



# GREENLEIGH

MIDDLE RIVER, MD 21220



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

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# Baltimore County's New "Urbanism"



## About Greenleigh

*A Premier Live-Work-Play Community in Baltimore County*

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, located just minutes from Interstate 95 and Interstate 695 and only 15 miles from Baltimore City, has immediate access to White Marsh, Perry Hall, Essex, and 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 99,504 square feet offer businesses a headquarters-worthy location.

The retail at Greenleigh features a main street-style shopping center consisting of more than 86,000 square feet of retail space, a proposed 75,000 square foot grocery store, and pad sites.

In total Greenleigh will include approximately 2,200 residential units, 639,000 square feet of office, 954,000 square feet of flex/R&D, and 197,000 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.,**  
 County Executive, Baltimore County

To learn more about Greenleigh, visit: [sjpi.com/greenleigh](http://sjpi.com/greenleigh)

*With more than 1.8 million square feet of commercial space, join these businesses in Greenleigh:*



**Greenleigh** at a glance

**COMMERCIAL**

**463,135 SF** Single-Story Office | **176,484 SF** Class 'A' Office

**954,370 SF** Flex/R&D

**80,883 SF** Retail | **116,225 SF** Available Pad Sites

**135,000 SF (959 UNITS)** Self-Storage

**RESIDENTIAL & HOSPITALITY**

**1,206 UNITS** Single Family & Townhomes

**1,063 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 three Class 'A' multi-story office buildings totaling more than 176,000 square feet of space. Tenant sizes from 5,000 square feet to 99,504 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	99,504 SF	LEED GOLD

#### Multi-Story Office Specifications

LEED	Gold   Core & shell
Suite Sizes	5,000 up to 99,504 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 24/7 access. Green space amenities are abundant throughout the campus and include 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	25,045 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)	Core & shell	
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 23 flex/R&D buildings, totaling more than 950,000 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
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
1300 Innovation Street	31,560 SF	FUTURE
1301 Innovation Street	45,120 SF	FUTURE
1310 Innovation Street	42,120 SF	LEED SILVER
1311 Innovation Street	44,160 SF	FUTURE
1320 Innovation Street	42,120 SF	LEED SILVER
1321 Innovation Street	39,120 SF	FUTURE
1330 Innovation Street	40,620 SF	LEED GOLD
1331 Innovation Street	50,160 SF	FUTURE
1340 Innovation Street	28,560 SF	FUTURE
Flex/R&D Specifications		
LEED (select buildings)	Core & shell	
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	





**GREENLEIGH HIGHLANDS**



# Retail

Inline space & pad sites available

The retail component of Greenleigh can support over 190,000 square feet of space, including inline merchant areas and pad sites. Upon completion Greenleigh will include over 2,000 residential units.

Retail at Greenleigh is located along Rt. 43 (White Marsh Blvd.) in Baltimore County, and serves the 1,000-acre business community and over 2,000 residential units within the community. Over 43,200 people reside within a three mile radius.

### Traffic Count (MDOT)

MD Rt. 43 (White Marsh Blvd): 27,300 vehicles/day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	4,566	43,326	142,826
Avg. Household Income	\$157,043	\$106,715	\$105,132

### Pad Sites

#### Available Pad Sites

6100 Greenleigh Ave (Grocery Site)	7.8 Acres	Up to 75,000 SF
7-Eleven		
Pad A   Market Way		
Pad B   Market Way		
Pad C   Market Way		
Pad D   Pocomoke Court		
Pad E   Pocomoke Court		
Pad F   Pocomoke Court		
Pad H   Innovation Street		

### Retail Availabilities

710 Concourse Circle		
Suites 101–110	<b>AVAILABLE</b>	13,360 SF
720 Concourse Circle		
Michael's Café		6,000 SF
730 Concourse Circle		
Dunkin' Donuts		3,000 SF
740 Concourse Circle		
Suites 109–110	Mallia Salon & Spa	2,887 SF
Suites 111–115	<b>AVAILABLE</b>	10,653 SF
750 Concourse Circle		
Suite 100	<b>AVAILABLE</b>	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	1,680 SF
Suites 106–108	Potomac Pizza	4,899 SF
11905 Market Way		
Royal Farms		5,786 SF
11521 Wakefield Street		
Suites 100–109	<b>AVAILABLE</b>	13,975 SF
11531 Wakefield Street		
Suites 100–103	<b>AVAILABLE</b>	5,596 SF
Suites 104–105	ISI Elite Training	2,628 SF
Suite 106	Enjoy-A-Bowl	1,314 SF
Suites 107–109	<b>AVAILABLE</b>	4,437 SF



TO I-95

43

SPRINGHILL SUITES  
BY MARRIOTT

ASPEN  
Future  
Luxury  
Apartments

ROYAL FARMS  
Real Fresh. Real Fast.

