Riverside Tech Park

Broadband Drive at Progress Drive &
Gas House Pike at Monocacy Boulevard
Frederick, MD 21701

ST. JOHN PROPERTIES

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
NATIONAL DEVELOPER OF THE YEAR 2018

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About Riverside Tech Park

Riverside Tech Park is a 70-acre business community comprising of 14 buildings totaling 753,560 square feet 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 square foot 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, ad 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, 16-18 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 Buildings	
1750 Monocacy Boulevard	38,080 SF
8400 Spires Way	16,200 SF
8411 Broadband Drive	32,560 SF
8415 Progress Drive	66,240 SF
8420 Gas House Pike	93,360 SF
8421 Broadband Drive	40,120 SF
8425 Precision Way	75,240 SF
8430 Spires Way	87,240 SF
8431 Broadband Drive	35,840 SF
8435 Progress Drive	84,240 SF
8440 Broadband Drive	52,080 SF
8445 Spires Way	81,240 SF
8450 Broadband Drive	51,120 SF

Flex/R&D Specifications	
Suite Sizes	2,760 up to 93,360 SF
Ceiling Height	16-18 ft. clear minimum
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces
Heat	Gas
Zoning	GC, M1, MO

Retail Tenants	
1708 Monocacy Boulevard	
Royal Farms	5,371 SF

Riverside Tech Park | Site Plan

Distances to:

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

Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

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