

# Melford

TOWN CENTER

Bowie, MD 20715



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

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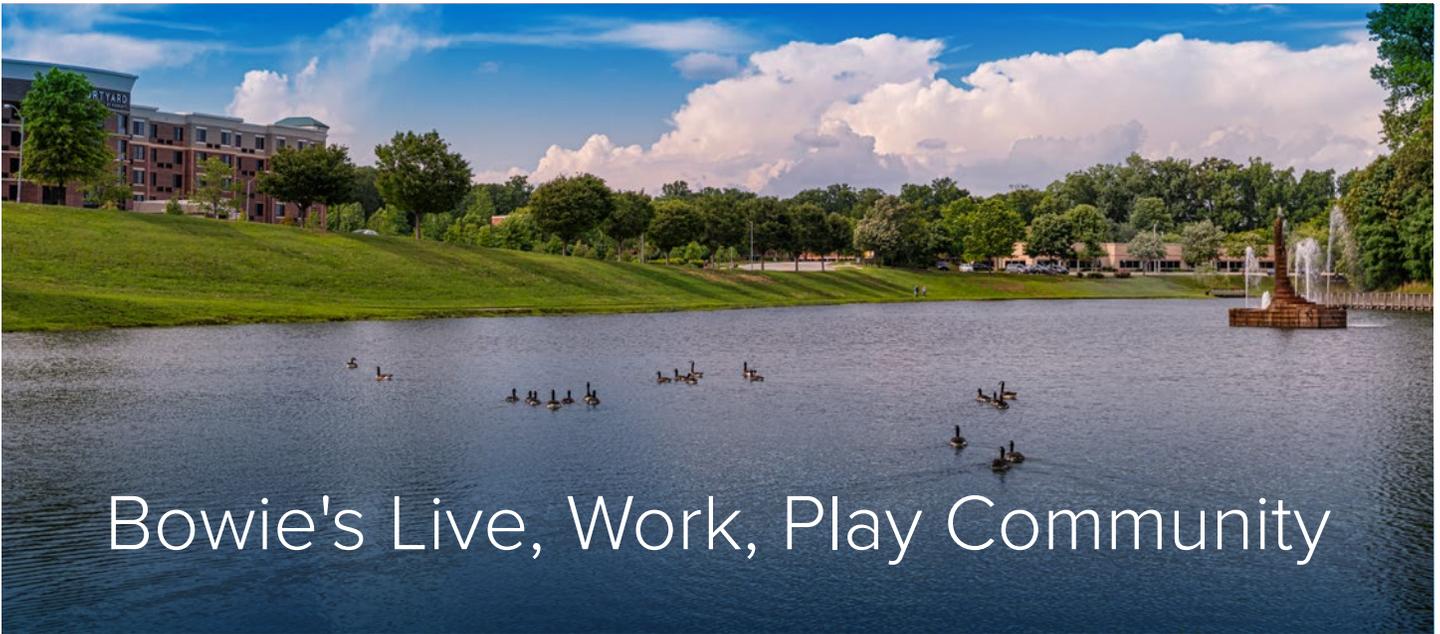




## Table of Contents

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About Melford Town Center .....	4
Multi-Story Class 'A' Office .....	5
Two-Story Office .....	6
Single-Story Office .....	7
Flex/R&D .....	8-9
Retail .....	10
Residential .....	11
Site Plan & Product Legend .....	12-13
Retail Amenities .....	14-15
Contact Us .....	16



# Bowie's Live, Work, Play Community

## About Melford Town Center

Melford Town Center is a 466-acre comprehensive mixed-use community located at US Route 50 and MD Route 3/301 in Bowie, midway between Annapolis and Washington, D.C. To date St. John Properties has constructed over 870,000 square feet of office, flex/R&D, and retail space at Melford Town Center.

