



FULTON, MD 20759











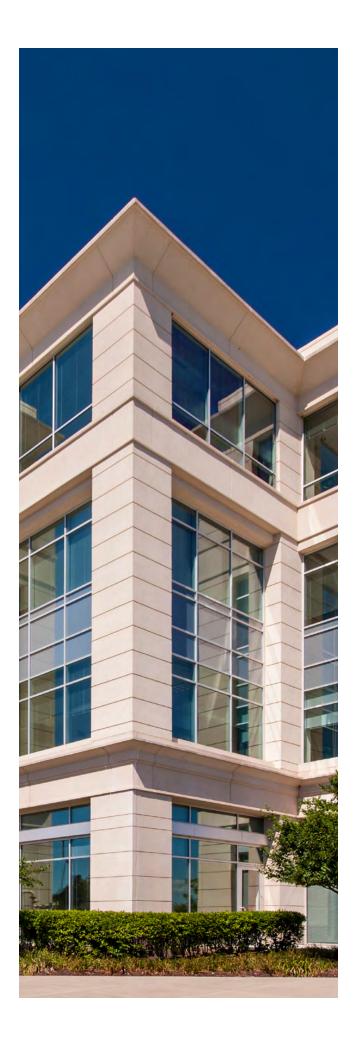












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### **About Maple Lawn**

Maple Lawn is a 605-acre mixed-use community built on the principles of Traditional Neighborhood Development. People can walk to shops, services and even to work. The community includes corporate and medical office buildings, as well as residential: six neighborhoods with a total of 1,308 homes.

Maple Lawn is perfectly positioned off Route 29 in the Baltimore-Washington corridor, just minutes from major business centers, government agencies and research universities.

Located in Howard County, this mixed-use community has become a distinctive corporate address. Maple Lawn is a headquarters-quality location, strategically positioned between Washington, D.C. and Baltimore.

#### **Quick Facts**

- State and county incentives to assist companies relocating or expanding to Howard County
- Significantly lower occupancy costs vs.
   Class 'A' rates for Montgomery County, downtown D.C. and Northern Virginia
- Voted NAIOP's 2014 "Best Mixed-Use Community"
- ▶ Nearly one million square feet of green, LEED-certified space

Maple Lawn a	t a glance		
COMMERCIAL		RESIDENTIAL & HOS	PITALITY
1,352,272	Class 'A' Office	1,308 UNITS	Estates, villas, single family townhomes, and condominiums
210,100 SF	Flex/R&D	103 SUITE	Residence Inn by Marriott hotel
217,668 SF	Retail	10 MILES	Walking trails and paths
		14,000 SF	Community center with tennis court & pool

#### **Location & Connectivity**

Perfectly positioned between Baltimore and Washington, D.C.

#### **Distances to:**

JHU Applied Physics Laboratory	1 mile
MD Route 29	1 mile
MD Route 32	miles
Interstate 95 3	miles
Intercounty Connector (ICC)/MD 200 4.5	miles
Columbia, MD (Downtown) 6	miles
MD 295 (Baltimore-Washington Parkway) 8	miles
NSA/Fort Meade9	miles
Interstate 495 (Capital Beltway) 10	miles
Interstate 695 (Baltimore Beltway) 16	miles
BWI Airport	miles
AMTRAK/Marc Station at BWI Airport 20	miles
Baltimore, MD (Downtown)	miles



# **About St. John Properties**

Full-Service Real Estate: All Under One Roof

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 more than 24 million square feet of flex/research and development, office, retail, and warehouse space, and has investments in over 3,000 multifamily units nationwide.

St. John Properties is a vertically-integrated real estate company, with in-house experts in all aspects of the real estate development process on staff. Everything from site selection and development, to design and construction, to leasing, financing, and property management is handled in-house.

