

**Convenient to Washington/Annapolis/
Baltimore Markets**

A modern and advanced highway network, including US Rt. 50 and MD Rt. 3/301, provides easy connections from Melford to all points in the Baltimore-Washington metropolitan area. The park is surrounded by a variety of business amenities, hotels and regional shopping centers, as well as restaurants at all price points.

Melford is conveniently located in Bowie in Prince George’s County at the intersection of US Rt. 50 and MD Rt. 3/301, with easy access to I-495/I-95.

Distances to:

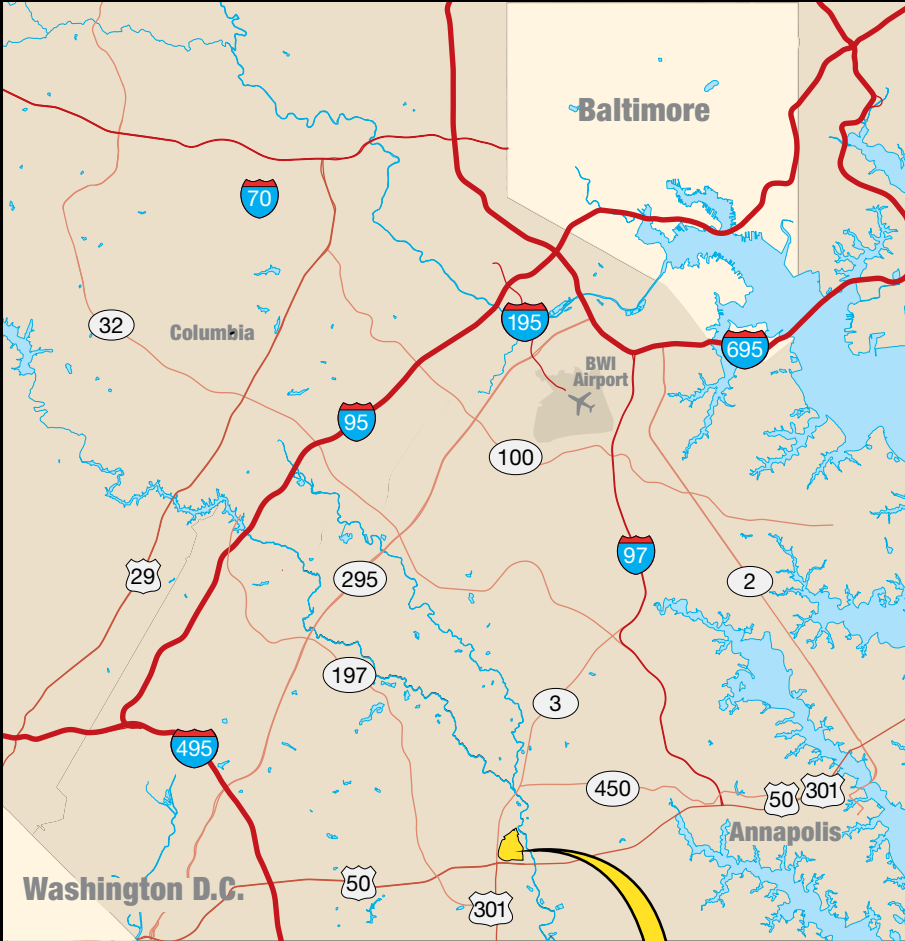
- Annapolis (Downtown) 13 miles
- Baltimore (Downtown) 25 miles
- BWI Airport..... 18 miles
- Columbia (Downtown)..... 25 miles
- Interstate 495 (Capital Beltway) 8 miles
- Interstate 695 (Baltimore Beltway) .. 20 miles
- Reagan National Airport..... 24 miles
- Washington, D.C. (Downtown) 20 miles

About St. John Properties

St. John Properties, Inc., is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed nearly 17 million square feet of commercial real estate, including R&D/ flex, warehouse, office and retail space in Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Utah, Virginia and Wisconsin. It has also successfully developed a number of mixed-use communities.



