

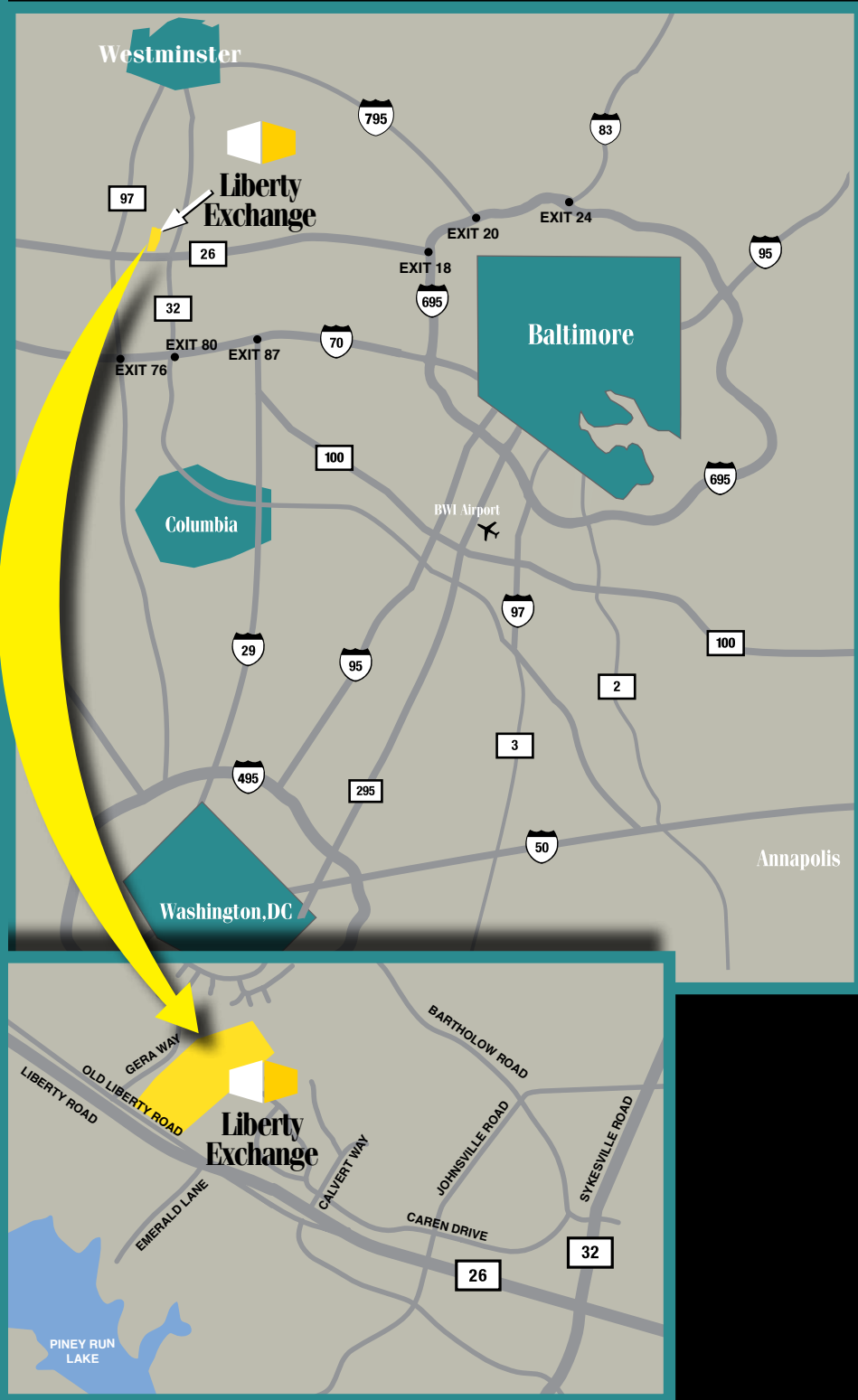
Strategic Location in Baltimore Market

Liberty Exchange is located in the southeast portion of Carroll County, approximately 25 miles from downtown Baltimore and 20 miles from Columbia. According to the Carroll County Department of Planning, Liberty Exchange is located in the election district with the highest population growth in the County.

