 'A' Office Space

Multi-Story Office Buildings		
6201 Greenleigh Avenue	76,980 SF	LEED GOLD
6211 Greenleigh Avenue	99,540 SF	LEED GOLD
Multi-Story Office Specifications		
LEED	Certified Gold	
Suite Sizes	5,000 up to 99,540 SF	
Ceiling Height	10 ft. clear minimum	
Parking	4 spaces per 1,000 SF	
HVAC	Gas, VAV with zone control	
Zoning	ML-IM-M43	



6211 Greenleigh Avenue, class 'A' office lobby



6201 Greenleigh Avenue



Multi-story class 'A' office build-out





Single-Story Office

Direct-entry office space

In total Greenleigh will include 18 single-story office buildings, totaling more than 460,000 square feet of space. Tenant sizes range from 1,384 square feet to 40,800 square feet and offer businesses direct-entry access 24/7. Green space amenities are abundant throughout the campus, which features a putting green.



Green space amenity



Single-story office interior build-out

Single-Story Office Space

Single-Story Office Buildings		
405 Williams Court	31,280 SF	
415 Williams Court	25,040 SF	
425 Williams Court	31,280 SF	
435 Williams Court	40,800 SF	LEED SILVER
1 Stirling Street	27,540 SF	FUTURE
2 Stirling Street	20,400 SF	FUTURE
11 Stirling Street	27,540 SF	FUTURE
12 Stirling Street	20,400 SF	FUTURE
31 Stirling Street	20,400 SF	FUTURE
1 Irondale Street	22,780 SF	FUTURE
2 Irondale Street	21,760 SF	FUTURE
11 Irondale Street	20,400 SF	FUTURE
10 Irondale Street	36,040 SF	LEED GOLD
12 Irondale Street	36,040 SF	LEED GOLD
11501 Wakefield Street	16,320 SF	FUTURE
11511 Wakefield Street	16,320 SF	FUTURE
11560 Crossroads Circle	23,630 SF	LEED SILVER
11570 Crossroads Circle	25,160 SF	LEED SILVER
Single-Story Office Specifications		
LEED (select buildings)	Certified Silver & Gold	
Suite Sizes	1,384 up to 40,800 SF	
Ceiling Height	10 ft. clear minimum	
Parking	5 spaces per 1,000 SF	
HVAC	Gas	
Zoning	ML-IM-M43	



Flex/R&D

Direct-entry flexible space

Upon completion, Greenleigh will comprise of 18 flex/R&D buildings, totaling more than 763,200 square feet of space. Tenant sizes from 2,520 square feet to 59,400 square feet of space offer businesses straight-forward, economical and high-utility space. These flexible buildings allow for dock and drive-in loading with wide truck courts.



