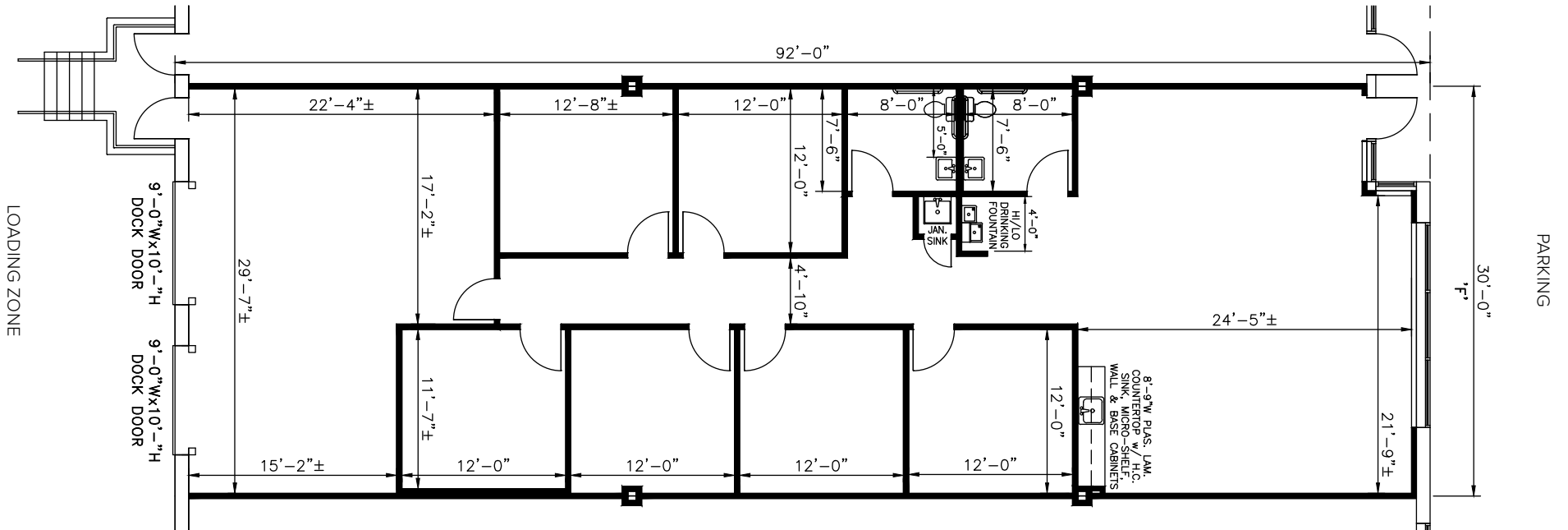




**Total SF Available:**  
2,760 SF

2,141 sq. ft. office, 619 sq. ft.  
warehouse with private offices  
(6), and 9'x10' dock doors (2)

*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 Westview Business Park

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

The unified architecture of St. Johns Properties' 11 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](http://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
Construction	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





**Distances to:**

- Interstate 270 ..... 0.5 mile
- Interstate 70 ..... 2 miles
- Frederick Municipal Airport ..... 5 miles
- Leesburg, VA ..... 26 miles
- Interstate 495 (Capital Beltway) ..... 31 miles
- Dulles International Airport ..... 42 miles
- Washington, D.C. (Downtown) ..... 42 miles
- BWI Airport ..... 52 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 residential space nationwide.

St. John Properties' Virginia and Central Maryland regional office has developed and owns more than 4 million square feet of commercial space in Frederick County, Maryland as well as Loudoun and Prince William Counties in Virginia.



*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 04/24*