### Melford Town Center at a glance

COMMERCIAL	
<b>327,526 SF</b>	Class 'A' Office
<b>81,600 SF</b>	Two-Story Office
<b>30,450 SF</b>	Single-Story Office
<b>483,960 SF</b>	Flex/R&D
<b>64,876 SF</b>	Retail
RESIDENTIAL & HOSPITALITY	
<b>1,400+ UNITS</b>	Townhomes, & multi-family rental units
<b>140 UNITS</b>	Senior living units
<b>3 HOTELS</b>	Courtyard by Marriott hotel open now



Learn more at [sjpi.com/melford](https://sjpi.com/melford)



# Multi-Story Office

## Class 'A' office space

Melford Town Center includes three Class 'A' multi-story office buildings totaling more than 327,000 square feet of space. Tenant sizes from 1,252 square feet to 150,000 square feet of space offer businesses headquarters-worthy location.



17251 Melford Boulevard

### Multi-Story Class 'A' Office Buildings

16701 Melford Boulevard	150,000 SF	
16901 Melford Boulevard	150,000 SF	<b>LEED SILVER</b>
17251 Melford Boulevard	27,526 SF	

### Multi-Story Class 'A' Office Specifications

LEED ( <i>on select buildings</i> )	Core & shell
Suite Sizes	1,252 up to 150,000 SF
Ceiling Height	9 ft. clear minimum
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	VAV with zone control
Zoning	EIA





## Two-Story Office

Direct-entry office space

Melford Town Center's two-story office buildings located along Science Drive offer an over-and-under style of architecture. This style provides direct street access from the second floor.



16900 Science Drive

### Two-Story Office Buildings

16900 Science Drive 40,800 SF

17000 Science Drive 40,800 SF

### Two-Story Office Specifications

Suite Sizes 2,010 up to 40,800 SF

Ceiling Height 9 ft. clear minimum

Parking 4-6 spaces per 1,000 SF

HVAC: 1<sup>st</sup> Floor Heat pump

HVAC: 2<sup>nd</sup> Floor Gas

Zoning EIA





# Single-Story Office

## Direct-entry office space

Melford Town Center's single-story office building is located along Science Drive and offer businesses direct-entry 24/7 access.



