



Westview Business Park

MD Route 85 at Pegasus Court
Frederick, MD 21704



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

SJPI.COM/CENTRALMD | 301.682.9215

About Westview Business Park

Westview Business Park is a 49-acre business community is located off Maryland Route 85 at Pegasus Court in Frederick, Maryland.

The unified architecture of St. Johns Properties' eleven buildings, comprising 439,710 square feet of R&D/flex/office/retail space, provides Westview Business Park a campus-like business environment. Tenant sizes from 2,520 square feet to 69,240 square feet of space offer businesses straightforward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

For more information on Westview Business Park, visit: sjpi.com/westview



Flex/R&D Buildings

5103 Pegasus Court	33,560 SF
5104 Pegasus Court	40,120 SF
5107 Pegasus Court	35,560 SF
5108 Pegasus Court	34,120 SF
5111 Pegasus Court	45,120 SF
5112 Pegasus Court	66,240 SF
5115 Pegasus Court	45,120 SF
5119 Pegasus Court	53,600 SF
5123 Pegasus Court	69,240 SF

Flex/R&D Specifications

Suite Sizes	2,520 up to 69,240 SF
Ceiling Height	16 ft. clear minimum
Loading	Dock or drive-in
Roof	EPDM Rubber
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	LI - Light Industrial

Retail Buildings

5100 Pegasus Court	Chili's	6,084 SF
5101 Pegasus Court	Texas Roadhouse	8,000 SF
5102 Pegasus Court	Mission BBQ	4,498 SF
5102 Pegasus Court	McCormick Paints	4,107 SF
5105 Pegasus Court	Bright Eyes Early Learning Center	8,515 SF





Westview Business Park | Site Plan

MARYLAND
85

BUCKYSTOWN PIKE

WESTVIEW PROMENADE



To I-70 & I-270 ▶



GOVERNOR'S WAY

PEGASUS COURT

5103 Pegasus Court
33,560 SF
L K J H G F E D C B A

5104 Pegasus Court
40,120 SF
A B C D E F G H J K L M N P

5107 Pegasus Court
33,560 SF
M L K J H G F E D C B A

5108 Pegasus Court
34,120 SF
A B C D E F G H J K L M

5111 Pegasus Court
45,120 SF
R O P N M L K J H G F E D C B A

5112 Pegasus Court
66,240 SF
A B C D E F G H J K L M N P Q R S T U V W X Y Z

5115 Pegasus Court
45,120 SF
R O P N M L K J H G F E D C B A

5119 Pegasus Court
53,600 SF
U T S R Q P N M L K J H G F E D C B A

5123 Pegasus Court
69,240 SF
Z Y X W V U T S R Q P N M L K J H G F E D C B A

270

DWIGHT D. EISENHOWER MEMORIAL HIGHWAY

◀ To Washington, D.C.





Distances to:

Interstate 270	0.5 miles
Interstate 70	2 miles
Frederick Airport	5 miles
Leesburg, VA	26 miles
Interstate 495 (Capital Beltway)	31 miles
Dulles Airport	39 miles
Washington, D.C. (Downtown)	42 miles
BWI Airport	48 miles

Contact Us

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

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 residential space.

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