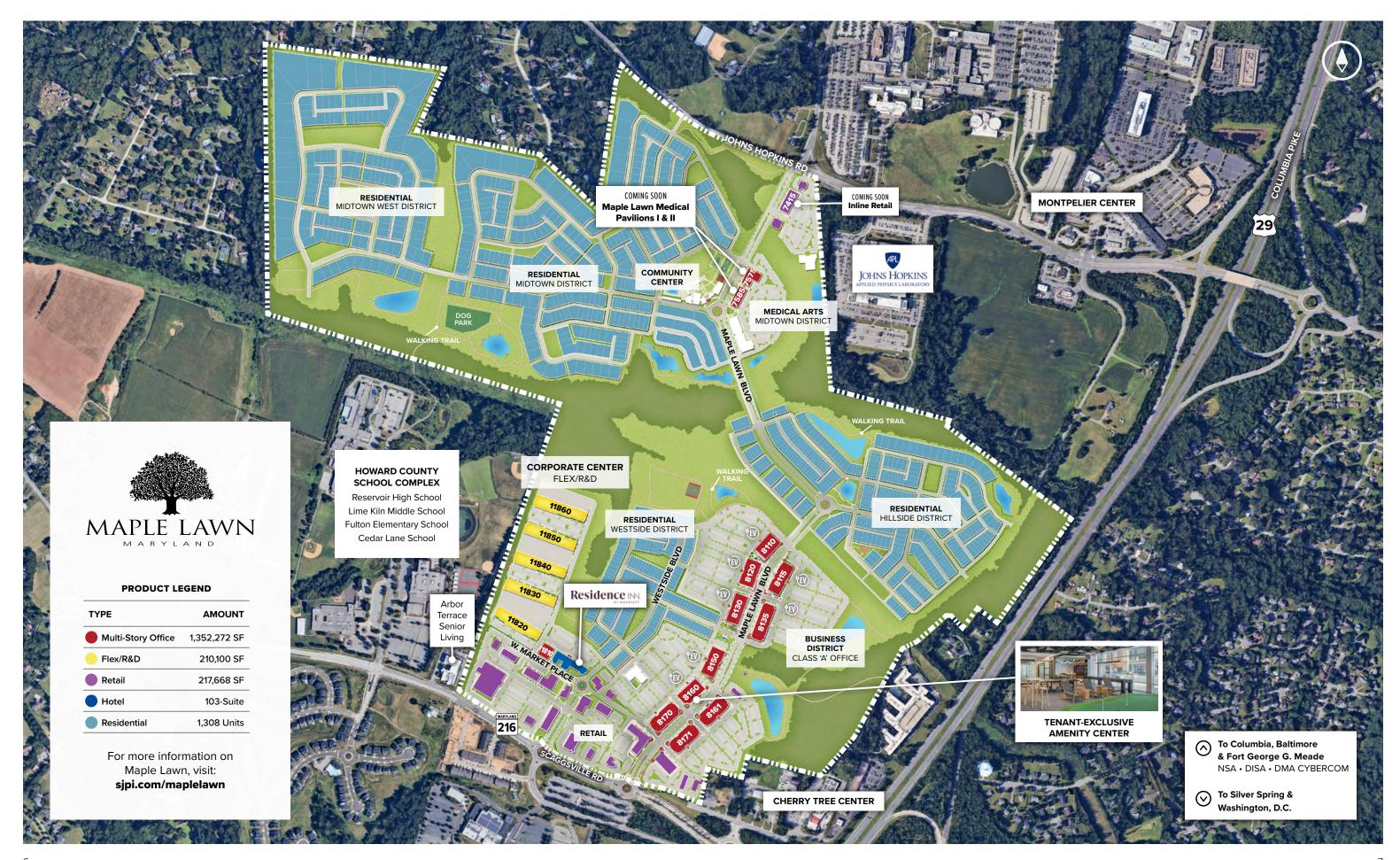
Visit sjpi.com/about to learn more.











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Four-Story Class 'A' Office • 98,150 Sq. Ft.

Building Specifications	
LEED	Certified Gold
Suite Sizes	2,500 up to 98,150 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service









Four-Story Class 'A' Office • 123,658 Sq. Ft.



Building Specifications	
LEED	Certified Gold
Suite Sizes	2,500 up to 123,658 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service







Four-Story Class 'A' Office • 96,597 Sq. Ft.

Building Specifications		
LEED	Certified Gold	
Suite Sizes	2,500 up to 96,597 SF	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	

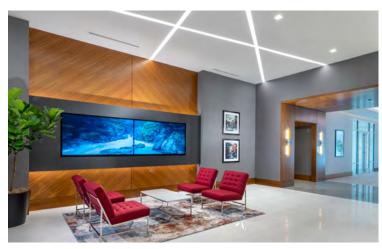








Four-Story Class 'A' Office • 115,420 Sq. Ft.





Building Specifications	
LEED	Certified Gold
Suite Sizes	5,000 up to 115,420 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service





Four-Story Class 'A' Office • 131,643 Sq. Ft.

Building Specifications	
LEED	Certified Gold
Suite Sizes	2,500 up to 131,643 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service











Three-Story Class 'A' Office • 86,143 Sq. Ft.

#### **NOW AVAILABLE**

New LEED Gold Class 'A' Office

Modern Design • Private Patio Areas
Pocket Park • Full Floor Availabilities



Building Specifications	
LEED	Certified Gold
Suite Sizes	Up to 86,143 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service





Four-Story Class 'A' Office • 99,821 Sq. Ft.

Building Specifications	
LEED	Certified Silver
Suite Sizes	2,500 up to 99,821 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service









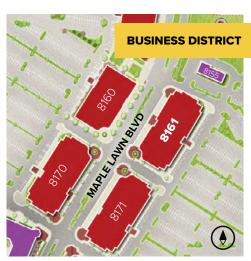
Four-Story Class 'A' Office • 116,218 Sq. Ft.