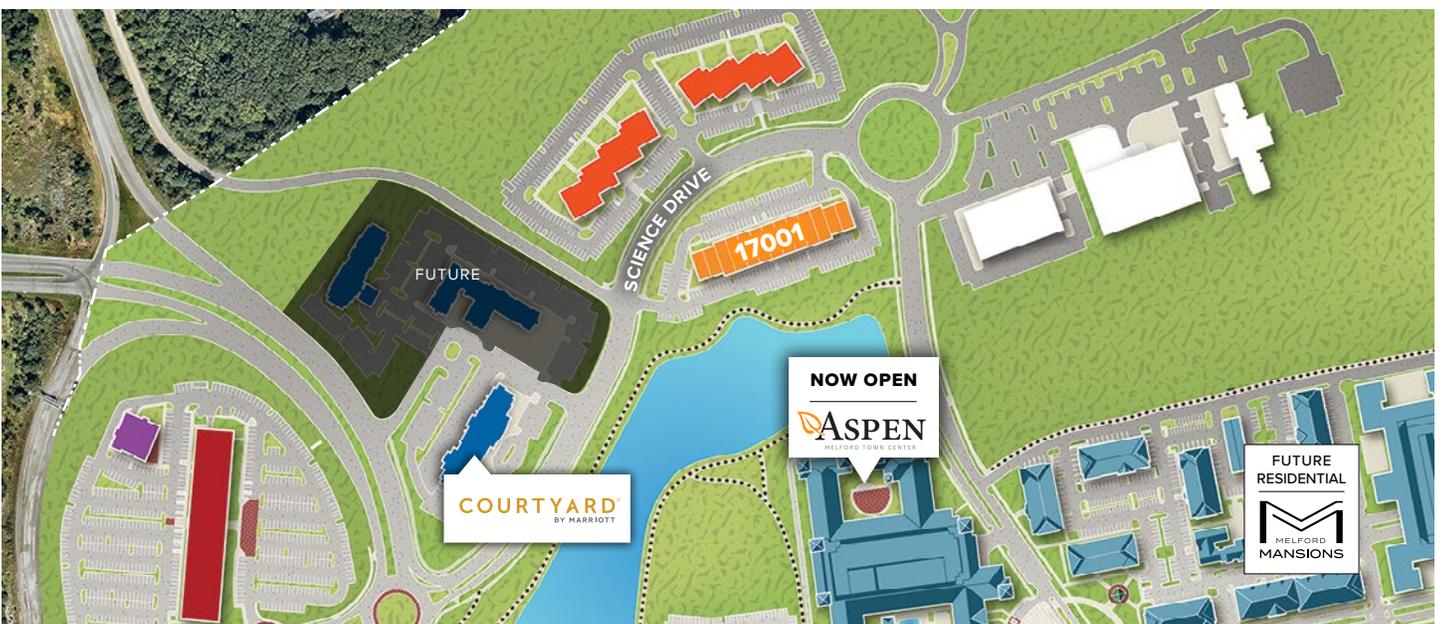
17001 Science Drive

### Single-Story Office Building

17001 Science Drive      30,450 SF

### Single-Story Office Specifications

Suite Sizes	1,245 up to 30,450 SF
Ceiling Height	9 ft. clear minimum
Parking	5 spaces per 1,000 SF
HVAC	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	EIA





## Flex/R&D

### Direct-entry flexible space

St. John Properties has perfected the design and construction of flex/research and development (R&D) buildings by combining expansive windows and attractive landscaping in the front with loading capabilities in the rear.

Most flex/R&D buildings offer 30-foot-wide spaces and 16 to 18-foot clear ceiling heights for maximum flexibility.



Top: Electric vehicle charging stations at 4961 Tesla Drive;  
Bottom: Drive-in loading with wide truck court

#### Flex/R&D Buildings

17201 Melford Boulevard	40,440 SF	
5001 Howerton Way	39,120 SF	LEED GOLD
5021 Howerton Way	39,120 SF	LEED GOLD
5041 Howerton Way	34,560 SF	LEED GOLD
5061 Howerton Way	34,560 SF	LEED GOLD
5081 Howerton Way	30,040 SF	
4801 Tesla Drive	33,120 SF	
4831 Tesla Drive	28,560 SF	
4861 Tesla Drive	29,560 SF	
4891 Tesla Drive	31,560 SF	
4901 Tesla Drive	31,560 SF	
4931 Tesla Drive	26,560 SF	
4961 Tesla Drive	25,560 SF	
17341 Melford Boulevard	23,520 SF	
17301 Melford Boulevard	36,120 SF	

#### Flex/R&D Specifications

LEED (on select buildings)	Core & shell
Suite Sizes	2,084 up to 40,440 SF
Ceiling Height	16 ft. clear minimum
	5041-5081 Howerton Way, 17301 Melford Boulevard
	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber / TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	MXT





# Retail

## Inline space & pad sites

The retail component of Melford Town Center will contain more than 64,000 square feet of inline, pad and stand-alone retail space that will serve employees, visitors and the residents in and around the growing mixed-use community of Melford Town Center.

### Traffic Count (MDOT)

US Route 50: 107,900 vehicles per day

MD Route 3/301: 72,900 vehicles per day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	4,844	47,235	112,779
Avg. Household Income	\$160,059	\$160,077	\$182,164

### Retail Buildings

16921 Melford Boulevard	8,167 SF	
16951 Melford Boulevard	10,264 SF	FUTURE
Retail A	6,500 SF	FUTURE
Retail B	6,500 SF	FUTURE
Retail C	12,025 SF	FUTURE
Retail D	21,420 SF	FUTURE

