

#### **Westview Business Park**

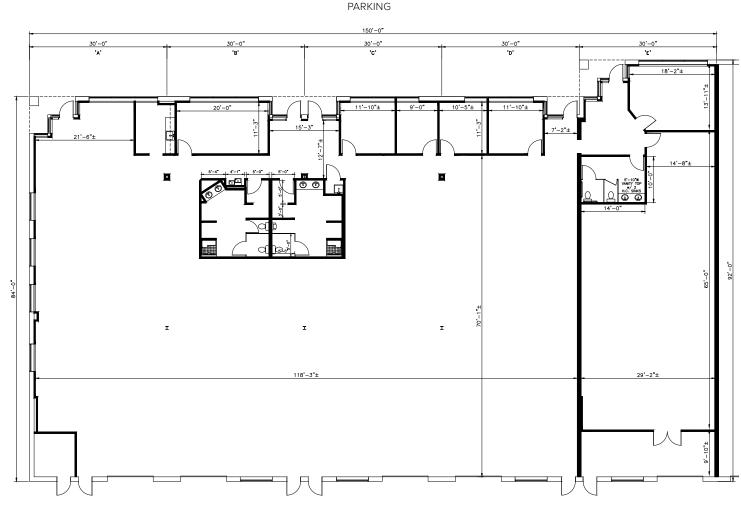
5123 Pegasus Court | Frederick, MD 21704

Suites A-E



# **Total SF Available:** 12,840 SF

3,360 sq. ft. office, 9,480 sq. ft. warehouse with private offices (4), conference rooms (2), and loading doors (5)



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.

LOADING ZONE

### 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** 

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	5	
Suite Sizes	2,520 up to 69,240 SF	
Ceiling Height	16 ft. clear minimum	
-		
Loading	Dock or drive-in	
Loading Construction	Dock or drive-in Brick on block	
Construction	Brick on block	
Construction Office	Brick on block Build to suit	
Construction Office Parking	Brick on block Build to suit 4 spaces per 1,000 SF	
Construction Office Parking Heat	Brick on block  Build to suit  4 spaces per 1,000 SF  Gas	

Flex/R&D Buildings



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

## **Contact Us**

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

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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.





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