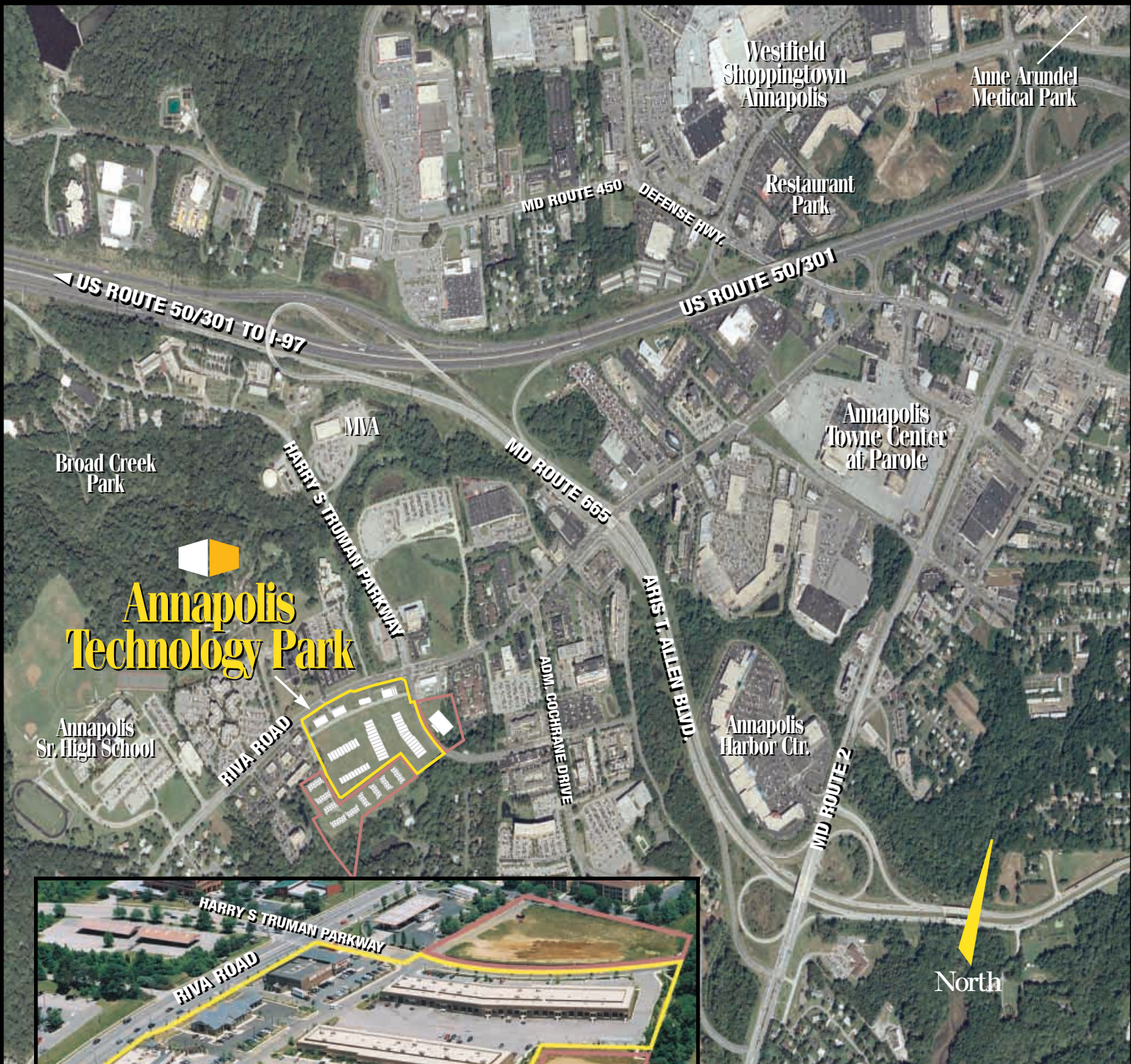


Annapolis Technology Park



ST. JOHN
PROPERTIES



**Annapolis
Technology Park**

Annapolis Sr. High School

Broad Creek Park

Westfield Shoppingtown Annapolis

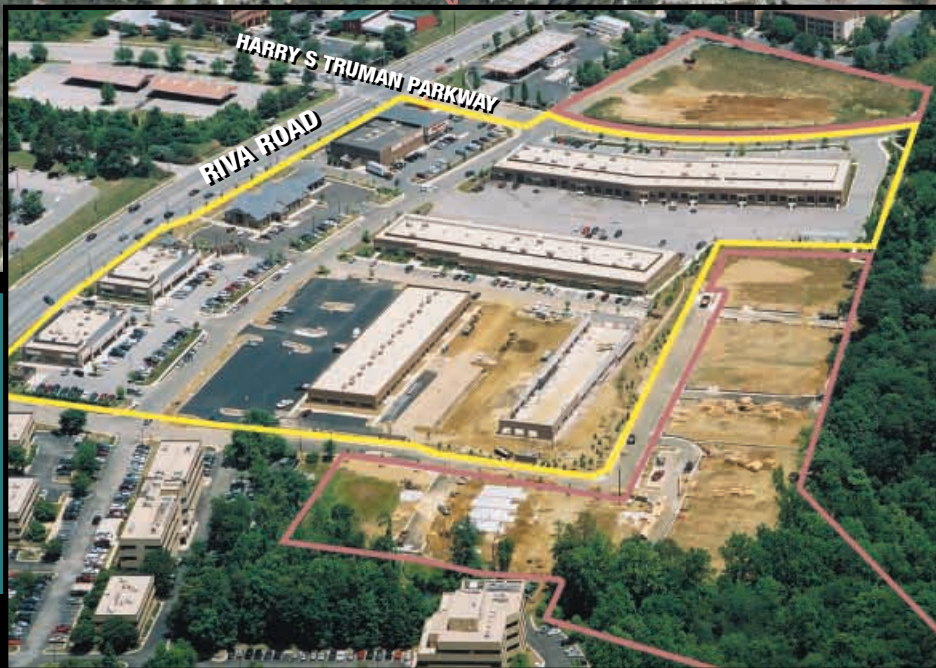
Anne Arundel Medical Park

Restaurant Park

Annapolis Towne Center at Parole

Annapolis Harbor Ctr.

North



Annapolis Technology Park is conveniently located near a variety of business amenities, shopping centers and restaurants, as well as a diverse residential area featuring both mature and new communities. The Park draws from a highly-educated and talented labor pool throughout the Baltimore-Washington market. As seen from this aerial, Annapolis Technology Park is seconds from MD Route 50, Interstate 97, Westfield Shoppingtown Annapolis and Annapolis Town Centre at Parole. The Anne Arundel Medical Center and Annapolis City Dock are just minutes away.

All About Annapolis Technology Park

Annapolis Technology Park is a project of St. John Properties, Inc., a full-service real estate company headquartered in Baltimore, MD and founded in 1971. The 29-acre mixed-use community is located at the intersection of Riva Road and Harry S Truman Parkway, just immediately south of MD Route 50. Other St. John Properties' projects located within close proximity of the Park include Annapolis Corporate Center and 888 Bestgate Road.

The unified architecture of St. John Properties' six buildings, comprising approximately 130,000 square feet of office, flex and retail space, provides Annapolis Technology Park a campus-like business environment.

Tenant sizes from 1,800 square feet to 40,200 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. The flex/office buildings feature thirty foot wide spaces combined with 16 foot high ceiling heights, offering maximum flexibility. Free, generous parking is available adjacent to the buildings.

St. John Properties features an in-house and fully-staffed property management division to ensure that the building continually operates at peak performance and looks as good "20 years from now, as the day you first moved in."

