

Liberty Exchange

5957-5977 Exchange Drive

Eldersburg, MD 21784







About Liberty Exchange

Liberty Exchange is a 40-acre mixed-use business community located near the intersection of MD Routes 32 and 26 (Liberty Road) in Carroll County in Eldersburg, Maryland.

Liberty Exchange is comprised of 6 buildings, totaling more than 143,000 sq. ft. of office, flex/ R&D and retail space. Tenant sizes from 2,384 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 nearly 50,000 square feet of space, including inline merchant areas and pad sites featuring frontage on Liberty Road.

TRAFFIC COUNT (MDOT)

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

DEMOGRAPHICS						
	3 Miles	5 Miles	10 Miles			
Population	13,431	44,326	153,432			
Avg. Household Income	\$136,413	\$124,412	\$110,918			



RETAIL SPACE

RETAIL BUILDING	
5957 Exchange Drive	16,645 SF
5959 Exchange Drive	16,645 SF
Pad Site	6,000 SF
Pad Site	5,589 SF
Pad Site	4,000 SF



FLEX / R&D SPACE

FLEX / R&D BUILDINGS		
5965 Exchange Drive	61,160 SF	LEED GOLD
5975 Exchange Drive	29,160 SF	LEED GOLD DESIGNED

29,160 SF

FUTURE

FLEX / R&D SPECIFICATIONS

5977 Exchange Drive

Suite Sizes	2,384 - 3,000 SF	
Ceiling Height	16 ft. clear minimum	
Offices	Built to suit	
Parking	4 spaces per 1,000 SF	
Heat	Gas	
Roof	TPO	
Exterior Walls	Brick on block	
Loading	Dock or drive-in	
Zoning	I-R	

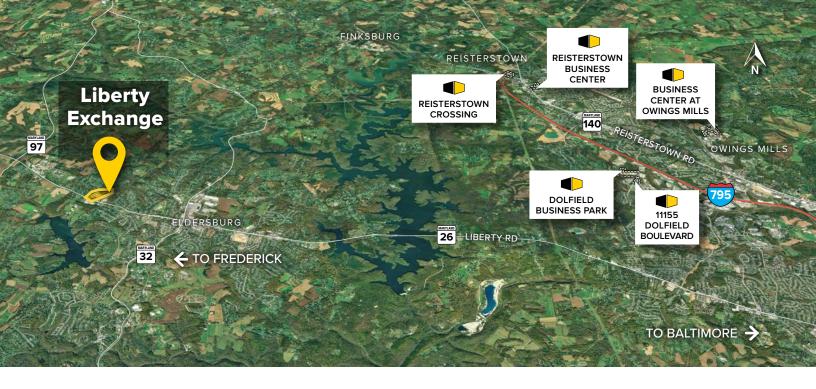


SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFI	CE BUILDINGS		
5961 Exchange Drive	24,480 SF LEED GOLD		
5963 Exchange Drive	24,480 SF LEED GOLD		
SINGLE-STORY OFFI	CE SPECIFICATIONS		
LEED	Core & Shell		
Suite Sizes	2,720 - 5,440 SF		
Ceiling Height	10 ft. clear minimum		
Offices	Built to suit		
Parking	4 spaces per 1,000 SF		
Heat	Gas		
Roof	TPO		
Exterior Walls	Brick on block		
Zoning	I-R		







For more information on Liberty Exchange, visit: sjpi.com/libertyexchange

Distances to:

Baltimore (Downtown) 30 ı	miles
Columbia 20 ı	miles
1-70 7 ı	miles
MD Rt. 32 1.75 ı	miles
MD Rt. 97 3 ı	miles
Washington, D.C. (Downtown) 50 I	miles
Westminster 14 i	miles

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.



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