



# Liberty Exchange

Exchange Drive at Liberty Road  
Eldersburg, MD 21784



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

SJPI.COM | 410.788.0100



## About Liberty Exchange

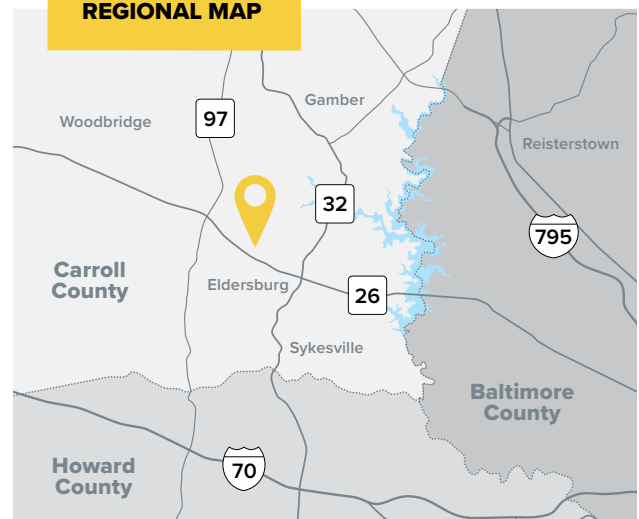
Liberty Exchange is a 52-acre Carroll County mixed-use business community located near the intersection of MD Routes 32 and 26 (Liberty Road) in Eldersburg, Maryland.

Liberty Exchange is comprised of 9 buildings, totaling more than 276,900 square feet of office, flex/R&D and retail space. Tenant sizes from 1,183 square feet to 61,160 square feet of space offer businesses straight-forward, economical and high-utility space.

The retail component of Liberty Exchange can support more than 50,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.



### REGIONAL MAP









Scan the QR code or visit [sjpi.com/libertyexchange](http://sjpi.com/libertyexchange) to learn more.



## About the Company

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 more than 23 million square feet of 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](http://sjpi.com/about) to learn more.

	 <p><b>24+ MILLION</b> Square Footage Owned &amp; Managed</p>	 <p><b>\$5+ BILLION</b> Real Estate Investment Value</p>
 <p><b>100+</b> Green, LEED-Certified Buildings</p>	 <p><b>2,600+</b> Clients Across the Country</p>	 <p><b>250+</b> Employees Across the Country</p>

*“We don’t just believe in a **commitment to excellence**. We practice it every day.”*

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



**Flex/R&D Buildings**

5965 Exchange Drive	61,160 SF
5975 Exchange Drive	29,160 SF
5977 Exchange Drive	29,160 SF
Flex/R&D Building A	54,120 SF FUTURE

**Flex/R&D Specifications**

LEED	Gold   Core & shell
Suite Sizes	2,520 up to 61,160 SF
Ceiling Height	16-18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Brick on block
Loading	Dock or drive-in
Zoning	I-R

**Single-Story Office Buildings**

5961 Exchange Drive	24,480 SF
5963 Exchange Drive	24,480 SF
Future Office A	21,080 SF FUTURE

**Single-Story Office Specifications**

LEED	Gold   Core & shell
Suite Sizes	2,720 up to 24,480 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Construction	Brick on block
Zoning	I-R

**Retail Space**

**Inline Buildings**

5957 Exchange Drive	16,645 SF
5959 Exchange Drive	16,645 SF

**Pad Sites**

Pad A	2.47± Acres
Pad B	1.24± Acres
Pad C	1.77± Acres
Convenience Store	3.13± Acres



