



Route 100 Tech Park

1741-1747 Dorsey Road

Hanover, MD 21076



About Route 100 Tech Park

Route 100 Tech Park is a mixed-use business and retail community located in Anne Arundel County at the intersection of Dorsey Road and Coca Cola Drive in Hanover, Maryland.

The unified architecture of St. John Properties' planned four buildings, comprising approximately 125,000 square feet of office, flex/R&D and retail space, provide Route 100 Tech Park a campus-like business environment. Tenant sizes from 2,455 square feet to 48,120 square feet. of space will offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Free, generous parking is available.

The retail component of Route 100 Tech Park consists of 10,725 square feet of space featuring frontage on Dorsey Road.

St. John Properties features an in-house and fully-staffed property management division, to ensure that each building continually operates at peak performance.



DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	1,992	49,230	141,214
Avg. Household Income	\$116,390	\$119,725	\$118,002



FLEX / R&D SPACE

FLEX / R&D BUILDINGS

1745 Dorsey Road	48,120 SF	LEED SILVER DESIGNED
1747 Dorsey Road	42,120 SF	LEED SILVER DESIGNED

FLEX / R&D SPECIFICATIONS

LEED	Core & Shell
Suite Sizes	2,520 - 48,120 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W-1



SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS

1743 Dorsey Road	24,190 SF	LEED GOLD
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SINGLE-STORY OFFICE SPECIFICATIONS

LEED	Core & Shell
Suite Sizes	2,455 - 10,989 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Zoning	W-1



RETAIL SPACE

RETAIL BUILDING

1741 Dorsey Road	10,725 SF
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Route 100 Tech Park



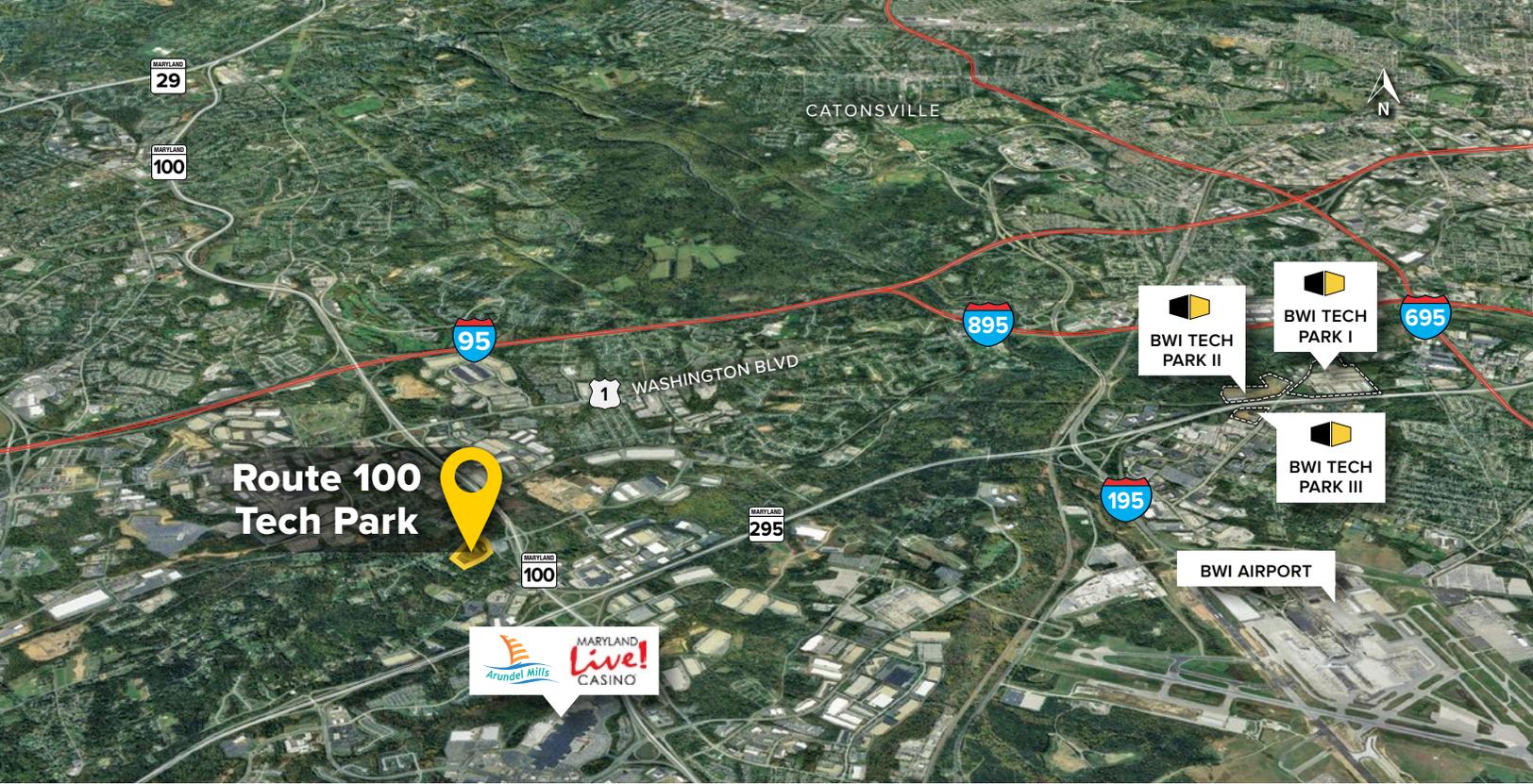
BWI THURGOOD
MARSHALL
INTERNATIONAL
AIRPORT



COCA COLA DRIVE

DORSEY ROAD





Distances to:

Annapolis (Downtown)	25 miles
Arundel Mills Mall	2 miles
Baltimore (Downtown)	12 miles
BWI Airport	5 miles
Columbia, MD	10 miles
Fort Meade/NSA	5 miles
I-95	2 miles
I-695 (Baltimore Beltway)	6 miles
MD Route 97	6 miles
MD 295 (Balto.-Wash. Pkwy)	0.5 miles
Washington, D.C. (Downtown)	28 miles



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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 more than 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.

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