



Liberty Exchange

Exchange Drive at Liberty Road
Eldersburg, MD 21784



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

SJPI.COM | 410.788.0100



About Liberty Exchange

Liberty Exchange is a 52-acre Carroll County mixed-use business community located near the intersection of MD Routes 32 and 26 (Liberty Road) in Eldersburg, Maryland.

Liberty Exchange is comprised of eleven buildings, totaling more than 295,900 square feet of office, flex/R&D and retail space. Tenant sizes from 1,183 square feet to 61,160 square feet of space offer businesses straight-forward, economical and high-utility space.

The retail component of Liberty Exchange can support more than 52,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.



Scan the QR code or visit
sjpi.com/libertyexchange
to learn 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. Founded in 1971 by Edward St. John and headquartered in Baltimore, Maryland, the company has developed and owns more than 25 million square feet of office, flex/research and development, warehouse, retail and multifamily space nationwide.

St. John Properties is a vertically-integrated real estate developer, and maintains an excellent credit history with no loan defaults. In 2018, the company was named The National Developer of the Year by NAIOP, the Commercial Real Estate Development Association.

Visit sjpi.com/about to learn more.

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



25+ MILLION
Square Footage
Owned & Managed



\$5.5+ BILLION
Real Estate
Investment Value



135+
Green, LEED-Certified
Buildings



2,700+
Clients Across
the Country



275+
Employees
Across the Country

*"We don't just believe in a **commitment to excellence**. We practice it every day."*

Edward St. John, Founder & Chairman



Liberty Exchange

SITE PLAN

Flex/R&D Buildings		
5965 Exchange Drive	61,160 SF	
5975 Exchange Drive	29,160 SF	
5977 Exchange Drive	29,160 SF	
Flex/R&D Building A	54,120 SF	FUTURE
Flex/R&D Specifications		
LEED	Certified Gold	
Suite Sizes	2,520 up to 61,160 SF	
Ceiling Height		
5965, 5975, 5977 Exchange Drive	16 ft. clear minimum	
Future Flex Building A	18 ft. clear height	
Parking	4 spaces per 1,000 SF	
Loading	Dock or drive-in	
Zoning	I-R	

Single-Story Office Buildings		
5961 Exchange Drive	24,480 SF	
5963 Exchange Drive	24,480 SF	
Future Office Building A	21,080 SF	FUTURE
Single-Story Office Specifications		
LEED	Certified Gold	
Suite Sizes	2,720 up to 24,480 SF	
Ceiling Height	10 ft. clear minimum	
Parking	5 spaces per 1,000 SF	
Zoning	I-R	

Retail Space		
Inline Buildings		
5957 Exchange Drive	16,645 SF	
5959 Exchange Drive	16,645 SF	
Future Retail A	9,507 SF	
Future Retail B	9,472 SF	
Pad Sites		
Convenience Store	3.13± Acres	



Scan the code to take a virtual tour, download floor plans and more!





Flex/R&D

Direct-Entry Flexible Space

Liberty Exchange will include four flex/R&D buildings, totaling more than 173,000 square feet of space. Tenant sizes from 2,520 to 61,160 square feet of space offer businesses straight-forward, economical and high-utility space.



Flex/R&D Buildings		
5965 Exchange Drive	61,160 SF	
5975 Exchange Drive	29,160 SF	
5977 Exchange Drive	29,160 SF	
Flex/R&D Building A	54,120 SF	FUTURE
Flex/R&D Specifications		
LEED	Certified Gold	
Suite Sizes	2,520 up to 61,160 SF	
Ceiling Height	16–18 ft. clear minimum	
Parking	4 spaces per 1,000 SF	
Loading	Dock or drive-in	
Zoning	I-R	





Single-Story Office

Direct-Entry Office

Single-story office buildings at Liberty Exchange offer direct-entry with 24/7 tenant access. Suites feature 10 ft. ceiling heights with free, on-site parking at a ratio of 5 spaces per 1,000 square feet.



Single-Story Office Buildings

5961 Exchange Drive	24,480 SF	
5963 Exchange Drive	24,480 SF	
Future Office Building A	21,080 SF	FUTURE

Single-Story Office Specifications

LEED	Certified Gold
Suite Sizes	2,720 up to 24,480 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Zoning	I-R





Inline Retail

High Visibility with Signage

The retail component of Liberty Exchange can support more than 52,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.

- ▶ Direct visibility and access off Liberty Road, with new traffic light and turn lane
- ▶ Serving 295,900 square foot business park as well as communities of Sykesville, Eldersburg, Woodbine and Gamber
- ▶ Attractive main street style retail design



Retail Space Availabilities		
5959 Exchange Drive		
Suites 100-102	Katana Sushi	3,162 SF
Suite 104	Subway	1,354 SF
Suite 106	Crimson Coward	1,453 SF
Suite 108	West End Hair Co.	1,372 SF
Suites 110-116	Fusion Dental	5,717 SF
Suite 118	Empire Cutz	1,648 SF
Suite 120	Bubbakoos Burritos	1,978 SF
5957 Exchange Drive		
Suites 101-106	Basta Pasta	6,896 SF
Suite 108	Norwood Ice Cream	1,266 SF
Suites 110-112	AVAILABLE	1,955 SF
Suite 114	Eldersburg Eye Care	2,050 SF
Suite 116-120	Kinara Indian Cuisine	4,519 SF
Future Retail Buildings		
Retail Building A		9,507 SF
Retail Building B		9,472 SF



Pad Site

3.13 Acres

Liberty Exchange includes a pad site up to 3.13± acres featuring frontage on Liberty Road.

- ▶ Seeking convenience stores/gas station
- ▶ Direct access off Liberty Road at new signalized intersection with visibility to over 27,471 vehicles/day
- ▶ Strong local demographics with 25,267 people residing within a 3-mile radius and an average annual household income of over \$188,115



Pad Sites

Convenience Store

3.13± Acres





Contact Us

For additional information or to schedule a tour, contact:

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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. 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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