Melford
TOWN CENTER

Bowie, MD 20715

ST. JOHN PROPERTIES

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

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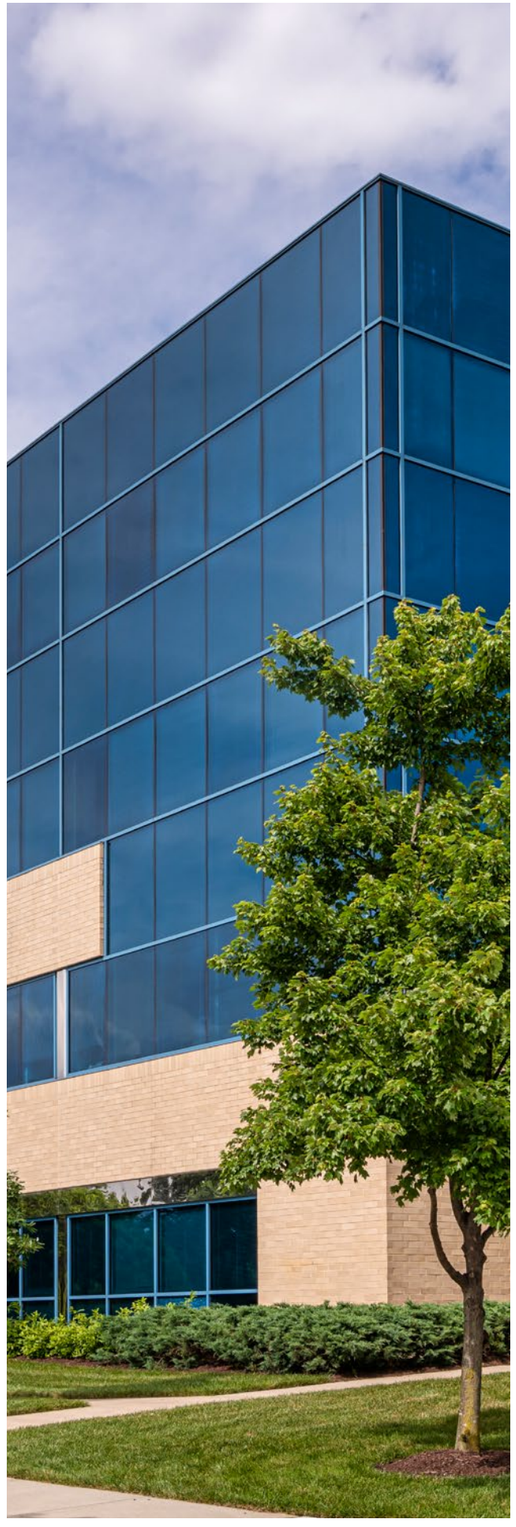

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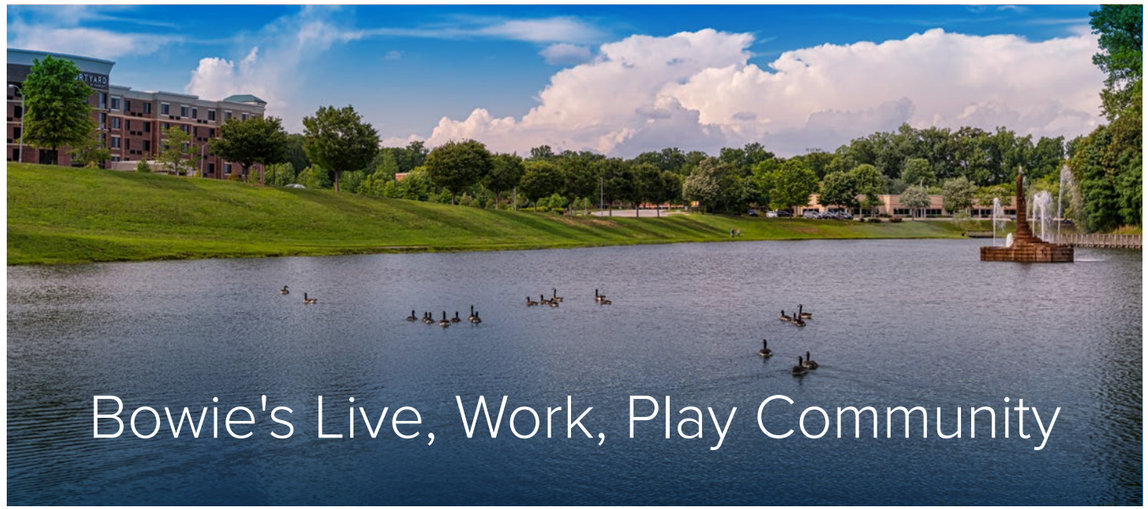


About Melford Town Center

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

*Learn more at **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	LEED SILVER
17251 Melford Boulevard	27,526 SF	
Multi-Story Class 'A' Office Specifications		
LEED *(on select buildings)*	Certified Silver	
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: 1st Floor	Heat pump
HVAC: 2nd Floor	Gas
Zoning	EIA