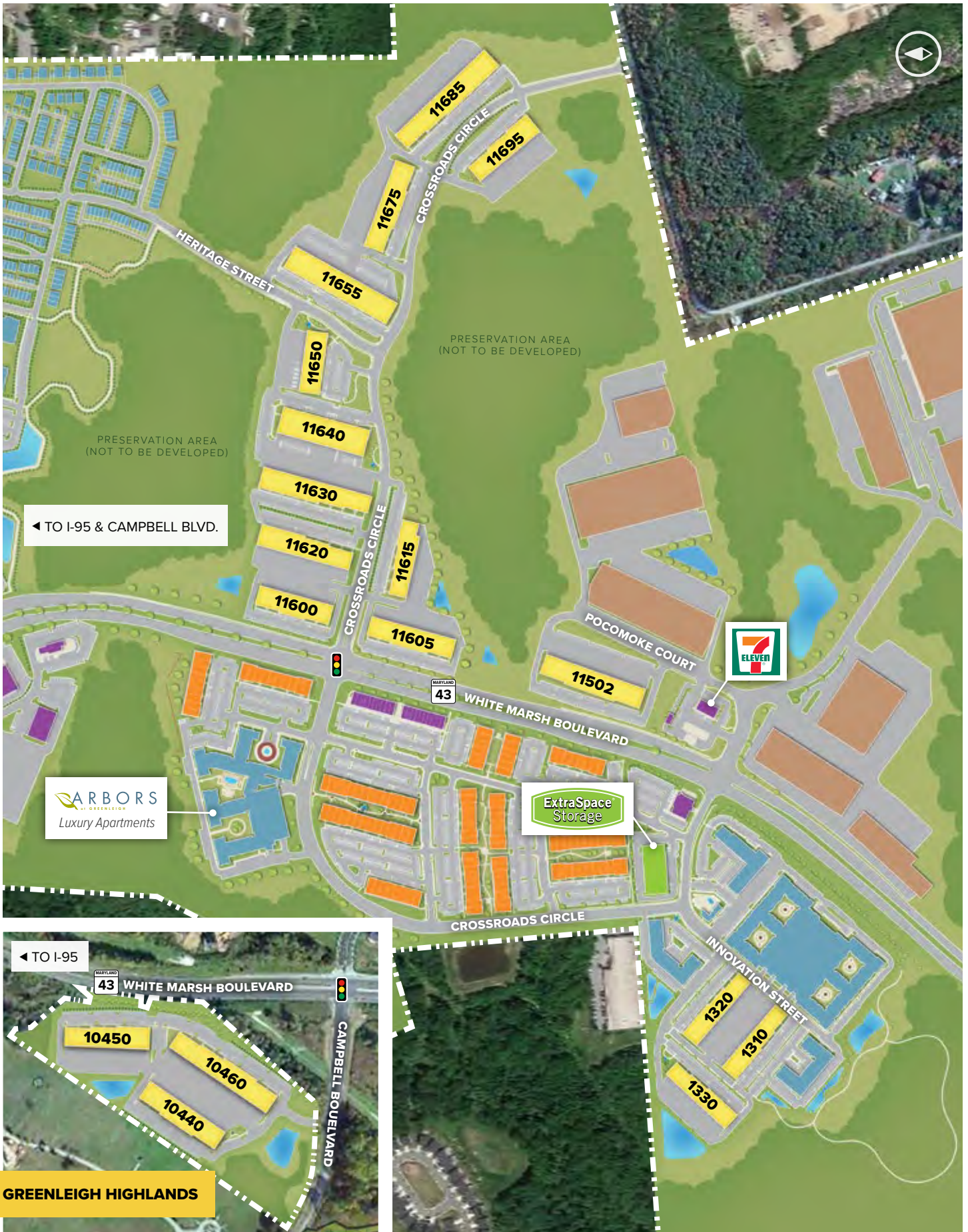
Flex/R&D dock and drive-in loading



Flex/R&D interior

Flex/R&D Space

Flex/R&D Buildings		
10440 Campbell Boulevard	40,080 SF	FUTURE
10450 Campbell Boulevard	36,120 SF	FUTURE
10460 Campbell Boulevard	50,160 SF	FUTURE
11502 Pocomoke Court	46,080 SF	FUTURE
11600 Crossroads Circle	34,080 SF	
11605 Crossroads Circle	40,080 SF	
11615 Crossroads Circle	31,920 SF	
11620 Crossroads Circle	42,120 SF	
11630 Crossroads Circle	51,120 SF	LEED GOLD
11640 Crossroads Circle	50,400 SF	
11650 Crossroads Circle	28,000 SF	LEED GOLD
11655 Crossroads Circle	59,400 SF	LEED GOLD
11675 Crossroads Circle	40,080 SF	LEED GOLD
11685 Crossroads Circle	54,120 SF	LEED GOLD
11695 Crossroads Circle	33,120 SF	LEED GOLD
1310 Innovation Street	42,120 SF	LEED SILVER
1320 Innovation Street	42,120 SF	LEED SILVER
1330 Innovation Street	42,120 SF	LEED GOLD
Flex/R&D Specifications		
LEED (select buildings)	Certified Gold & Silver	
Suite Sizes	2,520 up to 59,400 SF	
Ceiling Height	18 ft. clear minimum	
11600–11685 Crossroads Cir.	16 ft. clear minimum	
Parking	4 spaces per 1,000 SF	
Loading	Dock or drive-in	
Zoning	ML-IM-M43	



◀ TO I-95 & CAMPBELL BLVD.

ARBORS
Luxury Apartments

ExtraSpace
Storage

◀ TO I-95

MARYLAND 43
WHITE MARSH BOULEVARD
CAMPBELL BOULEVARD
10450
10460
10440

GREENLEIGH HIGHLANDS

INNOVATION STREET
1320
1310
1330



Retail

Inline space & pad sites available

The retail component of Greenleigh can support over 196,000 square feet of space, including inline merchant areas and pad sites.

Retail at Greenleigh is located along Rt. 43 (White Marsh Blvd.) in Baltimore County, and serves the 1,000-acre business community and over 3,300 residential units within the community. Over 43,200 people reside within a three-mile radius.