Mixed-Use Features

Included within Annapolis Technology Park are two free-standing retail uses, containing a full-service pharmacy, and a bank, and two 8,100 square foot restaurant/services buildings.

The site also includes 49 luxury townhouses known as Vineyards of Annapolis, positioned on the southeast corner of the business community.

Convenient to Baltimore-Washington Common Market

Annapolis Technology Park is conveniently located at the intersection of Riva Road and Harry S Truman Parkway, with easy access to MD Route 50 and Interstate 97. This Anne Arundel County location, positioned less than five miles from downtown Annapolis, offers quick and easy connections to the greater Baltimore and Washington, D.C. market areas, as well as Columbia and the Baltimore-Washington International Airport.

Downtown Annapolis	4 miles
Downtown Baltimore	25 miles
BWI Airport	15 miles
Interstate 695 (Baltimore Beltway)	20 miles
Interstate 95	15 miles
Interstate 97	2 miles
Interstate 495 (Capital Beltway)	17 miles
MD Route 295 (Balto.-Wash. Parkway)	18 miles



Annar



opolis Technology Park



Office Building Specifications

Ceiling Height 9'6" clear minimum
HVAC Gas forced hot air
Office Designed and Built to Suit
Parking 5 spaces per 1,000 Sq.Ft.
Zoning C-2 and W-1 (Parole Town Center)
Suite Sizes 1800-2400
Zip Code 21401

Office Buildings

2629 Riva Road 24,000 Square Ft.
2635 Riva Road 18,000 Square Ft.

Flex Building Specifications

Ceiling Height 16' clear minimum
Loading Dock or Drive-In
Bay Sizes 2520-2760-3000 Sq.Ft.
Roof EPDM Rubber
Walls Brick on block
Office Build to suit
Parking 4 spaces per 1,000 Sq.Ft.
Heat Gas
Water Public
Sewer Public
Zip Code 21401

