



Windsor Corporate Park

Windsor Boulevard and Lord Baltimore Drive
Windsor Mill, MD 21244



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

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About Windsor Corporate Park

Windsor Corporate Park is an 86-acre business community located off Beltway Exit 17 (Security Boulevard). The unified architecture of St. John Properties' 12 buildings, comprising more than 449,347 square feet of office, flex/R&D, and retail space, provides Windsor Corporate Park with a campus-like environment. Tenant sizes from 2,250 square feet to 59,217 square feet of space offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

The retail component of Windsor Corporate Park contains a Subway, Buongiorno Restaurant, Alessandro's Deli, Lake Trout, Pronails and Skincare, Dunkin' Donuts, Baskin Robbins, Dogwood Liquors, a dry cleaners, and a barber shop. Windsor Corporate Park is just minutes from a wide range of restaurants and retailers in the Windsor Mill area.

Visit sjpi.com/windsorcorporate to learn more



Two-Story Class 'A' Office Space

2560 Lord Baltimore Drive 71,000 SF

Two-Story Office Specifications

LEED	Gold Core & Shell
Suite Sizes	2,250 up to 71,000 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat: 1st Floor	Heat pump
Heat: 2nd Floor	Gas
Elevator	Yes
Zoning	ML-IM

Flex/R&D Space

2505 Lord Baltimore Drive 42,120 SF

2525 Lord Baltimore Drive 36,120 SF

2545 Lord Baltimore Drive 36,120 SF

2555 Lord Baltimore Drive 42,000 SF

2605 Lord Baltimore Drive 38,400 SF

2520 Lord Baltimore Drive 57,240 SF

2622 Lord Baltimore Drive 19,800 SF

2624 Lord Baltimore Drive 31,080 SF

7152 Windsor Boulevard 59,217 SF

Flex/R&D Specifications

Suite Sizes	2,400 up to 59,217 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4-5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Construction	Brick on block
Loading	Dock or drive-in
Zoning	ML-IM

Inline Retail Space

6860 Dogwood Road 8,125 SF

6900 Dogwood Road 8,125 SF



7152 Windsor Boulevard
59,217 SF Flex/R&D

FBI BALTIMORE
FIELD OFFICE



2560 Lord Baltimore Drive
71,000 SF
St. John Properties HQ



2605 Lord Baltimore Drive
38,400 SF

2555 Lord Baltimore Drive
42,000 SF

2520 Lord Baltimore Drive
57,240 SF

2545 Lord Baltimore Drive
36,120 SF

2525 Lord Baltimore Drive
36,120 SF

2505 Lord Baltimore Drive
42,120 SF

6900 Dogwood Road
8,125 SF

6860 Dogwood Road
8,125 SF

DOGWOOD ROAD

Windsor Corporate Park Site Plan

- ▶ 2 Miles to Interstate 695
- ▶ 4 Miles to Interstate 70



Distances to:

Interstate 695 (Baltimore Beltway)	2 miles
Interstate 795	3 miles
Interstate 70	4 miles
Owings Mills, MD	5 miles
Interstate 95	7 miles
Towson, MD	8 miles
Baltimore, MD (Downtown)	9 miles
Interstate 83	9 miles
Columbia, MD	10 miles
BWI Airport	11 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

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

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

Connect with us @stjohnprop



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