

## Westview Business Park

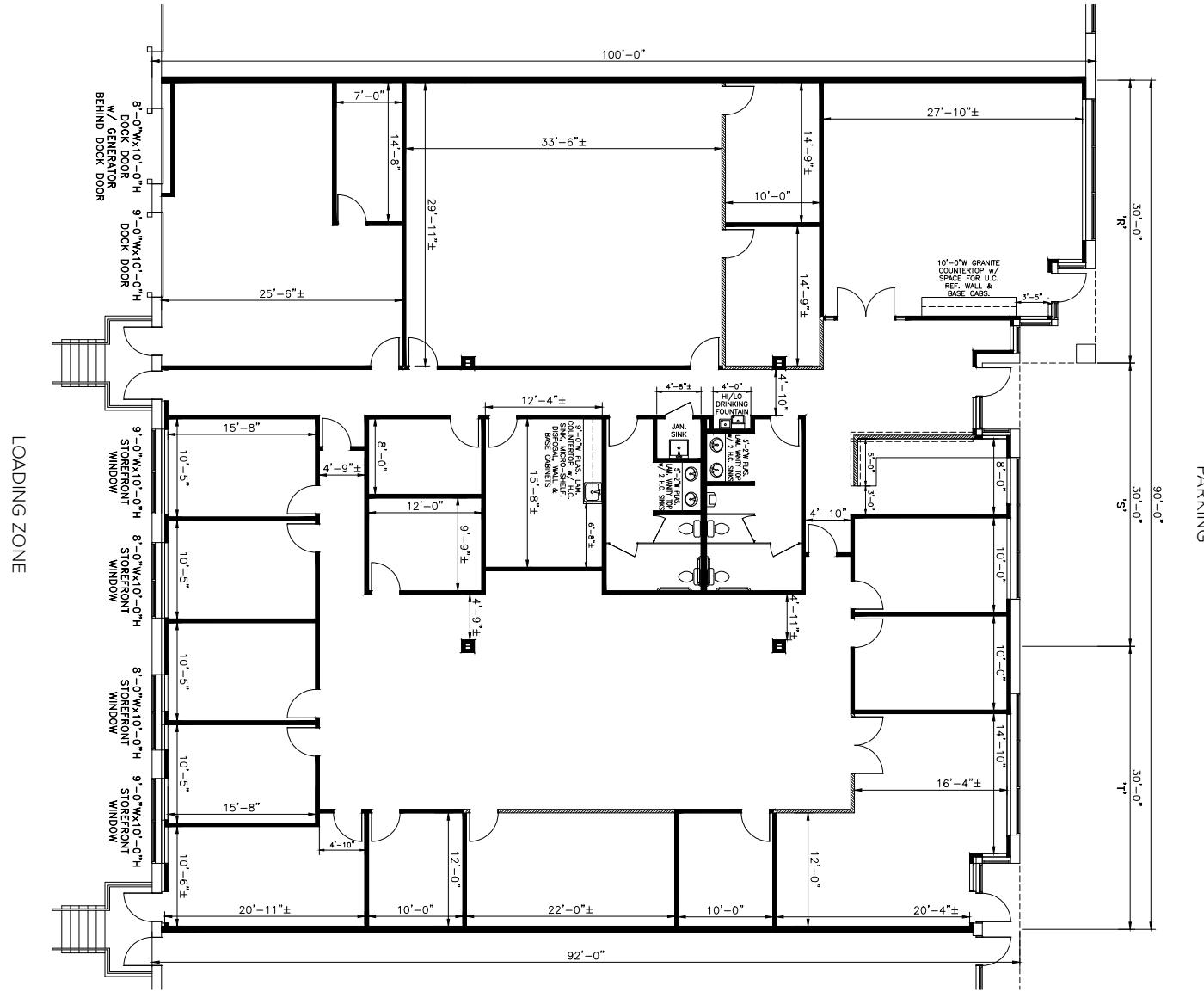
5123 Pegasus Court | Frederick, MD 21704

Suites R-T



**Total SF Available:**  
8,520 SF

7,706 sq. ft. office, 814 sq. ft. warehouse with private offices, conference rooms, kitchen, and open office



**Note:** This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplication, 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, 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



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## Contact Us

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