Flex Building

304 Harry S Truman Parkway 34,560 Square Ft.

Flex/Retail Building

302 Harry S Truman Parkway 40,208 Square Ft.

Retail Buildings

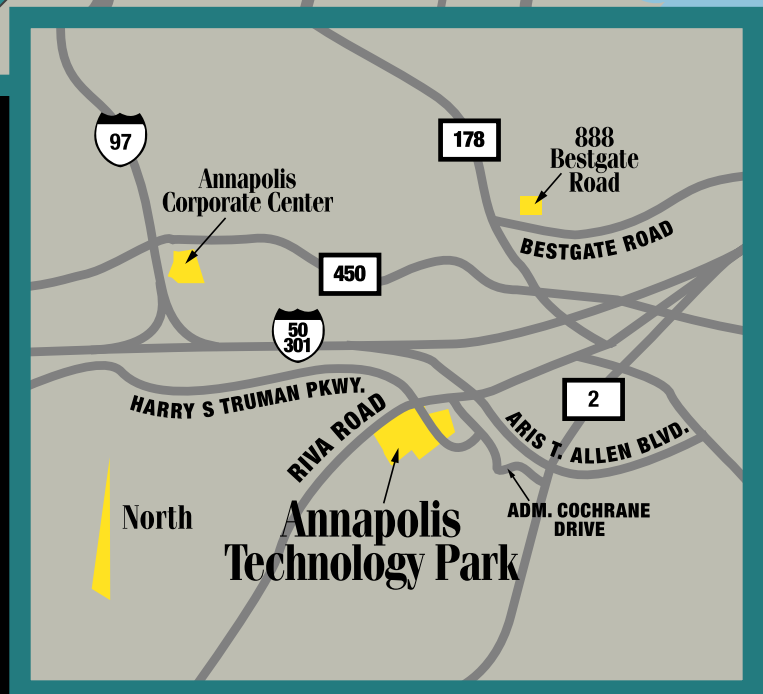
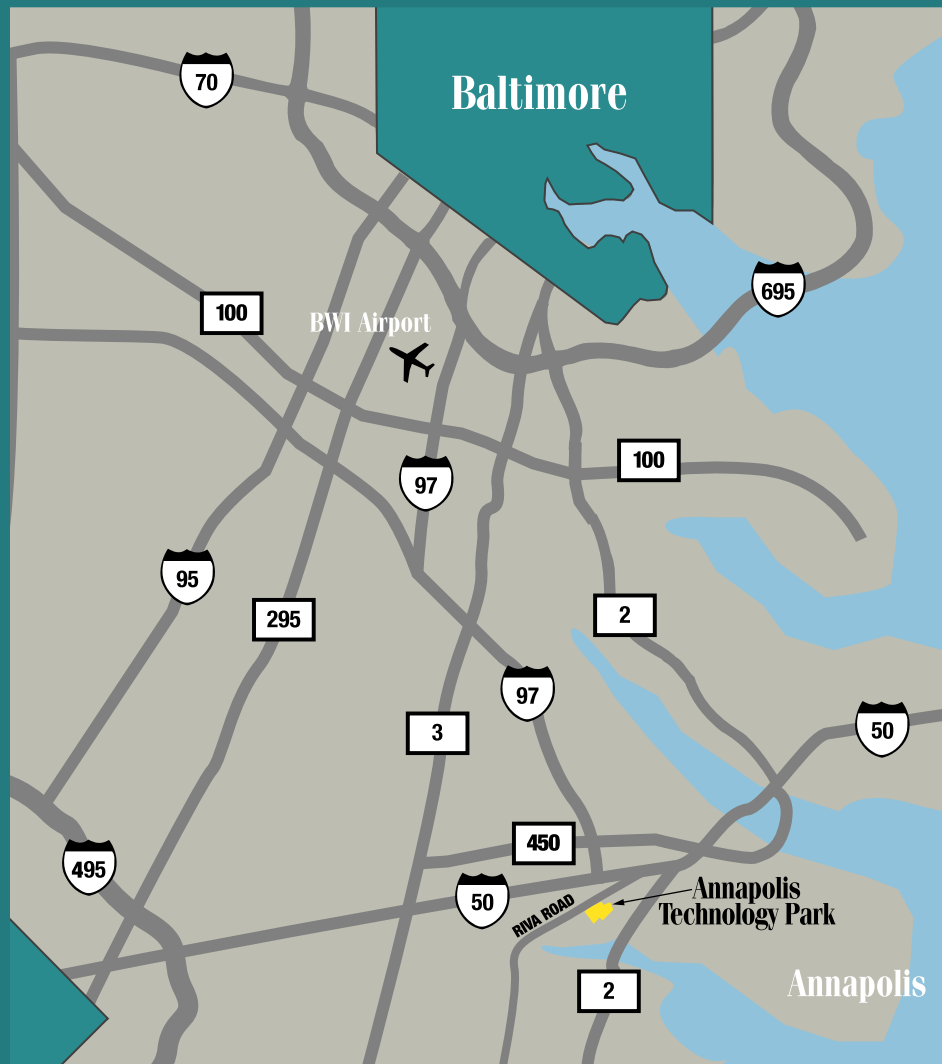
2625 Riva Road 8,125 Square Ft.
2641 Riva Road 8,125 Square Ft.



Convenient to the Annapolis Metropolitan Area

A modern and advanced highway network, including Interstate 97 and MD Route 50 provides easy connections from Annapolis Technology Park to all points in the Baltimore-Washington metropolitan area and downtown Annapolis.

Annapolis Technology Park is a project of St. John Properties, Inc., a full-service real estate company that owns and has developed more than 10 million square feet of flex, warehouse, office and retail space in the Baltimore metropolitan region since 1971. St. John Properties also owns and has developed an additional one million square feet of space in Colorado, Louisiana, Virginia and Wisconsin.



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Maryland · Colorado · Louisiana · Virginia · Wisconsin