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





## Flex/R&D

### Direct-Entry Flexible Space

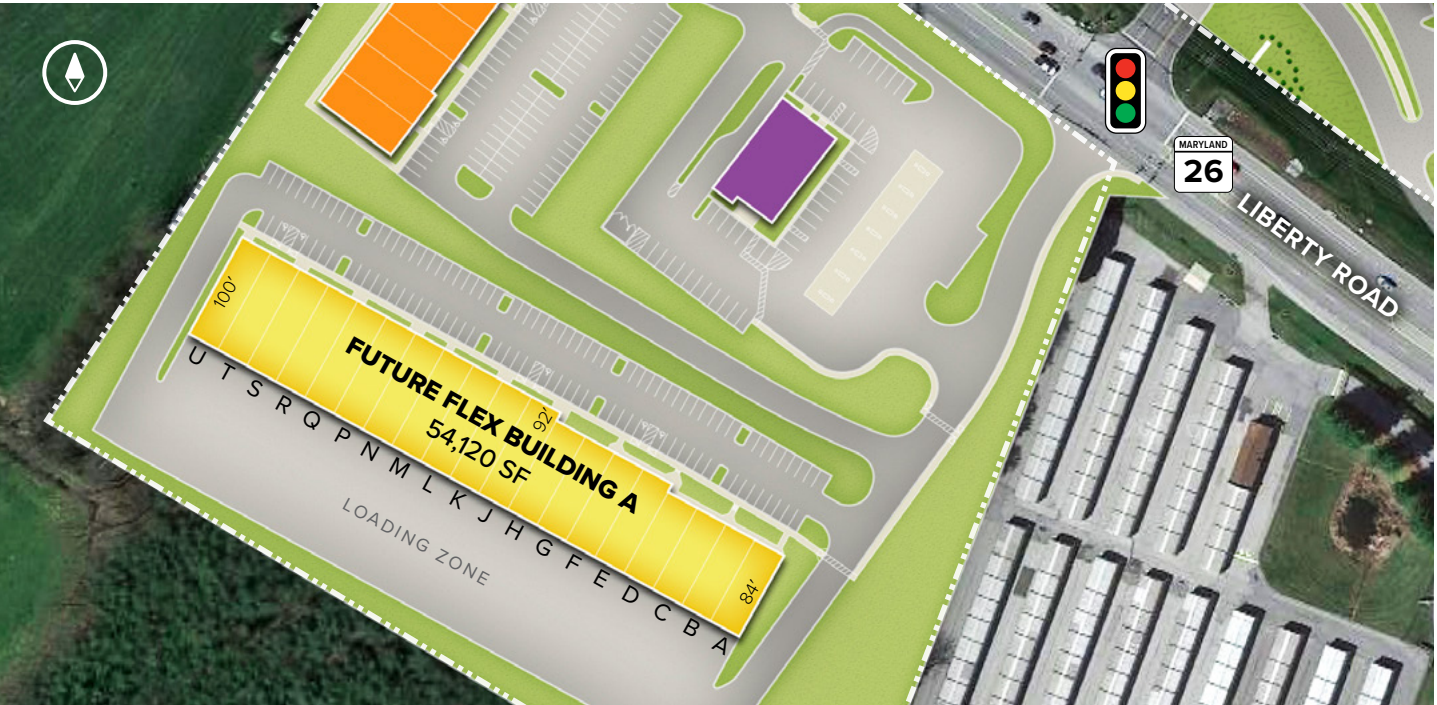
Liberty Exchange includes four flex/R&D buildings, totaling more than 173,000 square feet of space. Tenant sizes from 2,520 to 61,160 square feet of space offer businesses straight-forward, economical and high-utility space.



Flex/R&D Buildings		
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# Single-Story Office

## Direct-Entry Office

Single-story office buildings at Liberty Exchange offer direct-entry with 24/7 tenant access. Suites feature 10 ft. ceiling heights with free, on-site parking at a ratio of 5 spaces per 1,000 square feet.



### Single-Story Office Buildings

5961 Exchange Drive	24,480 SF
5963 Exchange Drive	24,480 SF
Future Office A	21,080 SF

### Single-Story Office Specifications

LEED	Gold   Core & shell
Suite Sizes	2,720 up to 24,480 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Construction	Brick on block
Zoning	I-R









## Inline Retail

### High Visibility with Signage

The retail component of Liberty Exchange can support more than 50,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.

- ▶ Direct visibility and access off Liberty Road, with new traffic light and turn lane
- ▶ Serving 276,900 square foot business park as well as communities of Sykesville, Eldersburg, Woodbine and Gamber
- ▶ Attractive main street style retail design



#### Retail Space Availabilities

##### 5959 Exchange Drive

Suites 100-102	Katana Sushi	3,162 SF
Suite 104	Subway	1,354 SF
Suite 106	Crimson Coward	1,453 SF
Suite 108	West End Hair Co.	1,372 SF
Suites 110-116	Fusion Dental	5,717 SF
Suite 118	<b>AVAILABLE</b>	1,648 SF
Suite 120	Bubbakoos Burritos	1,978 SF

##### 5957 Exchange Drive

Suites 101-104	Basta Pasta	5,282 SF
Suite 106	<b>AVAILABLE</b>	1,614 SF
Suite 108	Norwood Ice Cream	1,266 SF
Suites 110-112	<b>AVAILABLE</b>	1,955 SF
Suite 114	Eldersburg Eye Care	2,050 SF
Suite 116-120	Kinara Indian Cuisine	4,519 SF

**Traffic Counts (MDOT)**

Liberty Road at Sykesville Road: 26,591 vehicles/day

Liberty Road at Exchange Drive: 22,531 vehicles/day

Liberty Road at MD Route 97: 31,375 vehicles/day

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	3,830	24,021	47,376
Avg. Household Income	\$210,964	\$180,721	\$175,473

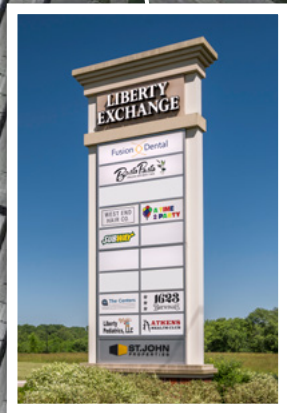


1,978 SF AVAILABLE

Up to 1,955 SF AVAILABLE

5959 EXCHANGE DRIVE  
16,645 SF

5957 EXCHANGE DRIVE  
16,645 SF



GROUND MOUNTED PYLON





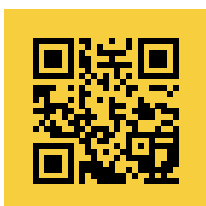
## Pad Sites

From 1.4–3.13 Acres

Liberty Exchange includes pad sites up to 3.13 acres featuring frontage on Liberty Road.