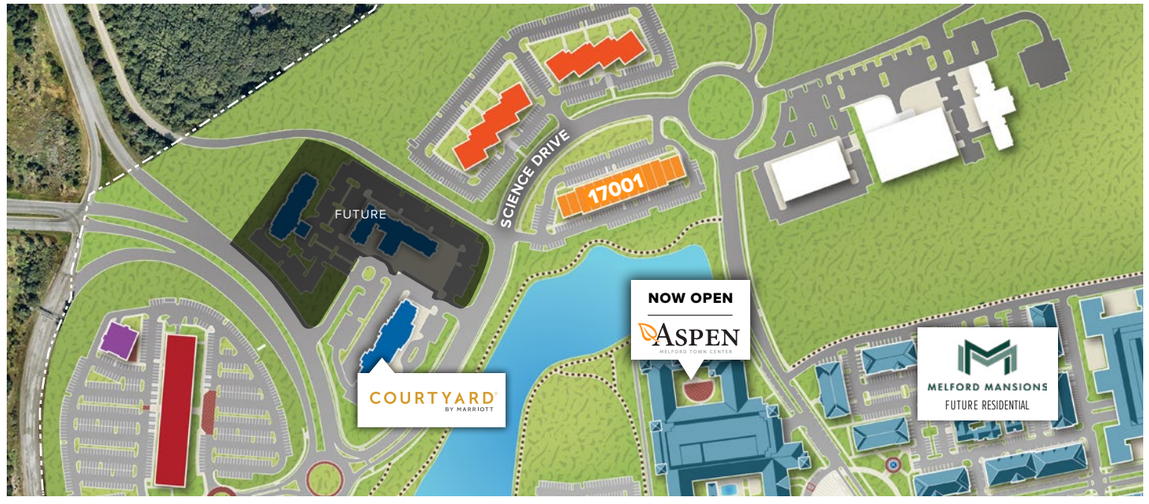
Single-Story Office

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	LEED SILVER
17301 Melford Boulevard	36,120 SF	LEED SILVER

Flex/R&D Specifications	
LEED *(on select buildings)*	Certified Gold & Silver
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	
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	

Aspen at Melford Town Center: Now Open

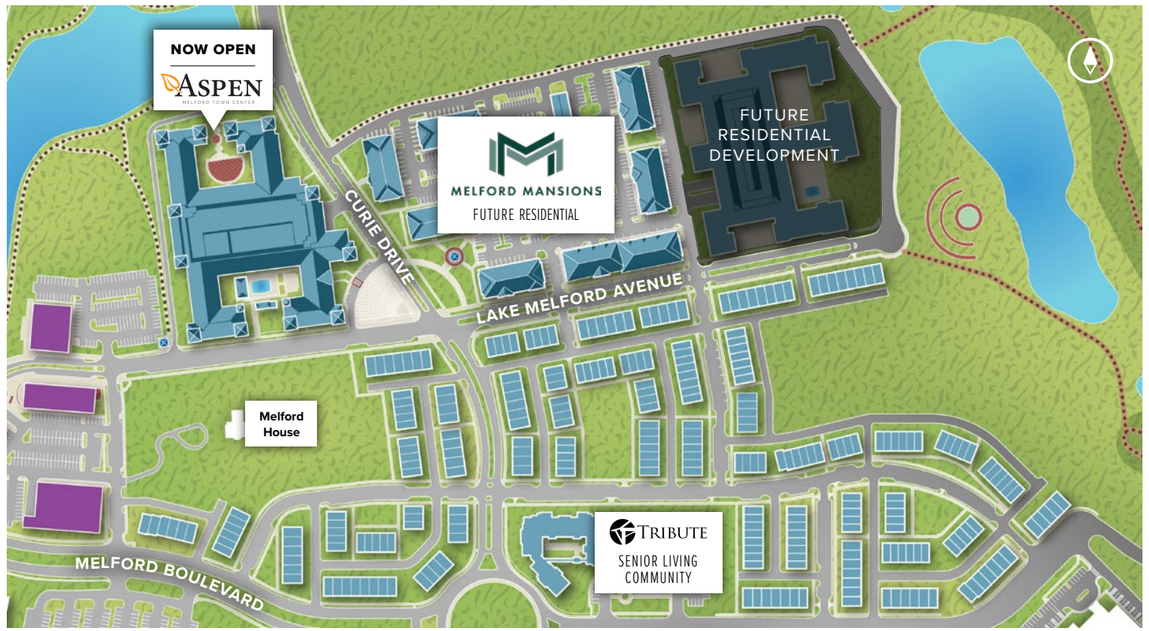
Residential

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***

Tribute at Melford Town Center



Melford
TOWN CENTER

PRODUCT LEGEND

COMMERCIAL		
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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

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

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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 multifamily space nationwide.

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