More than 43,000 consumers reside within a five-mile radius of Liberty Exchange, with an average household income of more than \$103,000. The park draws from a highly-educated and talented labor pool throughout the Baltimore-Washington market.

All About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. In addition to Liberty Exchange, St. John Properties owns and manages more than 14 million square feet of commercial real estate throughout five states, including R&D/flex, office, warehouse and retail space.



Liberty Exchange

Eldersburg, Maryland



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Baltimore, Maryland 21244

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All About Liberty Exchange

Liberty Exchange is a project of St. John Properties, Inc., a full-service real estate company founded in 1971 and headquartered in Baltimore, Maryland. This 40-acre mixed-use business community is located near the intersection of MD Routes 32 and 26 (Liberty Road) in Carroll County in Eldersburg, Maryland.

The unified architecture of St. John Properties' planned 9 buildings, comprising more than 240,000 sq. ft. of office, R&D/flex and retail space, will provide Liberty Exchange a campus-like business environment. Tenant sizes from 2,380 square feet to 66,240 square feet of space will 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 (10 ft. for office) offer maximum flexibility. Free, generous parking is available adjacent to the building.

The retail component of Liberty Exchange can support nearly 50,000 square feet of space, including in-line merchant areas, a convenience store, a bank pad site and a restaurant pad site featuring frontage on Liberty Road.

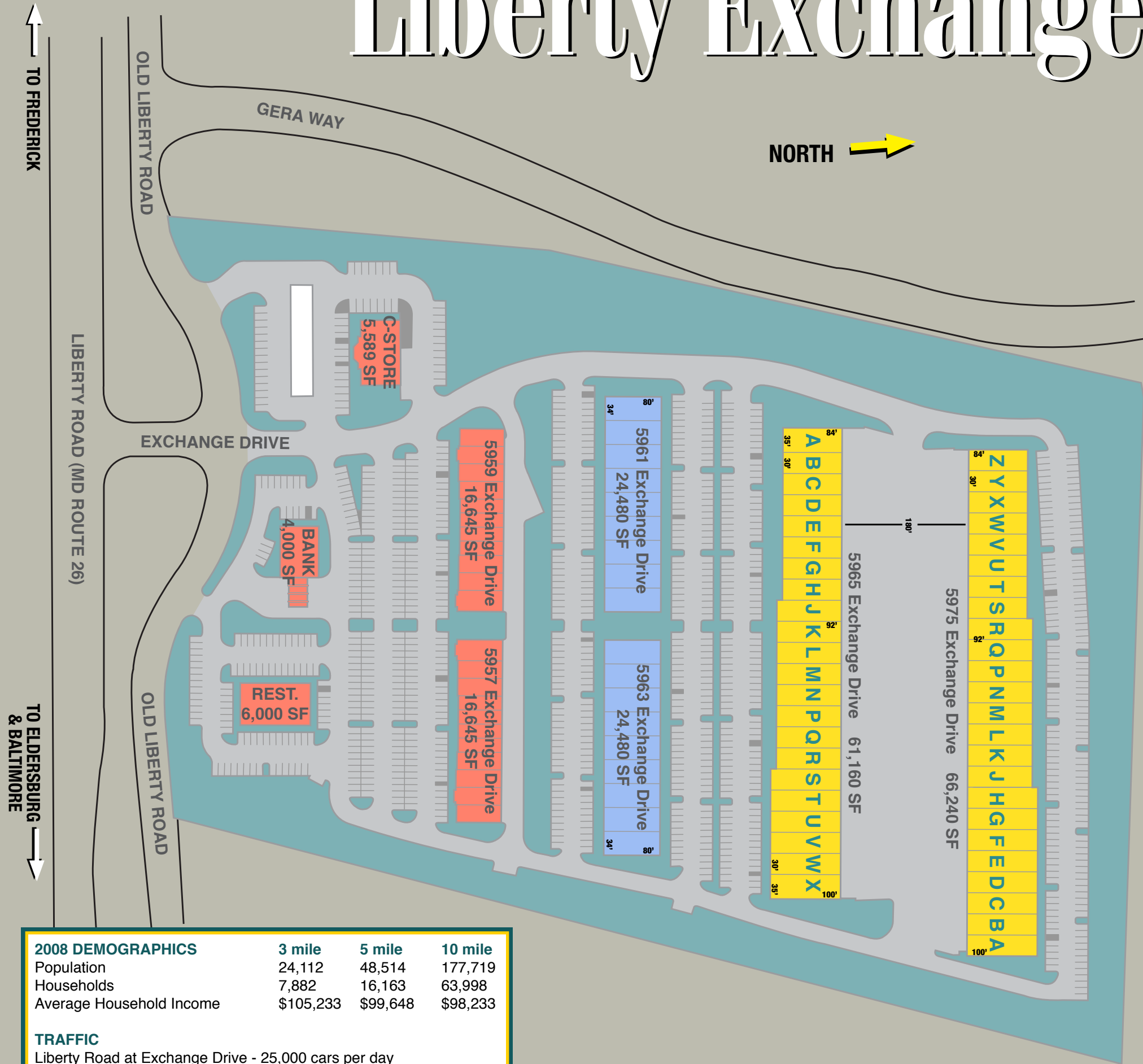
St. John Properties features an in-house and fully-staffed property management division, to ensure that each building continually operates at peak performances.

