



BWI Tech Park

West Nursery Road at MD 295
 Linthicum, MD 21090





About BWI Tech Park

BWI Tech Park is a 156-acre business community in Anne Arundel County, located along West Nursery Road off MD 295. The project has immediate access to BWI Airport, Glen Burnie, Baltimore, and nearby communities. The business park is located just minutes from I-695 and only 8 miles from Baltimore City.

The business park includes multi and single-story Class 'A' office, flex/R&D, retail and self-storage space. The multi-story Class 'A' office building contains a striking, spacious lobby with elevators and expansive views from the top floor. Single-story office buildings feature direct-entry suites with nine-foot ceiling heights. The flex/R&D buildings include sixteen-foot ceiling heights with dock and drive-in loading available.

The retail component at BWI Tech Park provides tenants with a wide array of amenities, including restaurants, convenience stores, and other services. The community also includes a 936-unit self-storage facility managed by Extra Space Storage.



BWI Tech Park at a glance	
COMMERCIAL SPACE	
118,357 SF	Multi-Story Class 'A' Office
163,260 SF	Single-Story Office
619,200 SF	Flex/R&D
42,841 SF	Retail
936 UNITS	Self-Storage
2+ Miles	Walking Paths

About St. John Properties

- Owns and manages more than 25 million square feet of commercial real estate including office, flex/R&D, retail, warehouse and residential space.
- Real estate investments valued at more than \$5 billion.
- Serving more than 2,700 satisfied clients.
- Maintains full complement of in-house resources, including land development, property management, construction, space planning, tenant improvement, financial analysis, leasing, marketing and acquisition.

For more information on BWI Tech Park, visit: sjpi.com/bwitech



BWI Tech Park contains 42,840 square feet of retail space, including two inline buildings and three pad sites. Pad site tenants include Cracker Barrel, Lakson Mart, and Royal Farms. Over 60,000 people reside in a 3-mile radius with an average household income of over \$125,000 annually.



Inline Retail Space

802 Pinnacle Drive

Suites 100-101	Mahana Fresh	2,386 SF
Suites 102-103	Park Wine & Spirits	1,613 SF
Suites 104-105	Blue Sky Nails & Spa	2,618 SF
Suite 106	AVAILABLE	1,309 SF
Suites 107-109	El Toro Bravo	4,090 SF

806 Pinnacle Drive

Suites 100-109	AVAILABLE	13,325 SF
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Pad Sites

500 Progress Drive

Lakson Mart	5,025 SF
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803 Pinnacle Drive

Royal Farms	5,166 SF
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1520 W. Nursery Road

Cracker Barrel	6,000 SF
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Demographics

	3 Miles	5 Miles	7 Miles
Households	22,780	79,126	221,026
Population	60,836	209,834	546,696
Avg. Household Income	\$131,720	\$118,750	\$121,953

Traffic Counts (MDOT)

MD 295 at W Nursery Road: 109,400 vehicles/day

W Nursery Road & Pinnacle Drive: 16,302+ vehicles/day



Distances to:

MD 295	0.1 mile
BWI Airport	2 miles
Interstate 695 (Baltimore Beltway)	3 miles
Arundel Mills Mall	4 miles
MD 100	4 miles
Baltimore, MD (Downtown)	8 miles
Columbia, MD	12 miles
Interstate 495 (Capital Beltway)	19 miles
Annapolis, MD (Downtown)	22 miles

Contact Us

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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.

Connect with us @stjohnprop



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