Building Specifications		
Suite Sizes	2,500 up to 116,218 SF	
Parking	4 spaces per 1,000 SF	
Elevator	Yes	
HVAC	Gas, VAV with zone control	
Lease Type	Full Service	









Three-Story Class 'A' Office • 88,063 Sq. Ft.

Building Specifications	
Suite Sizes	2,500 up to 88,063 SF
Parking	4 spaces per 1,000 SF
Elevator	Yes
HVAC	Gas, VAV with zone control
Lease Type	Full Service



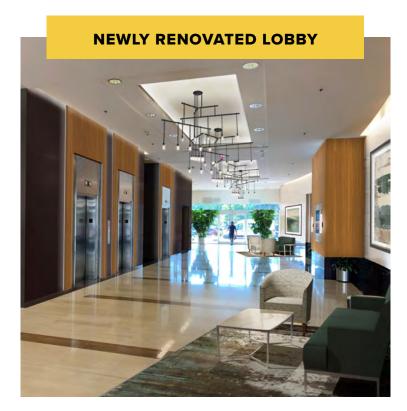








Three-Story Class 'A' Office • 90,756 Sq. Ft.



Building Specifications			
Suite Sizes	2,500 up to 90,756 SF		
Parking	4 spaces per 1,000 SF		
Elevator	Yes		
HVAC	Gas, VAV with zone control		
Lease Type	Full Service		





# **Medical Office at Maple Lawn**

Class 'A' Office • Three buildings totaling 94,368 Sq. Ft.

Medical Office Buildings					
7575 Maple Lawn Blvd	28,232 SF	LEED DESIGNED			
7585 Maple Lawn Blvd	38,772 SF	LEED DESIGNED			
11810 W Market Place	27,364 SF LEED GOLD				
Medical Office Specifications					
LEED	Designed & Certified				
Suite Sizes	2,500 up to 38,772 SF				
Parking	5 spaces per 1,000 SF				
Elevator	Yes				
Accessibility	Automatic				
HVAC	Gas, VAV				
Lease Type	Full Service				





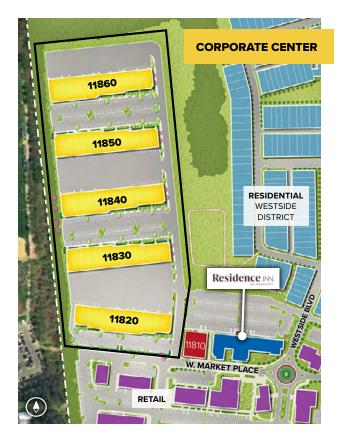




# **Corporate Center**

Flex/R&D • Five buildings totaling 210,100 Sq. Ft.

Maple Lawn Corporate Center						
11820 West Market Place	39,620 SF	LEED SILVER				
11830 West Market Place	42,620 SF	LEED GOLD				
11840 West Market Place	42,620 SF	LEED GOLD				
11850 West Market Place	42,620 SF	LEED GOLD				
11860 West Market Place	42,620 SF	LEED GOLD				
Flex/R&D Specifications						
LEED	Certified					
Suite Sizes	2,520 up to 42,620 SF					
Ceiling Height	16 ft. clear minimum					
Parking	4 spaces per 1,000 SF					
Heat	Gas					
Construction	Brick on block					
Loading	Dock or drive-in					
Zoning	MXD-3					





Inline Retail • 17,000± Sq. Ft.

Over 120,000 square feet of retail space supports Maple Lawn and the surrounding communities. A new 17,000 square foot building is planned for development in the Midtown District with easy acess and visibility.







#### **Traffic Counts (MDOT)**

US 29 at Johns Hopkins Road: 70,520 vehicles/day

Scaggsville Rd (MD 216) at Maple Lawn Blvd: 24,266 vehicles/day

#### **Demographics**

	1 Mile	3 Miles	5 Miles
Population	7,953	37,378	173,216
Avg. Household Income	\$295,836	\$247,976	\$180,035







#### **Maple Lawn Amenity Center**

8160 Maple Lawn Boulevard • Suite 100

The Maple Lawn Amenity Center serves as an gathering place where friends can meet for lunch, settle in for a few moments away from your desk next to the fireplace or nook.

Enjoy a game of ping pong, maybe a shuffleboard play with your colleagues, or rent the space to host private training seminars or celebrations.



#### **Amenity Center Lounge**

- Kitchenette with sink
- Complimentary coffee bar and bottle filler
- Variety of soft seating and casual gathering areas
- Three flat screen televisions
- Indoor putting green, shuffleboard and ping pong table

#### **Amenity Center Training Room**

- Fully enclosed, classroom-style facility available for rent
- Modular seating for up to 50 individuals
- Integrated AV for virtual meetings
- Three large flat screen displays
- Acoustic wall treatment for enhanced privacy during event



#### **Contact Us**

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Master Developer:





