



**THE GATE**  
ABERDEEN PROVING GROUND  
OFFICE & TECH PARK

Aberdeen Proving Ground, MD 21005



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

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

## Unmatched Proximity to Your Federal Customers

*Currently Over 745,000 Sq. Ft. of Office, Research and Development (R&D) and Flex Space for Government Agencies and Contractors.*

The GATE (Government and Technology Enterprise) is a 2-3 million square foot commercial office and technology park inside the Maryland 715 Gate, the main entrance way to Aberdeen Proving Ground (APG). This state-of-the-art project is leasing to government and private sector tenants.

Located on the APG installation, The GATE provides tenants with unmatched proximity and access to APG's 80+ federal organizations, including C5ISR, ARL, ATEC, RDECOM, ATC, JSEC, and many others. **The GATE is the central nucleus for contractors that support these federal customers.**

**CLOSEST TO C5ISR:** Only The GATE is located on APG adjacent to C5ISR HQ, Army Research Laboratory, RDECOM, ATEC, ATC, JSEC, Joint SATCOM, etc.

**ADDRESS:** Only The GATE has an "Aberdeen Proving Ground" address (other projects are on the outside looking in).

**AT MARYLAND 715 GATE:** Only The GATE is located at APG's Maryland 715 Gate—providing 24/7 access to APG.

**SECURITY:** All buildings in The GATE will meet anti-terrorism/force protection(AT/FP) requirements desired for for certain government contracts.

**CONNECTIVITY:** The GATE provides tenants a direct connection to APG's secure hardwired IT/communications network via The GATE's underground telecom conduit system.

**ADDITIONAL SPACE:** Tenants have the ability to lease additional space off-post at nearby St. John Properties locations.



# Strategic Location

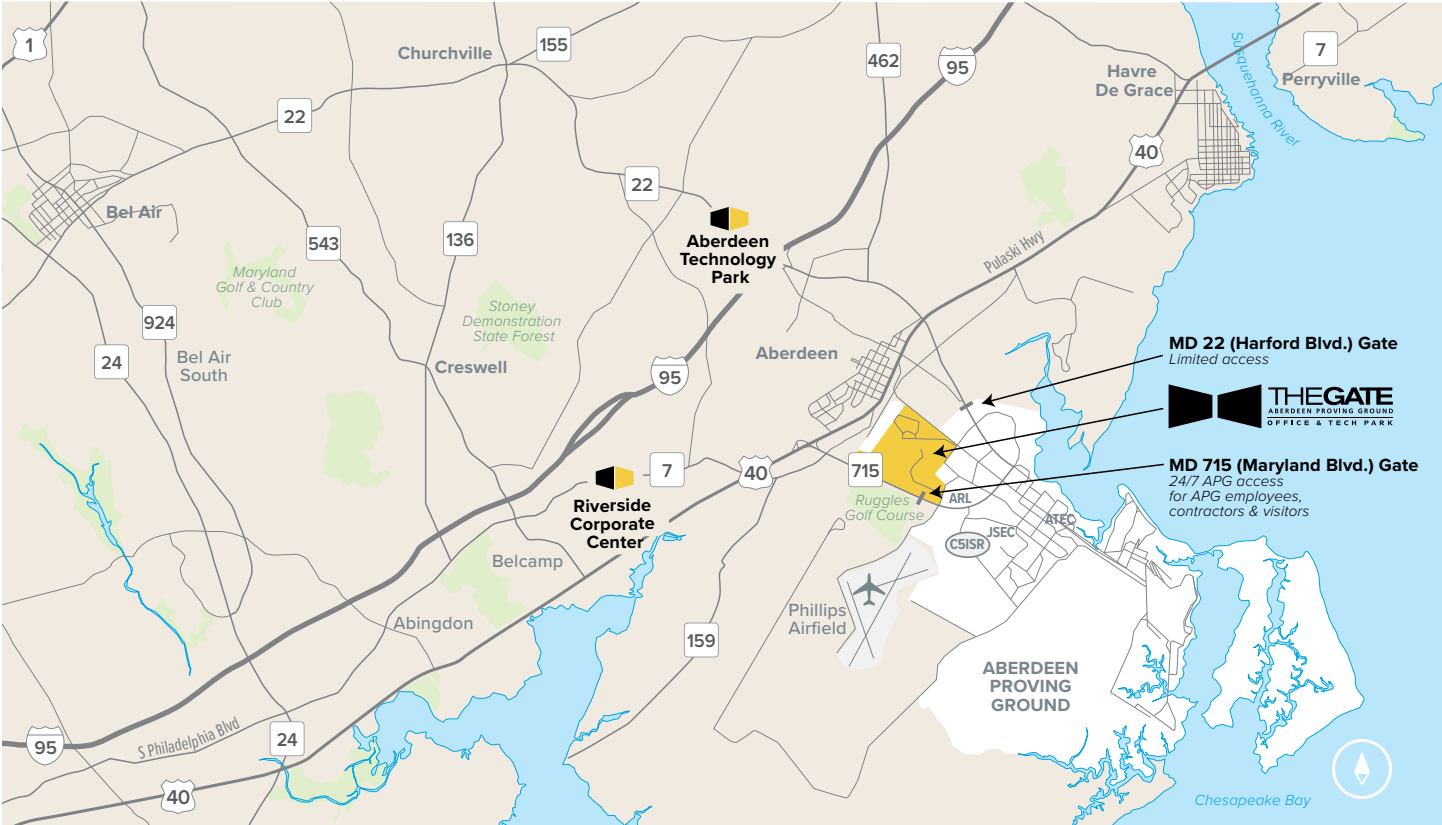
The GATE Office and Tech Park is the only private commercial development located on APG. The project is located on the main thoroughfare into APG at the Maryland 715 gate – providing 24/7 access for APG employees, contractors and visitors.

GATE tenants have exclusive access to all on campus amenities including state of the art conference facilities and a full-service fitness center including showers and locker rooms. In addition, the on-post location provides easy access to APG’s recreational and dining facilities, Ruggles Golf Course and Top of the Bay restaurant.

As the hub of the defense contracting community, The GATE provides unmatched opportunities for “casual collisions” with your federal customers as well as easy collaboration with joint venture partners.

### Distances to:

Baltimore, MD .....	29 miles
Bel Air, MD .....	5 miles
BWI Airport .....	40 miles
Havre de Grace, MD .....	5 miles
Interstate 695 (Baltimore Beltway) .....	21 miles
Interstate 95 .....	2.5 miles
Philadelphia, PA .....	61 miles
Washington, D.C. ....	69 miles
Wilmington, DE .....	40 miles



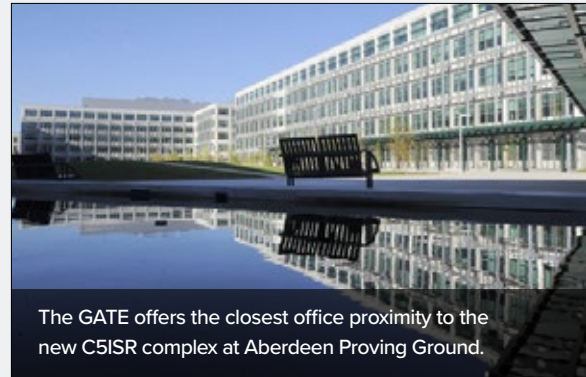
## ‘Cross the Fence’ and Join the APG Community

In partnership with The U.S. Army and APG, St. John Properties is developing a 416-acre commercial office and technology park on APG known as The Government and Technology Enterprise, or The GATE, located at the main entrance of APG.

The GATE currently includes 14 buildings totaling more than 745,000 sq. ft. of office, research and development (R&D) and flex space for government agencies and contractors.

“Cross the fence” and join the APG community that has **the best access to federal customers: The GATE!**

The GATE offers “real-time” relationships with your federal customer and strategic opportunities by being connected to the growing community of government agencies and contractors now located at The GATE.



The GATE offers the closest office proximity to the new C5ISR complex at Aberdeen Proving Ground.

## Current GATE Tenants



## The ‘Fallen Star’ Memorial

Our commitment to community goes far beyond the real estate at The GATE. It’s a commitment to being a good corporate citizen.

St. John Properties is privileged to provide a lasting reminder of the dedication of our military, their families and the many individuals touched by those who support our warfighters and who have made the ultimate sacrifice to preserve and protect our freedom and our country.

The ‘Fallen Star’, a stainless-steel sculpture located at The GATE at Aberdeen Proving Ground, stands 16 ft. high, is 26 ft. wide and weighs more than 3,000 pounds. A bronze statue, honoring the Gold Star Mothers and Gold Star Families is also located at the site.

May the Nation never forget, freedom isn’t free.



Scan the QR code to learn more about the ‘Fallen Star’ Memorial



**OVER 1 MILLION SF OF FUTURE DEVELOPMENT**



**Three-Story Office Building**

6190 Guardian Gateway	75,000 SF	LEED SILVER
6200 Guardian Gateway	75,000 SF	LEED SILVER
6210 Guardian Gateway	75,000 SF	LEED SILVER
6220 Guardian Gateway	FUTURE	LEED DESIGNED
6230 Guardian Gateway	FUTURE	LEED DESIGNED
6260 Guardian Gateway	74,321 SF	LEED SILVER
6280 Guardian Gateway	74,334 SF	LEED SILVER

**Three-Story Office Specifications**

LEED	Certified Silver
Suite Sizes	1,252 up to 75,000 SF
Ceiling Height	10 ft. clear minimum
Elevator	Yes
Parking	5 spaces per 1,000 SF
Exterior	ATFP

**Single-Story Office Buildings**

6150 Guardian Gateway	25,160 SF	LEED DESIGNED
6160 Guardian Gateway	21,080 SF	LEED GOLD
6170 Guardian Gateway	25,160 SF	LEED GOLD
6180 Guardian Gateway	29,410 SF	LEED GOLD
6245 Guardian Gateway	31,280 SF	LEED SILVER

**Single-Story Office Specifications**

LEED	Certified Gold & Silver
Suite Sizes	1,245 up to 31,280 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior	ATFP

