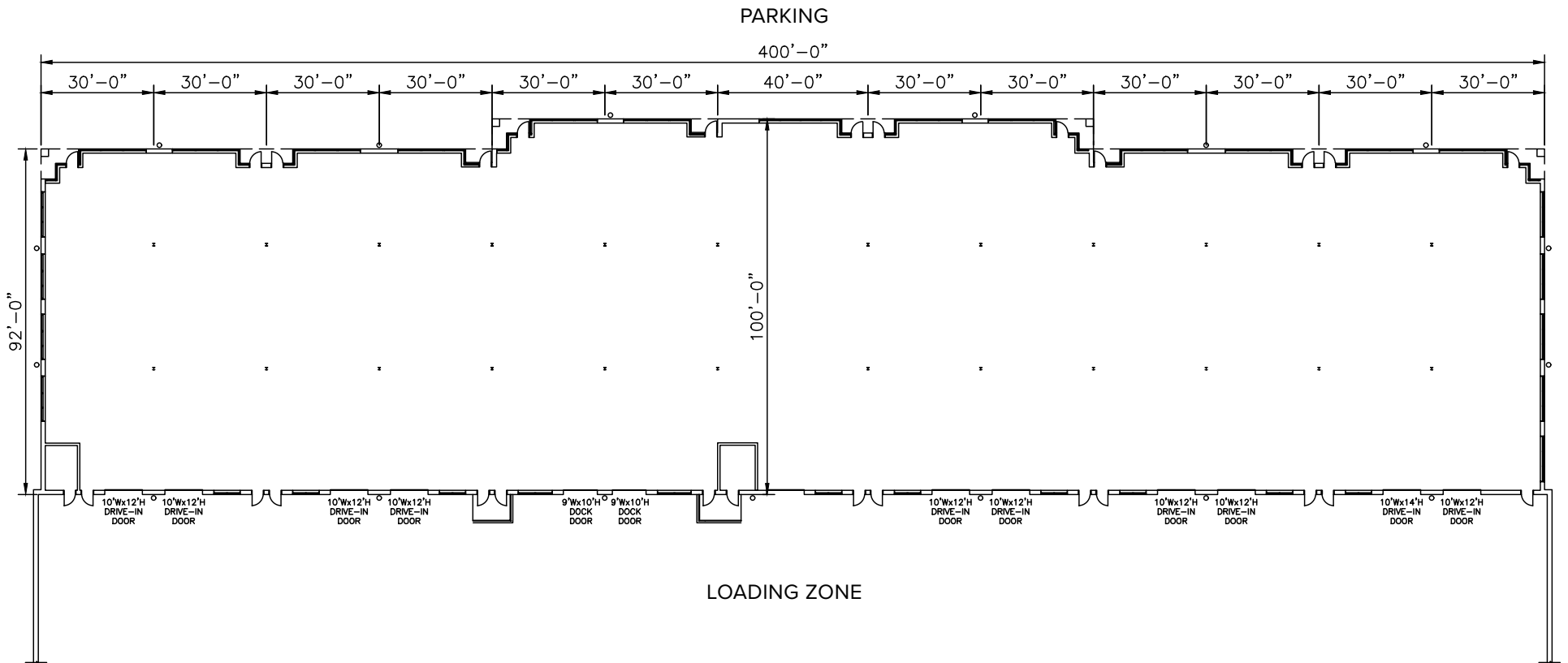


Total SF Available:
2,760 up to 38,080 SF



About Riverside Tech Park

Riverside Tech Park is a 60-acre business community comprising of 12 buildings totaling 650,360 sq. ft. of space in an attractive and professional corporate environment. The park is ideally situated along the main entrance to the National Cancer Institutes's (NCI's) 330,000 sq. ft. state-of-the-art R&D facility, home to the Advanced Technology Partnerships Initiative (ATPI). NCI's facility is the nation's only federally funded R&D center dedicated solely to biomedical research and development. Additionally, Riverside provides exceptional access to local dining, shopping, and service amenities.

The buildings in Riverside Tech Park are high-utility, economical, and efficient, offering unmatched flexibility to provide a custom-tailored facility for our tenants' specific requirements, including office, laboratories, retail, and storage uses. The single-story buildings feature expansive 30 ft. by 30 ft. column spacing, 16 ft. clear heights, high voltage electric service, impressive drive-in and dock loading facilities, and flexibility for unlimited space configuration options.

For more information on
Riverside Tech Park, visit:
sjpi.com/riversidetech



Flex/R&D Space

Flex/R&D Buildings

| | |
|-------------------------|-----------|
| 8415 Progress Drive | 66,240 SF |
| 8420 Gas House Pike | 93,360 SF |
| 8425 Precision Way | 75,240 SF |
| 8430 Spires Way | 87,240 SF |
| 8435 Progress Drive | 84,240 SF |
| 8445 Spires Way | 81,240 SF |
| 8400 Spires Way | 16,200 SF |
| 8411 Broadband Drive | 32,560 SF |
| 8421 Broadband Drive | 40,120 SF |
| 8431 Broadband Drive | 35,840 SF |
| 1750 Monocacy Boulevard | 38,080 SF |

Flex/R&D Specifications

| | |
|----------------|--|
| Suite Sizes | 2,760 up to 93,360 SF |
| Ceiling Height | 16 ft. clear minimum |
| Loading | Dock or drive-in |
| Roof | TPO & EPDM Rubber |
| Walls | Brick on block |
| Office | Build to suit |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Zoning | MXE (<i>employment & retail</i>) |



Retail Tenants

1708 Monocacy Boulevard

| | |
|-------------|----------|
| Royal Farms | 5,371 SF |
|-------------|----------|





Distances to:

- BWI Airport 50 miles
- Dulles International Airport 44 miles
- Fort Detrick 3 miles
- Frederick International Airport 3 miles
- Interstate 70 2 miles
- Interstate 270 3 miles
- Route 15/340 2 miles
- Route 26 1 mile
- Washington, D.C. (Downtown) 56 miles

About St. John Properties

St. John Properties, Inc. is a full-service real estate company that owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



5104 Pegasus Court | Suite A
Frederick, Maryland 21747

301.682.9215 | SJPI.COM/CENTRALMD
MD | CO | LA | NV | PA | UT | VA | WI

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

Danny Foit
Leasing Representative
301.682.9215 | dfoit@sjpi.com

Matthew Holbrook
Regional Partner,
Virginia & Central Maryland
301.682.9215 | mholbrook@sjpi.com

Connect with us @[stjohnprop](https://www.instagram.com/stjohnprop)    



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/20