### Pad Sites

Pad A	2.09 Acres
Pad B	1.85 Acres





*Tribute at Melford Town Center*

## Residential

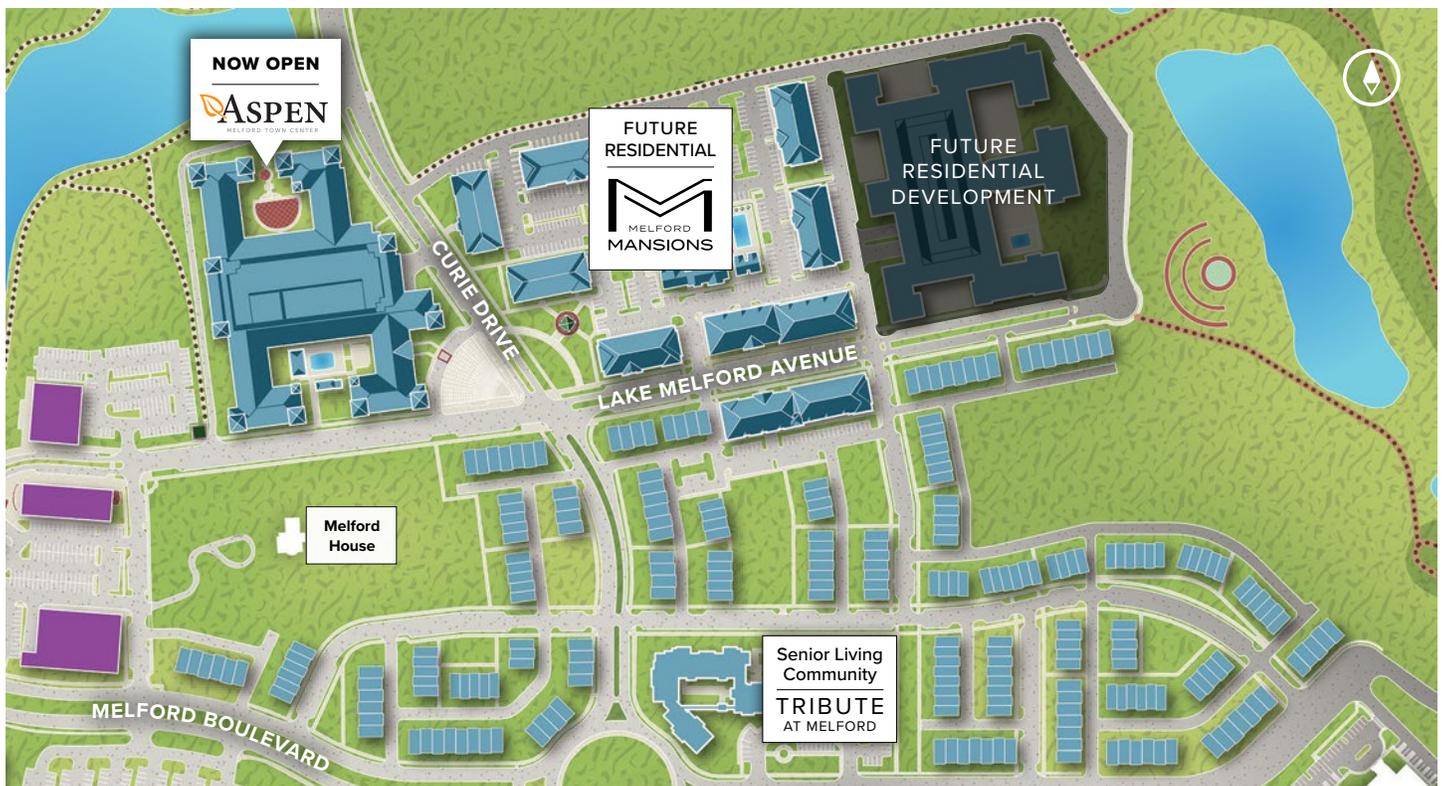
Now under development

The residential component of Melford Town Center will include approximately 250 townhomes, 1,200 market rate rental units, and 140 senior living units.

For more information on the residential component at Melford Town Center, visit: [MelfordTownCenter.com](http://MelfordTownCenter.com)



*Aspen at Melford Town Center: Now Open*





For more information on Melford Town Center, visit: [sjpi.com/melford](http://sjpi.com/melford)





**Distances to:**

Interstate 495 (Capital Beltway) .....	8 miles
Annapolis, MD (Downtown) .....	13 miles
BWI Airport .....	18 miles
Interstate 695 (Baltimore Beltway) .....	20 miles
Regan National Airport .....	24 miles
Baltimore, MD (Downtown) .....	25 miles
Columbia, MD .....	25 miles
Washington, D.C. (Downtown) .....	27 miles

# 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.

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