**Flex/R&D Buildings**

6145 Guardian Gateway	57,120 SF	GOLD DESIGNED
6155 Guardian Gateway	42,120 SF	GOLD DESIGNED
6162 Guardian Gateway	60,120 SF	FUTURE
6164 Guardian Gateway	36,120 SF	FUTURE
6165 Guardian Gateway	51,120 SF	LEED GOLD
6166 Guardian Gateway	33,040 SF	FUTURE
6175 Guardian Gateway	54,120 SF	LEED GOLD
6240 Guardian Gateway	59,977 SF	

**Flex/R&D Specifications**

LEED (on select buildings)	Certified Gold
Suite Sizes	2,520 up to 59,977 SF
Ceiling Height	16 ft. clear minimum
	6145, 6155, 6162, 6164, & 6166 Guardian Gateway
	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber or TPO
Exterior	ATFP
Loading	Dock or drive-in



- ▶ Seven three-story, Class 'A' office buildings
- ▶ Abundant free surface parking
- ▶ Sleek and modern Class 'A' lobbies
- ▶ Glass and brick exteriors constructed to Anti-Terrorism-Force-Protection (ATFP) Standards
- ▶ Virtually column-free construction floor-plates

**Three-Story Office Building**

6190 Guardian Gateway	75,000 SF	<b>LEED SILVER</b>
6200 Guardian Gateway	75,000 SF	<b>LEED SILVER</b>
6210 Guardian Gateway	75,000 SF	<b>LEED SILVER</b>
6220 Guardian Gateway	FUTURE	<b>LEED DESIGNED</b>
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6260 Guardian Gateway	74,321 SF	<b>LEED SILVER</b>
6280 Guardian Gateway	74,334 SF	<b>LEED SILVER</b>



**Multi-Story Office Specifications**

LEED	Certified Silver
Suite Sizes	1,252 up to 75,000 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Exterior	ATFP
Elevator	Yes





St. John Properties offers modern, efficient single-story buildings designed to accommodate offices, electronics labs, conference facilities and any secure compartmentalized information facilities (SCIFs).



**Single-Story Office Buildings**

6150 Guardian Gateway	25,160 SF	LEED DESIGNED
6160 Guardian Gateway	21,080 SF	LEED GOLD
6170 Guardian Gateway	25,160 SF	LEED GOLD
6180 Guardian Gateway	29,410 SF	LEED GOLD
6245 Guardian Gateway	31,280 SF	LEED SILVER

**Single-Story Office Specifications**

LEED	Certified Gold & Silver
Suite Sizes	1,245 up to 31,280 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior	ATFP







St. John Properties' flex/R&D buildings offer first class, highly efficient work environments in an attractive business park setting.

Flex/R&D buildings provide drive-in or dock height access for integration, production or R&D work.

We are leasing in a wide range of configurations, from small office/warehouse/integration space to entire buildings improved for 100% high-tech office space.

**Flex/R&D Buildings**

6145 Guardian Gateway	57,120 SF	GOLD DESIGNED
6155 Guardian Gateway	42,120 SF	GOLD DESIGNED
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6164 Guardian Gateway	36,120 SF	FUTURE
6165 Guardian Gateway	51,120 SF	LEED GOLD
6166 Guardian Gateway	33,040 SF	FUTURE
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6240 Guardian Gateway	59,977 SF	

**Flex/R&D Specifications**

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Ceiling Height	16 ft. clear minimum
	6145 & 6155 Guardian Gateway 18 ft. clear minimum
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Future Development  
**Commerce Center at MAIN GATE**

Outside the fence-line at APG, St. John Properties is developing the 48-acre Commerce Center at Main Gate, providing retail amenities for the adjacent 368-acre The GATE Office and Tech park.

With a daytime APG population of over 25,000, Commerce Center at Main Gate is an ideal location for restaurants, banks, day care, and other retail amenities to serve the growing post.

**Retail space opportunities include:**

- ▶ Tenant sizes from 3,300 SF up to 21,531 SF
- ▶ Pad sites and in-line space
- ▶ Free-standing buildings

**Traffic Count (MDOT)**

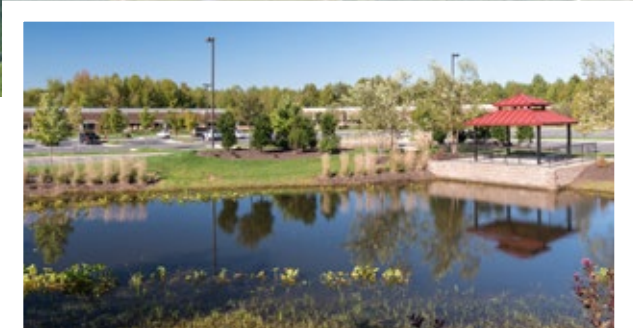
Maryland Boulevard - 17,402 vehicles per day

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	1,169	20,245	42,780
Avg. Household Income	\$111,139	\$99,800	\$112,436

For more information about The GATE, visit: [sjpi.com/thegate](http://sjpi.com/thegate)





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

## Contact Us

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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.

Connect with us @stjohnprop