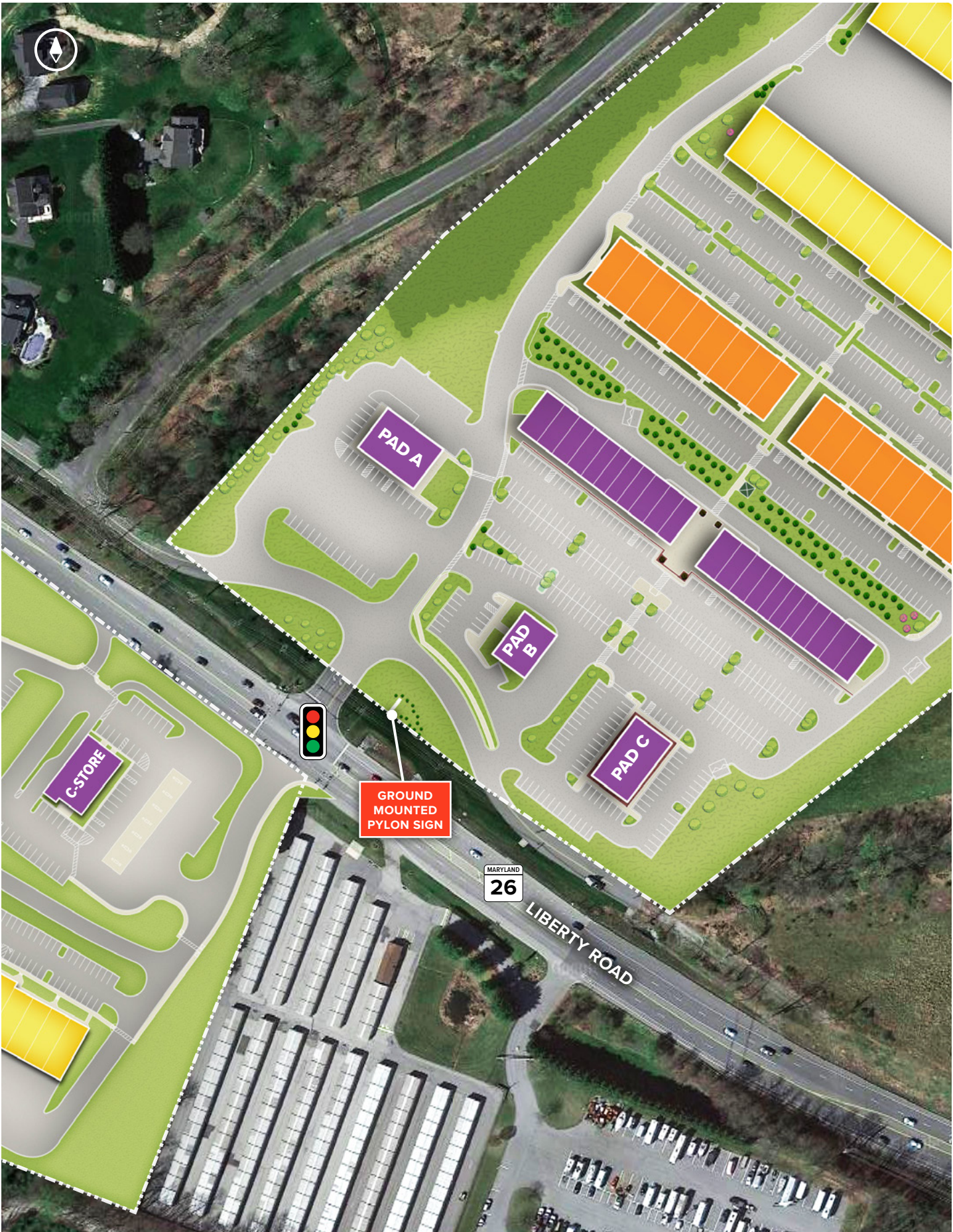
- ▶ Seeking convenience stores/gas stations, and restaurants
- ▶ Direct visibility and access off Liberty Road, with new traffic light and turn lane
- ▶ Serving 276,900 square foot business park as well as communities of Sykesville, Eldersburg, Woodbine and Gamber

Pad Sites	
Pad A	2.47± Acres
Pad B	1.24± Acres
Pad C	1.77± Acres
Convenience Store	3.13± Acres



◀ Scan the QR code to learn more about Liberty Exchange







# Contact Us

For additional 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. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

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