

New Business Community | Now Leasing

OVER 600K SF OF SPACE SLATED FOR DEVELOPMENT



Lexington Exchange

Three Notch Road (MD Route 235) at Oak Crest Road
California, MD 20619



NAIOP
COMMERCIAL REAL ESTATE
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NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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About Lexington Exchange

- ▶ Outstanding new 140-acre mixed use business community located along Three Notch Road (Route 235) near Patuxent Beach Road (MD Route 4)
- ▶ Ideal location for defense contractors, with quick connections to both Patuxent Naval Air Station and the University of Maryland Academic and Innovation Center/Unmanned Aircraft Test site at St. Mary's County Regional Airport
- ▶ Flexible suite sizes ranging from 2,500 square feet up to 60,120 square-foot with full-building opportunities for office, flex/R&D, and warehouse uses
- ▶ Future development plans for over 600,000 square feet provide expansion opportunities
- ▶ Walking distance to a wide array of retail amenities

For more information on Lexington Exchange, visit: sjpi.com/lexingtonexchange



Flex/R&D Space

23566 Oak View Road	28,560 SF	LEED CERTIFIED
23567 Oak View Road	45,120 SF	LEED CERTIFIED
23619 Oak View Road	45,120 SF	LEED CERTIFIED
23647 Oak View Road	33,120 SF	LEED DESIGNED
23665 Oak View Road	47,160 SF	LEED DESIGNED
23705 Oak View Road	39,120 SF	LEED DESIGNED
23723 Oak View Road	42,120 SF	LEED DESIGNED
Building H	51,120 SF	
Building I	60,120 SF	
Building J	42,120 SF	
Building K	45,120 SF	FUTURE
Building L	33,120 SF	FUTURE
Building M	29,040 SF	FUTURE
Building N	33,120 SF	FUTURE
Building O	32,040 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,500 up to 60,120 SF
Ceiling Height	18 ft. clear height
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Construction	Brick on block
Loading	Drive-in & dock loading
Zoning	MXM

Traffic Count (MDOT)

Three Notch Road (Route 235): 35,020 vehicles/day

Patuxent Beach Road (Route 4): 29,217 vehicles/day

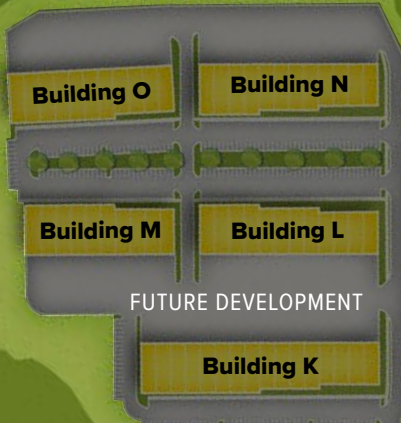
Demographics

	3 Miles	5 Miles	10 Miles
Population	23,913	47,391	109,094
Avg. Household Income	\$163,307	\$157,658	\$161,288



Lexington Exchange

SITE PLAN



OAK VIEW ROAD

TO PATUXENT NAVAL AIR STATION ➔

WILDEWOOD CENTER



BOLLYWOOD MASALA



THREE NOTCH ROAD





Distances to:

Patuxent Naval Air Station	5 miles
Interstate 495 (Capital Beltway)	49 miles
Interstate 97	58 miles
Annapolis, MD (Downtown)	62 miles
Washington, D.C.	62 miles
Interstate 95	75 miles
BWI Airport	79 miles
Baltimore, MD (Downtown)	84 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.

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