



# Troy Hill Corporate Center

Rt. 1 near Rt. 100 & I-95

Elkridge, MD 21075

## About Troy Hill Corporate Center

Troy Hill Corporate Center is a 15-acre project of St. John Properties, Inc. The business community, contained within Troy Hill Commerce Center, is located on US Route 1, near MD Route 100, Interstate 95, and MD Route 295 just minutes from Baltimore-Washington International Airport.

The unified architecture of Troy Hill Corporate Center's four buildings, comprising 150,000 square feet of office and R&D/flex space, provides the Center a campus-like business environment. Tenant sizes from 2,280 square feet to 39,120 square feet offer businesses straight-forward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the building.

Nearby St. John Properties business parks (Arundel Overlook, BWI Commerce Park, BWI Technology Park, Cromwell Business Park, International Trade Center and Rt. 100 Tech Park) contain nearly 2.2 million square feet of R&D/flex and office space in close proximity to Troy Hill.



## FLEX / R&D SPACE

### SINGLE-STORY FLEX / R&D BUILDINGS

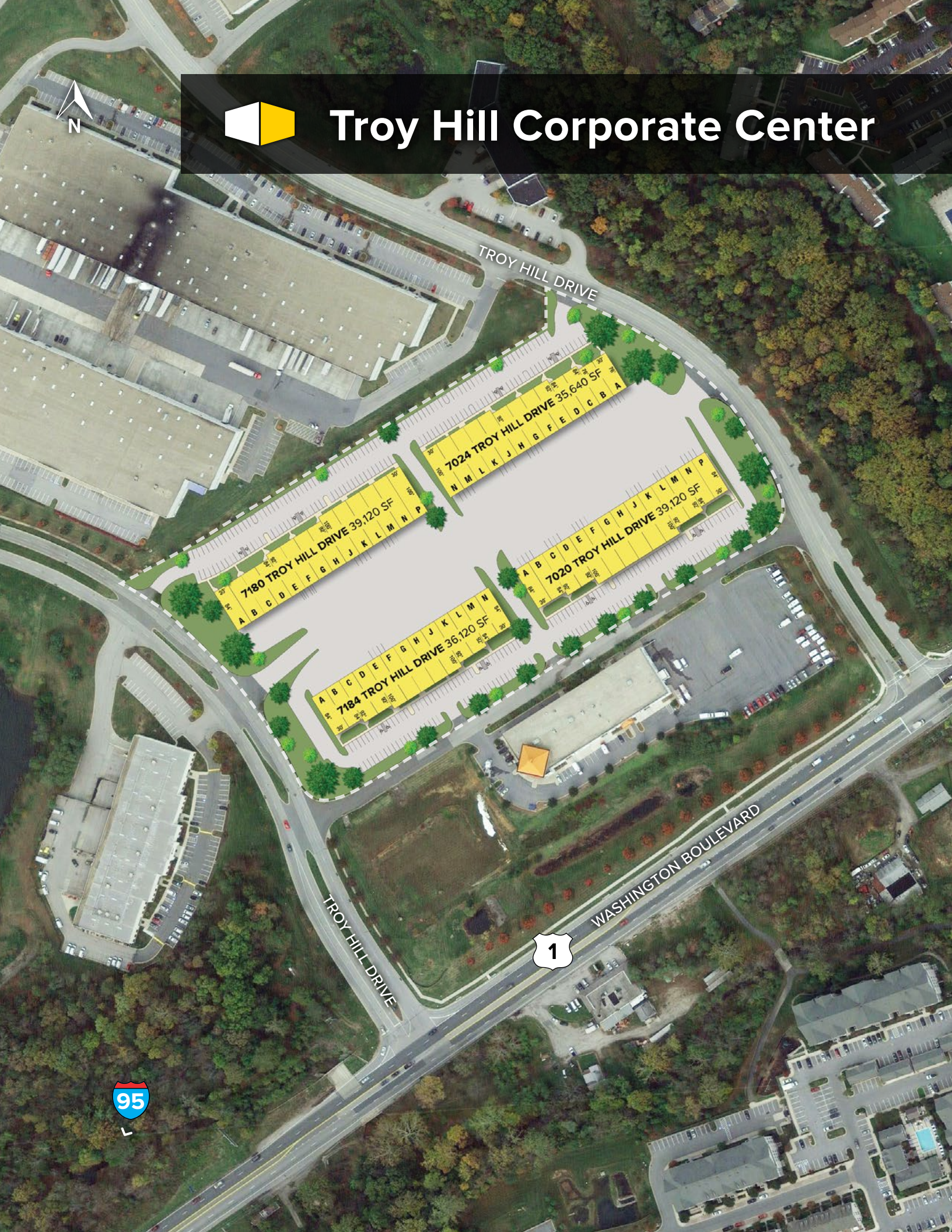
7020 Troy Hill Drive	39,120 SF
7024 Troy Hill Drive	35,640 SF
7180 Troy Hill Drive	39,120 SF
7184 Troy Hill Drive	36,120 SF

### FLEX / R&D SPECIFICATIONS

Suite Sizes	2,280-2,520-2,760-3,000 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	M-1



# Troy Hill Corporate Center



7024 TROY HILL DRIVE 35,640 SF  
N M L K J H G F E D C B A

7180 TROY HILL DRIVE 39,120 SF  
A B C D E F G H J K L M N P

7020 TROY HILL DRIVE 39,120 SF  
A B C D E F G H J K L M N P

7184 TROY HILL DRIVE 36,120 SF  
A B C D E F G H J K L M N





**Distances to:**

- Annapolis (Downtown).....25 miles
- Baltimore (Downtown).....10 miles
- BWI Airport.....6 miles
- Columbia, MD.....7 miles
- Interstate 495.....18 miles
- Interstate 695.....6 miles
- MD Route 295.....2 miles
- Washington D.C.....30 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.

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

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