Traffic Count (MDOT)

MD Rt. 43 (White Marsh Blvd): 26,530 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,9136	43,463	143,775
Avg. Household Income	\$164,622	\$112,754	\$108,935

Pad Sites

Pad Sites		
6100 Greenleigh Ave (Grocery Site)	7.8 Acres	Up to 75,000 SF
7-Eleven 1500 Pocomoke Court		5,723 SF
Royal Farms 11905 Market Way		5,786 SF
Pad A Market Way		
Pad B Market Way		
Pad C Market Way		
Pad D Greenleigh Avenue		
Pad I Innovation Street		

Retail Availabilities

710 Concourse Circle		
Suites 101–103	Bajeko Sekuwa	4,266 SF
Suite 104	AVAILABLE	1,278 SF
Suite 105	Kore Barre	1,352 SF
Suite 106	Cellfix Plus	1,352 SF
Suites 107–109	AVAILABLE	3,386 SF
Suite 110	Bubbakoo's Burritos	1,726 SF
720 Concourse Circle		
Michael's Café		6,024 SF
730 Concourse Circle		
Dunkin'		2,663 SF
740 Concourse Circle		
Suites 109–110	Mallia Salon & Spa	2,338 SF
Suites 111–115	AVAILABLE	10,653 SF
750 Concourse Circle		
Suite 100	AVAILABLE	2,085 SF
Suite 101	Subway	1,620 SF
Suite 102	Thai Rainbow	2,430 SF
Suite 103	The UPS Store	1,639 SF
Suite 104	Crossroads Wine & Spirits	2,690 SF
Suite 105	Polishes Nail & Spa	1,688 SF
Suites 106–108	Potomac Pizza	4,899 SF
11521 Wakefield Street		
Suites 100–102	AVAILABLE	4,437 SF
Suites 103–106	Uptown Cheapskate	5,256 SF
Suites 107–109	Sherwin Williams	4,282 SF
11531 Wakefield Street		
Suites 100–103	AVAILABLE	5,596 SF
Suites 104–105	ISI Elite Training	2,628 SF
Suite 106	Enjoy-A-Bowl	1,314 SF
Suites 107–109	AVAILABLE	4,437 SF



TO I-95

43

WHITE MARSH BOULEVARD

GREENLEIGH AVENUE

SPRINGHILL SUITES[®]
BY MARRIOTT

ASPEN
AT GREENLEIGH
Future Luxury Apartments

ROYAL FARMS
Real Fresh. Real Fast.

PAD A

PAD C

6100
FUTURE GROCERY

PAD D

730

720

710

740

750

CONCOURSE CIR

EV

EV

The Berkleigh
Luxury Apartments

710-750 CONCOURSE CIRCLE

DUNKIN'	MICHAEL'S Cafe	
SUBWAY	KORE BARRE & YOGA	POTOMAC PIZZA
The UPS Store	BAJEKO SERRANO	Polishes NAIL & SPA
CROSSROADS BEER, WINE & SPIRITS	CELLFIX PLUS	
Thai RAINBOW	MALLIA SALON + SPA	BUBBAKOO'S BURRITOS

ARBORS
Luxury Apartments

GODDARD SCHOOL
The Premier Pre-K and School

Growing Smiles

CROSSROADS CIRCLE

HERITAGE STREET

11521 & 11531 WAKEFIELD STREET

	SHERWIN WILLIAMS
ISI TRAINING	UPTOWN CHEAPSKATE

PRESERVATION AREA
(NOT TO BE DEVELOPED)

ExtraSpace Storage

1350

INNOVATION STREET

PAD I

POCOMOKE COURT

1500

7 ELEVEN





PRODUCT LEGEND

TYPE	AMOUNT
Multi-Story Office	176,520 SF
Single-Story Office	463,130 SF
Flex/R&D	763,240 SF
Self-Storage	133,060 SF
Retail	215,110 SF
Hotel	120 Suites
Residential: Single-family, town homes, multi-family	3,300 Units
Warehouse/Industrial	1,750,000 SF

A DEVELOPMENT OF:



