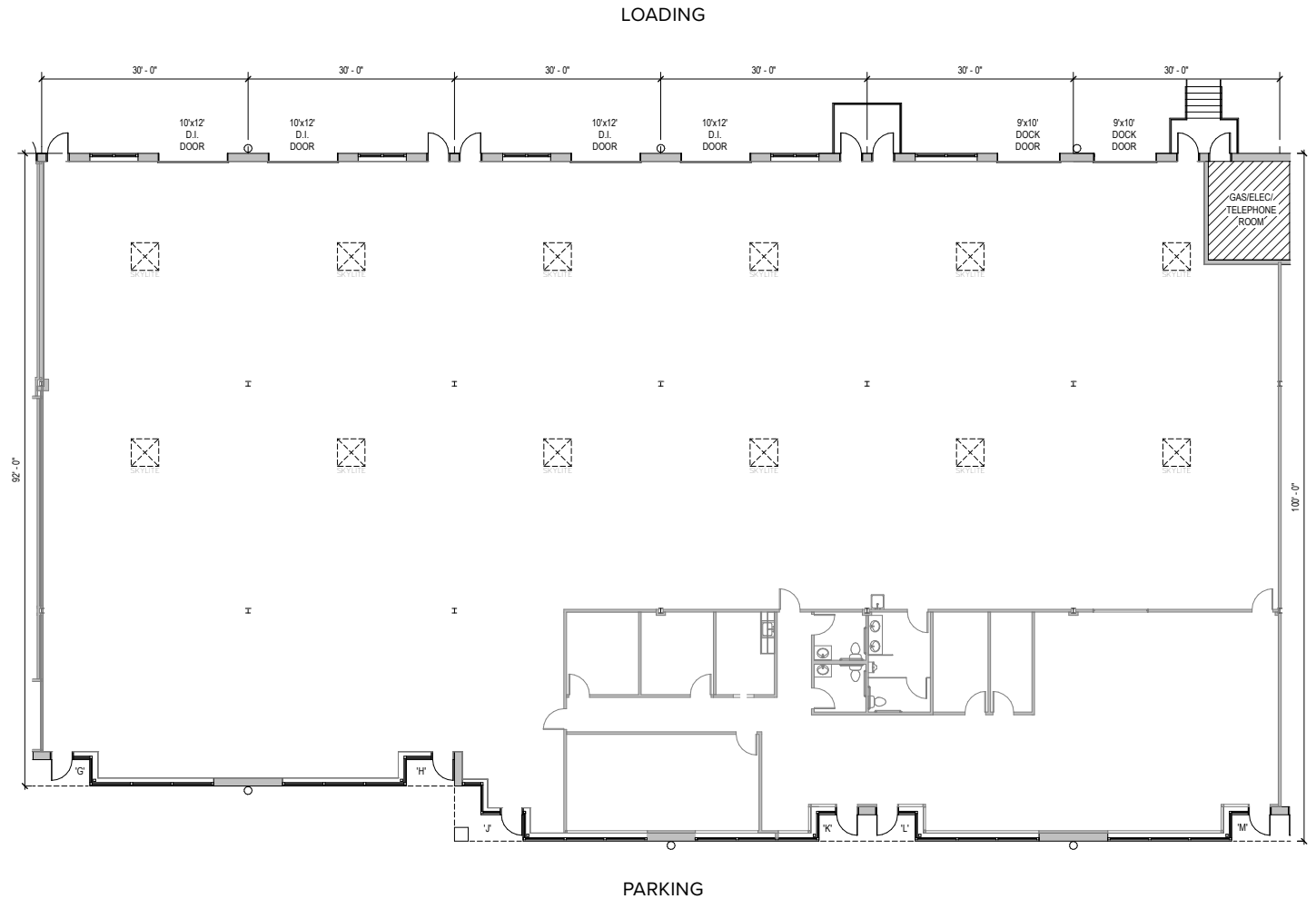
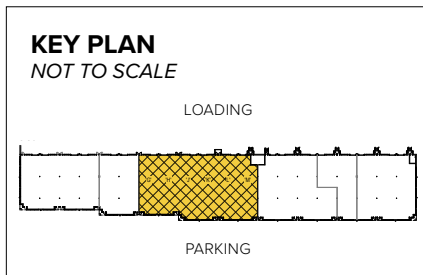




Total SF Available:
17,499 SF

3,286 sq. ft. office, 14,213 sq. ft. warehouse with 9'x10' dock doors (2) and 10'x12' drive-in doors (4)



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.



Rivertech Court at Discovery District

Set in the 150-acre Discovery District at the University of Maryland, Rivertech Court's three flex/R&D buildings are comprised of over 159,000 square feet of space. Each building offers dock and drive-in loading capabilities, 16 foot clear minimum ceiling heights, free parking and data connectivity to ISP providers via fiber backbone.

