



MULTI-STORY OFFICE SPACE

FOUR-STORY OFFICE BUILDING

16701 Melford Boulevard	150,000 SF
16901 Melford Boulevard	150,000 SF LEED GOLD

THREE-STORY OFFICE BUILDING

17301 Melford Boulevard	42,000 SF FUTURE
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FOUR-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,252 up to 150,000 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Elevator	Yes
Parking	5 spaces per 1,000 SF
HVAC	Gas, VAV with zone control
Zoning	EIA

TWO-STORY OFFICE SPACE

TWO-STORY OFFICE BUILDINGS

16900 Science Drive	40,800 SF
17000 Science Drive	40,800 SF
17251 Melford Boulevard	27,526 SF

TWO-STORY OFFICE SPECIFICATIONS

Suite Sizes	2,010 - 40,800 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	4-6 spaces per 1,000 SF
Heat: 1st Floor	Heat pump
Heat: 2nd Floor	Gas
Zoning	EIA

SINGLE-STORY OFFICE SPACE

SINGLE-STORY OFFICE BUILDINGS

17001 Science Drive	30,450 SF
17311 Melford Boulevard	25,840 SF FUTURE
17341 Melford Boulevard	25,840 SF FUTURE

SINGLE-STORY OFFICE SPECIFICATIONS

Suite Sizes	1,245 up to 30,450 SF
Ceiling Height	9 ft. clear minimum
Offices	Built to suit
Parking	5 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	EIA

FLEX / R&D SPACE

SINGLE-STORY FLEX / R&D BUILDINGS

17201 Melford Boulevard	40,440 SF
17351 Melford Boulevard	32,040 SF FUTURE
17361 Melford Boulevard	36,120 SF FUTURE
5001 Howerton Way	39,120 SF LEED GOLD
5021 Howerton Way	39,120 SF LEED GOLD
5041 Howerton Way	34,560 SF FUTURE
5061 Howerton Way	34,560 SF FUTURE
5081 Howerton Way	30,404 SF FUTURE
4801 Tesla Drive	33,120 SF
4831 Tesla Drive	28,560 SF
4861 Tesla Drive	29,560 SF
4891 Tesla Drive	31,560 SF
4901 Tesla Drive	31,560 SF
4931 Tesla Drive	26,560 SF
4961 Tesla Drive	25,560 SF

FLEX / R&D SPECIFICATIONS

LEED (on select buildings)	Core & Shell
Suite Sizes	2,520 up to 40,440 SF
Ceiling Height	16 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber or TPO
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	MXT

RETAIL SPACE

RETAIL BUILDING

Retail A	21,531 SF FUTURE
Retail B	7,800 SF FUTURE
Retail C	10,087 SF FUTURE
Retail D	6,451 SF FUTURE
Retail E	12,370 SF FUTURE
Pad A	3,300 SF FUTURE
Pad B	5,800 SF FUTURE
Pad C	18,900 SF FUTURE

For more information on Melford Town Center, visit: sjpi.com/melford