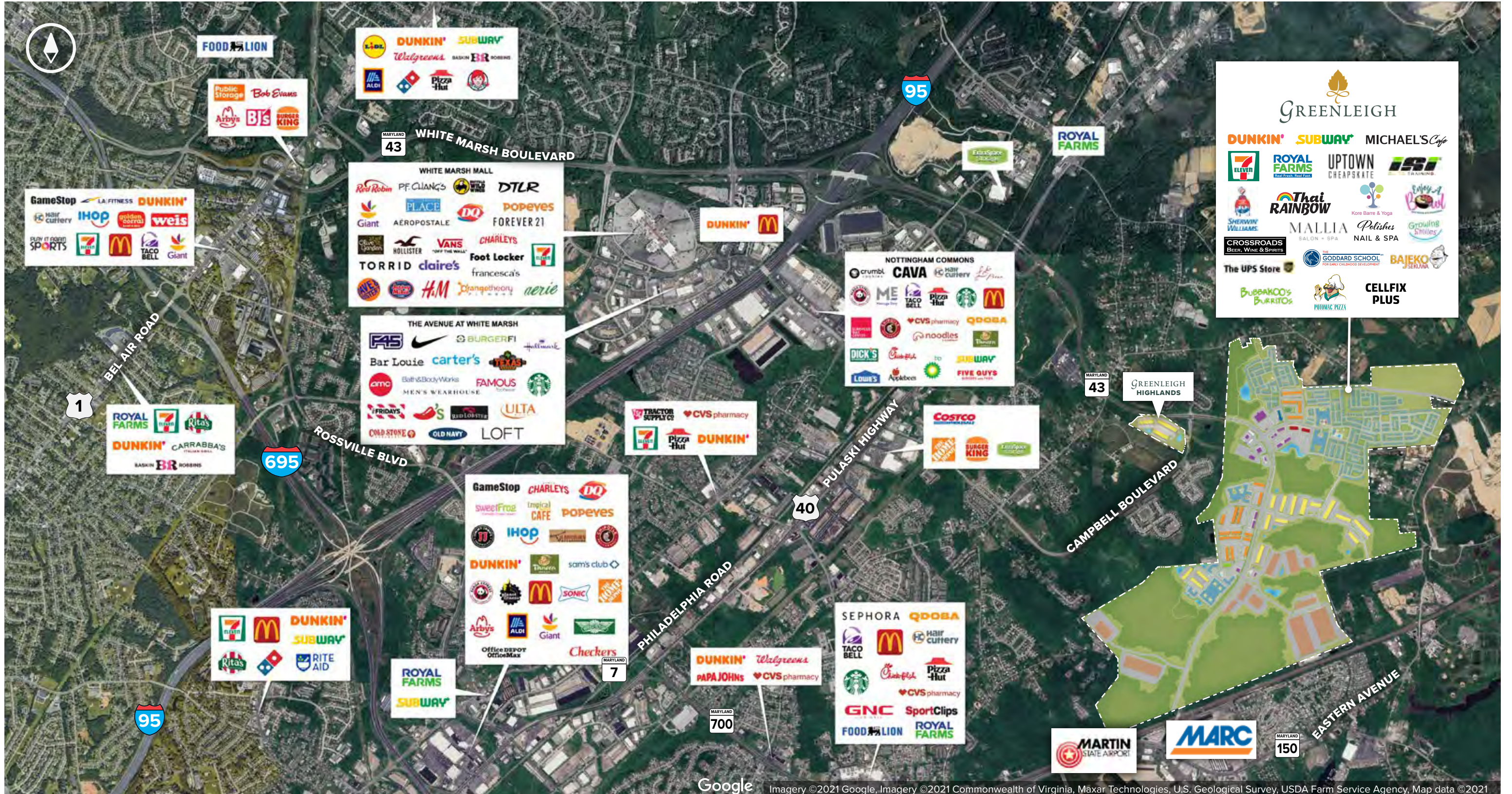
For more information on Greenleigh, visit: sjpi.com/greenleigh

Greenleigh's prime Baltimore County location offers a wide range of amenities and services in close proximity

Distances to:

Baltimore, MD (Downtown) 19 miles
 BWI Airport 25 miles
 Columbia, MD 35 miles
 Hunt Valley, MD 22 miles

Interstate 95 3 miles
 Interstate 695 (Baltimore Beltway) 6 miles
 Interstate 895 9.5 miles
 Towson, MD 14 miles



GREENLEIGH

DUNKIN' SUBWAY MICHAEL'S Cafe

7-ELEVEN ROYAL FARMS UPTOWN CHEAPSKATE ISI TRAINING

Thai RAINBOW Sherwin Williams Kore Barre & Yoga

MALLIA SALON + SPA Polishes Nail & SPA

CROSSROADS BEER, WINE & SPIRITS THE UPS Store GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT BAJEKO SERAJAYA

BUBBAKOO'S BURRITOS POTOMAC PIZZA CELLFIX PLUS



Scan now to take a virtual tour, download floor plans and more!

Contact Us

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Connect with us @stjohnprop