MICHAEL'S Cafe

DUNKIN'

SUBWAY

Thai RAINBOW

The UPS Store

CROSSROADS  
BEER, WINE & SPIRITS

Polishes  
NAIL & SPA

POTOMAC PIZZA

The Berkleigh  
Luxury Apartments

ARBORS  
Luxury Apartments

THE GODDARD SCHOOL  
FOR EARLY CHILDHOOD DEVELOPMENT

Growing Smiles  
Pediatric Dentistry

PRESERVATION AREA  
(NOT TO BE DEVELOPED)

Enjoy-A-Bowl  
Real bowls and soups  
ISI  
ELITE TRAINING

ExtraSpace  
Storage

1350

7  
ELEVEN





**PRODUCT LEGEND**

TYPE	AMOUNT
Multi-Story Office	176,484 SF
Single-Story Office	463,135 SF
Flex/R&D	954,370 SF
Self-Storage	135,000 SF
Retail	80,883 SF
Pad Sites	116,225 SF
Hotel	120 Suites
Residential: Single, town homes, multi-family	2,200+ Units
Warehouse/Industrial	1,900,000 SF

**A DEVELOPMENT OF:**



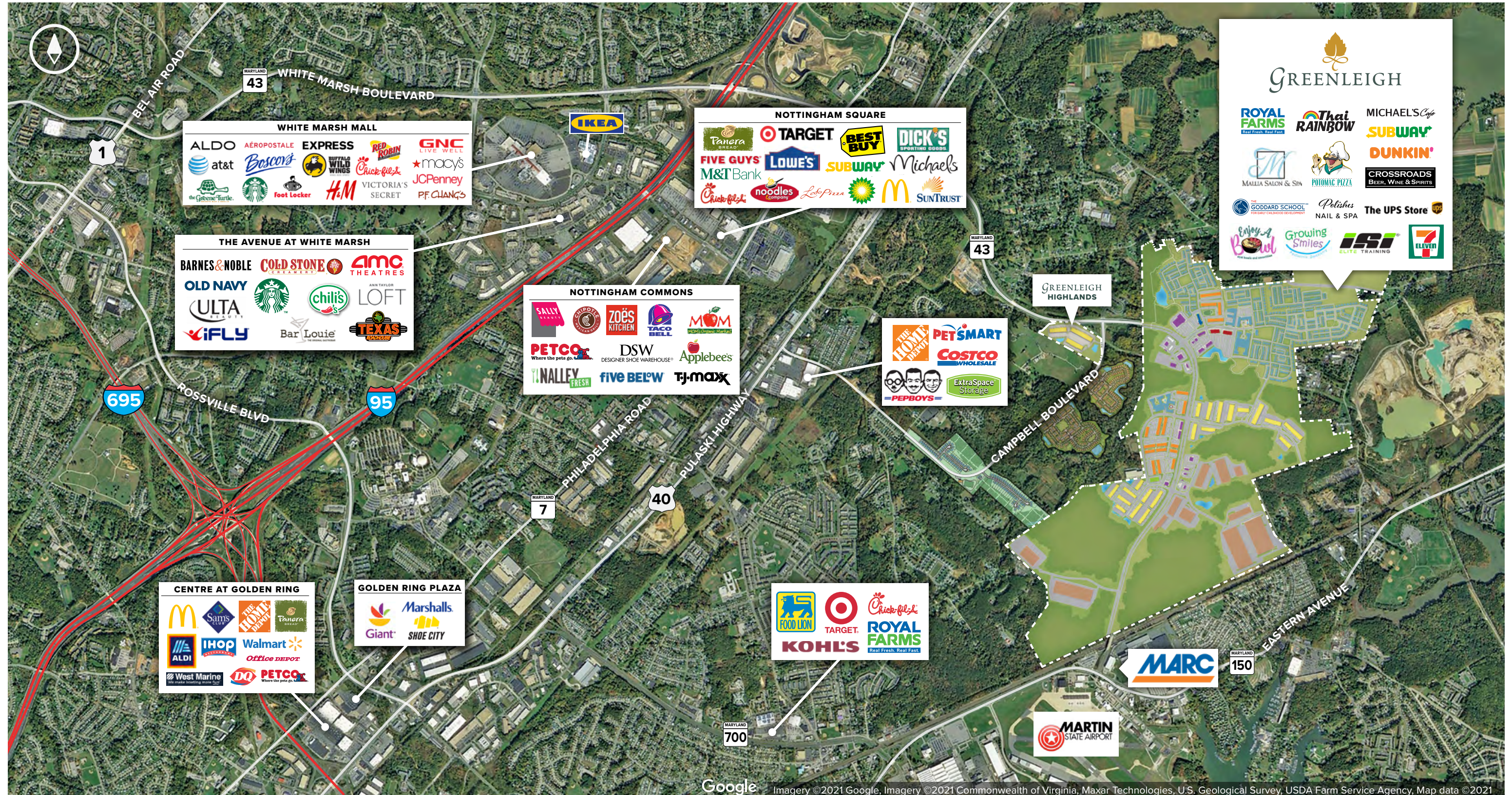
For more information on Greenleigh, visit: [sjpi.com/greenleigh](http://sjpi.com/greenleigh)

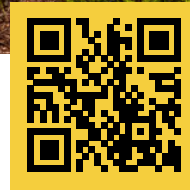
Greenleigh's prime Baltimore County location offers a wide range of amenities and services in close proximity

**Distances to:**

Baltimore, MD (Downtown) ..... 14 miles  
 BWI Airport ..... 25 miles  
 Columbia, MD ..... 18 miles  
 Hunt Valley, MD ..... 9 miles

Interstate 70 ..... 11 miles  
 Interstate 95 ..... 3.6 miles  
 Interstate 695 (Baltimore Beltway) ..... 5 miles  
 Mill Station/Metro Centre ..... 4 miles





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



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