

WHERE INNOVATION, OPPORTUNITY & ENVIRONMENTAL RESPONSIBILITY MEET.

Master planned Annapolis Junction Business Park is a superb business campus in a tree-lined setting. It was conceived and developed to bring your work environment into responsible harmony with nature and to facilitate quick, easy, convenient access to the adjacent National Security Administration (NSA) and Ft. Meade.

A JOINT DEVELOPMENT BETWEEN BOSTON PROPERTIES AND KONTERRA

Boston Properties (www.bostonproperties.com) is a self-administered and self-managed real estate investment trust, one of the largest owners, managers, and developers of first-class office properties in the United States. Boston Properties acquires, develops, and manages its properties through full-service regional offices in Boston, New York City, Washington, D.C., San Francisco, and Princeton, New Jersey. Because it understands the impact of market demand upon project economics and development activities, Boston Properties has purposely focused its development efforts in these select regional markets in order to acquire an in-depth knowledge of market conditions and to maintain close management and control of its operations. Its property portfolio is comprised primarily of first-class office space. Its long-term real estate commitment is reflected in the sites it acquires and in the quality of the architecture and construction of its buildings. The company is well known and highly regarded for its in-house building management expertise and responsiveness to tenants' needs.



ANNAPOLIS
JUNCTION
BUSINESS PARK



- Annapolis Junction Business Park is the ideal location for companies working closely with government and the armed forces. Initially, it will feature three, Class A office buildings ranging from 125,000 to 150,000 sf each with an ultimate development of 2.3 million square feet.
- The first of these buildings – AJBP Mega Center One – was delivered June 2008.
- Mega Center One is a state-of-the-art, environmentally “green” building; application has been made for LEED Gold Certification.
- On-site food service.
- A scenic walking trail through the wetlands area is planned for the southern portion of the site.

Konterra Realty LLC develops, builds, manages and leases exceptional commercial properties in the Greater Washington DC region. Since its inception in 1998, the company has focused on four areas of service: Development, Property Management, Leasing and Construction. Konterra Realty exclusively represents the landlord in a wide variety of leasing activities and directly manages space that varies from flex/office product to Class A multi-story buildings, in addition to overseeing assets in Baltimore, Columbia, Beltsville, Laurel and Arlington, Virginia. Konterra Realty has common elements of ownership with Gould Property Company. Gould Property Company owns a real estate portfolio, including commercial office buildings, research and development parks, industrial properties, shopping centers, hotels and residential development.

Boston Properties

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The Perfect Business Environment, By Design.