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs.



**ST. JOHN**
PROPERTIES

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MD • CO • LA • NV • PA • UT • VA • WI

Melford

Bowie, MD 20715



**ST. JOHN**
PROPERTIES

About Melford

Melford is a 466-acre comprehensive mixed-use community located at US Rt. 50 and MD Rt. 3/301 in Bowie, midway between Annapolis and Washington, D.C. To date St. John Properties has constructed over 1 million sq. ft. of office and R&D/Flex space at Melford.

Melford includes more than 284,000 sq. ft. of R&D/flex space, with the potential for an additional 168,000 sq. ft. of R&D/flex space.

The park contains more than 439,000 sq. ft. of office space, with the potential for more than 1.7 million sq. ft. of additional office space. Suites are available in two- and four-story Class “A” buildings, as well as single- and two-story office buildings with direct access.

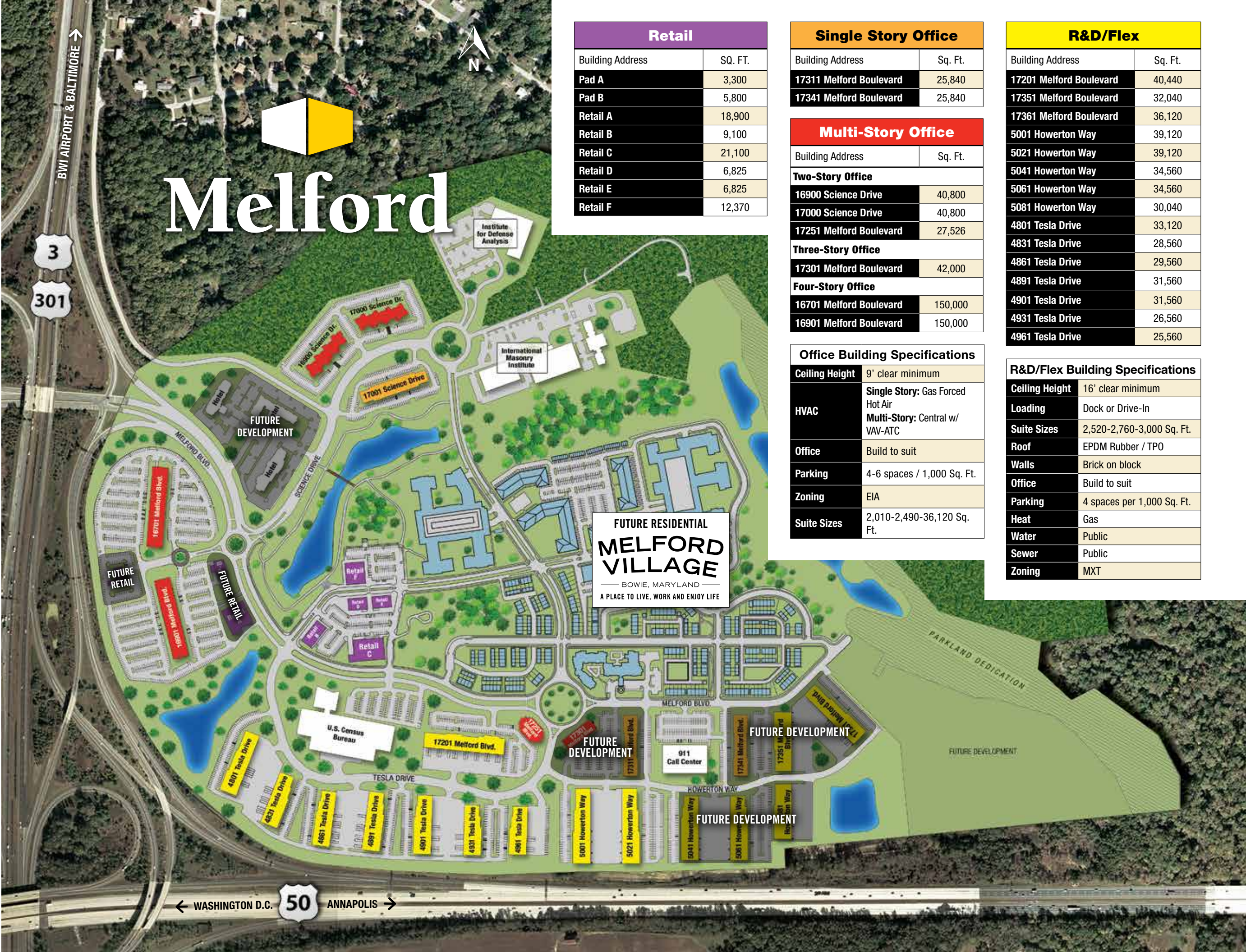
More than 64,000 sq. ft. of retail space at Melford can support a variety of uses, including restaurants and business and consumer services. Plans call for three on-site hotels.

