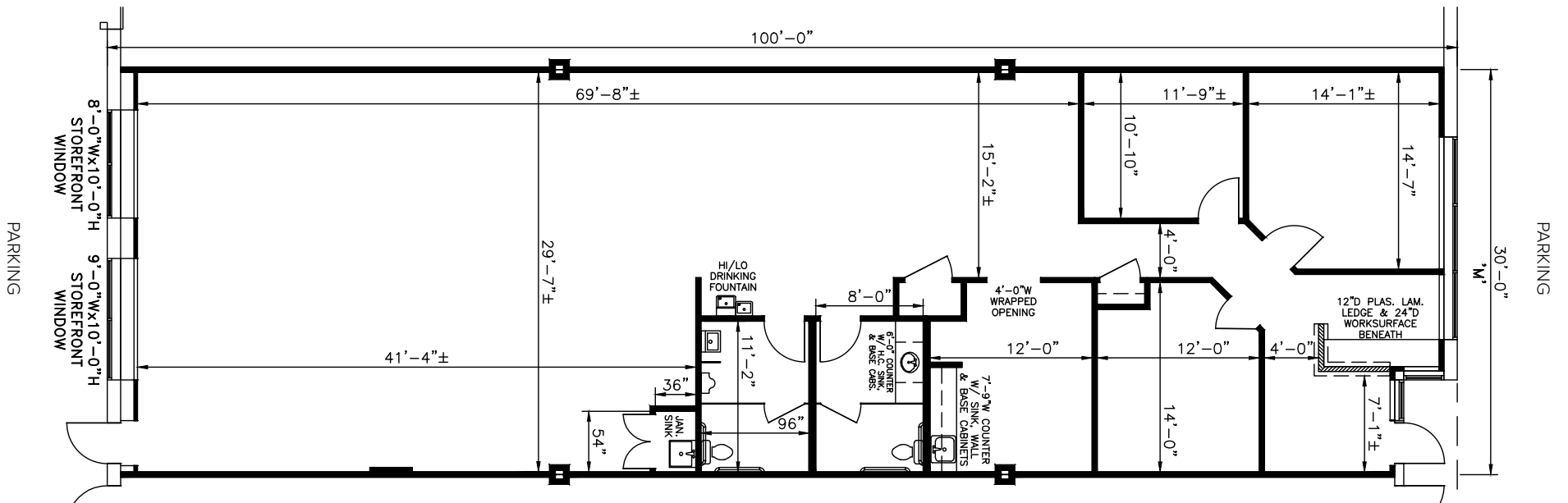




**Total SF Available:**  
3,000 SF

*Open office space with  
private offices (3), break  
room, and restrooms*

*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

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

**Danny Foit**  
 Leasing Representative  
 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**

**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*