ST. JOHN PROPERTIES

301.682.9215 | SJPI.COM/CENTRALMD

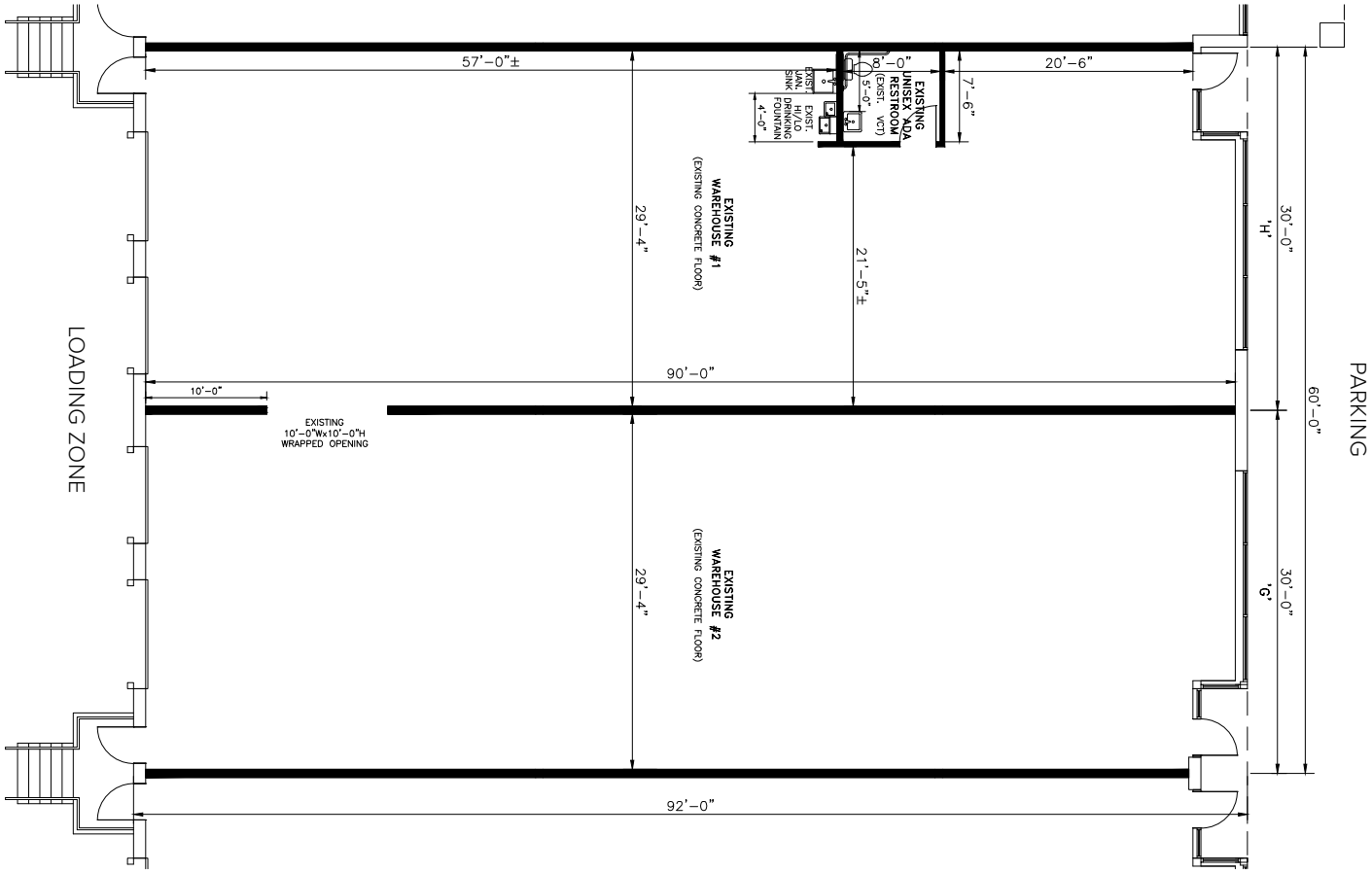
**Riverside Tech Park**

**8445 Spires Way | Frederick, MD 21701**

Suites G-H

**Total SF Available:**
5,520 SF

*Warehouse space with private restroom*




***Note:*** *This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.*

## 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 |

## 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 |

# Contact Us

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


**Danny Foit**
*Director of Leasing*
DFoit@sjpi.com
240.931.0811

**Matthew Holbrook**
*Regional Partner*
MHolbrook@sjpi.com
301.682.9215

**Central Maryland Regional Office:**
5104 Pegasus Court | Suite A
Frederick, Maryland 21704

**301.682.9215 | SJPI.COM/CENTRALMD**


ST. JOHN PROPERTIES

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

*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 multifamily space nationwide.

Connect with us **@stjohnprop**

USGBC MEMBER

NAIOP COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION NORTHERN VIRGINIA CHAPTER


*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 08/26*