



Annapolis Junction Town Center

10170 Junction Drive
Annapolis Junction, MD 20701



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

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About Annapolis Junction Town Center

10170 Junction Drive is a four-story, 101,200 square foot Class 'A' office building located in Annapolis Junction Town Center, an 18-acre mixed-use Transit Oriented Development (TOD) in Howard County. The project offers direct access to the Savage MARC transit station and is located just minutes away from the NSA, Fort Meade and BWI Airport with great visibility from MD Route 32.

Annapolis Junction Town Center features 416 ultra-luxurious apartment homes and over 19,000 square foot of retail space including a Pepperjacks Subs. A MARC Transit station with a 704-space commuter parking garage is located adjacent to the park. A 150-room hotel is also planned for the site.



For more information on Annapolis Junction Town Center visit: sjpi.com/annapolisjunction

Four-Story Office Building

10170 Junction Drive 101,200 SF

Four-Story Office Specifications

LEED	Gold Core & shell
Suite Sizes	Up to 101,200 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Lease Type	Full service





MARYLAND
32

NSA
5 min.

Ft. Meade
12 mins



Annapolis Junction Town Center SITE PLAN



**GREAT
VISIBILITY
FROM RT. 32**
(70,000 ADT)



Distances to:

Baltimore, MD (Downtown)	20 miles
BWI Airport	12 miles
Fort Meade	8 miles
NSA	2.5 miles
MD 295	2 miles
Washington, D.C. (Downtown)	24 miles



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

Contact Us

For additional leasing information or to schedule a tour, contact:

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