Campus-Like Environment

Melford unified architecture, featuring an inter-connected trail system, two man-made lakes and a variety of space offerings, provides the park a campus-like business environment. Tenant sizes from 2,520 to 155,000 sq. ft. of space offer businesses straightforward, economical and high-utility space in a covenant protected, well-maintained atmosphere.

Free, generous parking is available throughout Melford, both adjacent to the buildings and in the planned multi-tier parking deck. In addition, an on-site Internet backbone drop provides unlimited bandwidth to local Internet gateways.

St. John Properties features an in-house and fully staffed property management division to ensure that its buildings continually operate at peak performance and looks as good “20 years from now as the day you first moved in.”



Melford

Retail	
Building Address	SQ. FT.
Pad A	3,300
Pad B	5,800
Retail A	18,900
Retail B	9,100
Retail C	21,100
Retail D	6,825
Retail E	6,825
Retail F	12,370

Single Story Office	
Building Address	Sq. Ft.
17311 Melford Boulevard	25,840
17341 Melford Boulevard	25,840

Multi-Story Office	
Building Address	Sq. Ft.

Two-Story Office	
16900 Science Drive	40,800
17000 Science Drive	40,800
17251 Melford Boulevard	27,526

Three-Story Office	
17301 Melford Boulevard	42,000

Four-Story Office	
16701 Melford Boulevard	150,000
16901 Melford Boulevard	150,000

Office Building Specifications	
Ceiling Height	9' clear minimum
HVAC	Single Story: Gas Forced Hot Air Multi-Story: Central w/ VAV-ATC
Office	Build to suit
Parking	4-6 spaces / 1,000 Sq. Ft.
Zoning	EIA
Suite Sizes	2,010-2,490-36,120 Sq. Ft.

R&D/Flex	
Building Address	Sq. Ft.
17201 Melford Boulevard	40,440
17351 Melford Boulevard	32,040
17361 Melford Boulevard	36,120
5001 Howerton Way	39,120
5021 Howerton Way	39,120
5041 Howerton Way	34,560
5061 Howerton Way	34,560
5081 Howerton Way	30,040
4801 Tesla Drive	33,120
4831 Tesla Drive	28,560
4861 Tesla Drive	29,560
4891 Tesla Drive	31,560
4901 Tesla Drive	31,560
4931 Tesla Drive	26,560
4961 Tesla Drive	25,560

R&D/Flex Building Specifications	
Ceiling Height	16' clear minimum
Loading	Dock or Drive-In
Suite Sizes	2,520-2,760-3,000 Sq. Ft.
Roof	EPDM Rubber / TPO
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water	Public
Sewer	Public
Zoning	MXT

FUTURE RESIDENTIAL
MELFORD VILLAGE
— BOWIE, MARYLAND —
A PLACE TO LIVE, WORK AND ENJOY LIFE