Convenient to Baltimore Market

Liberty Exchange is conveniently located off MD Route 26 (Liberty Road) and MD Route 32, with easy access to MD Route 97 and Interstate 70. This Carroll County location offers quick and easy connections to the greater Baltimore and Columbia market areas.

Baltimore	25 miles
Columbia	20 miles
Interstate 70.....	7 miles
MD Rt. 32	1.75 miles
MD Rt. 97	3 miles
Washington, D.C.	50 miles
Westminster.....	14 miles

Liberty Exchange



↑ TO FREDERICK

↓ TO ELDERSBURG & BALTIMORE

NORTH →

2008 DEMOGRAPHICS	3 mile	5 mile	10 mile
Population	24,112	48,514	177,719
Households	7,882	16,163	63,998
Average Household Income	\$105,233	\$99,648	\$98,233

TRAFFIC
Liberty Road at Exchange Drive - 25,000 cars per day

R&D/Flex Buildings Specifications

Ceiling Height	16 foot clear minimum
Loading.....	Dock or Drive-in
Bay Sizes.....	2520-2760-3000 Sq. Ft.
Roof	TPO
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water	Public
Sewer	Public
Zoning.....	C4/W2
Zip Code	21784

R&D/Flex Buildings Space

5975 Exchange Drive	66,240 Square Ft.
5977 Exchange Drive	61,160 Square Ft.

Office Buildings Specifications

Ceiling Height	10' clear minimum
HVAC.....	Gas forced hot air
Offices	Designed and Build to suit
Parking	5 spaces per 1,000 Sq. Ft.
Zoning.....	W-1

Office Buildings Space

5963 Exchange Drive	24,480 Square Ft.
5961 Exchange Drive	24,480 Square Ft.
Suite Sizes.....	2,380-2,720-24,480 Sq. Ft.

Retail Buildings Space

5959 Exchange Drive	16,645 Sq. Ft.
5957 Exchange Drive	16,645 Sq. Ft.
Restaurant Building	6,000 Sq. Ft.
C-Store	5,589 Sq. Ft.
Bank	4,000 Sq. Ft.