For more information on Rivertech Court at the Discovery District, visit: sjpi.com/rivertechcourt



Erco Memorial Park

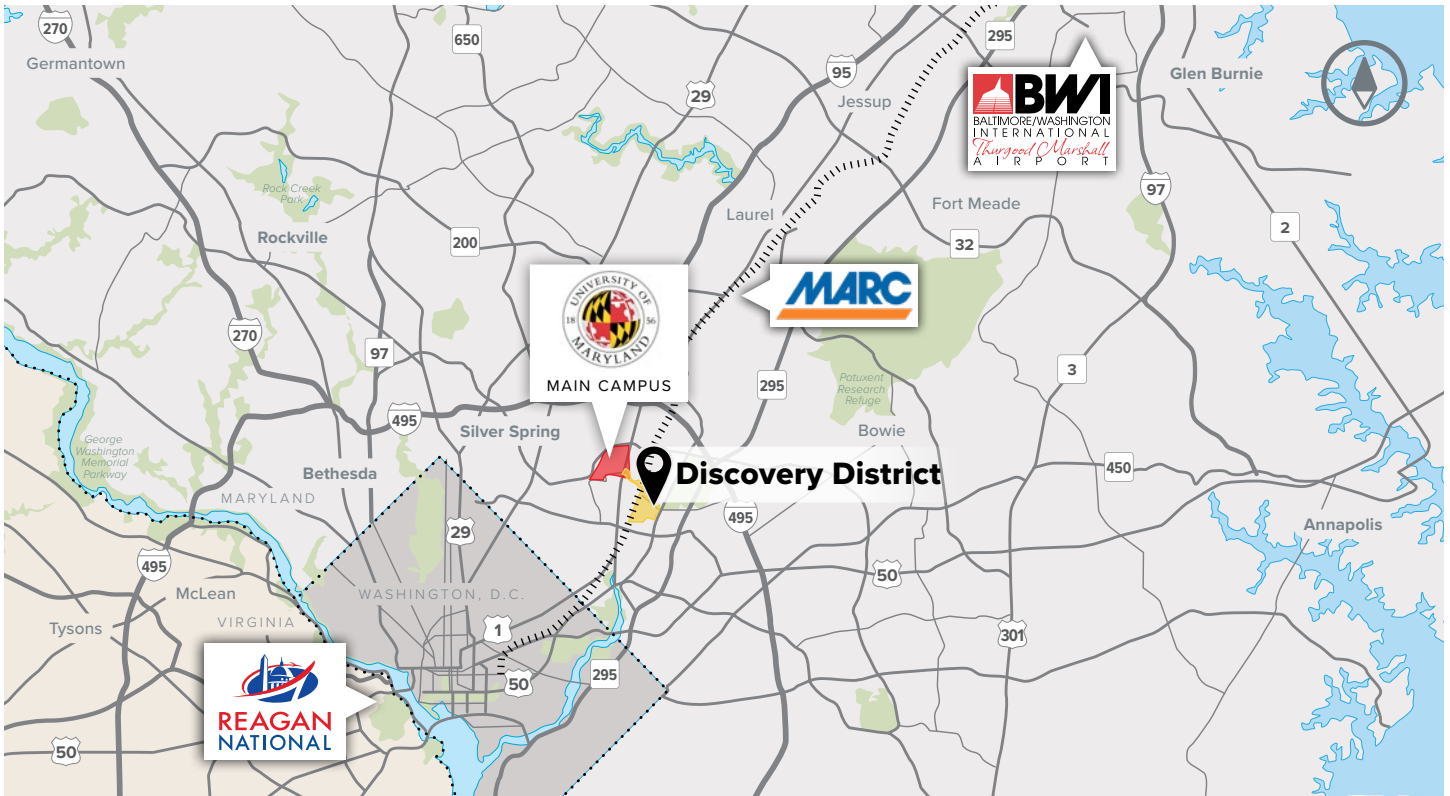
Flex/R&D Buildings

5600 Rivertech Court	52,680 SF	LEED GOLD
5650 Rivertech Court	57,120 SF	LEED GOLD
5751 Rivertech Court	50,107 SF	LEED GOLD

Flex/R&D Specifications

LEED	Gold Core & shell
Suite Sizes	2,520 up to 57,120 SF
Ceiling Height	16 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Brick on block
Roof	TPO
Loading	Dock or drive-in





Distances to:

College Park Airport	1 mile
Metro/MARC	1 mile
UMD College Park Main Campus	1 mile
Interstate 495 (Capital Beltway)	3.5 miles
MD 295	4 miles
Interstate 95	7.5 miles
Washington, D.C. (Downtown)	11 miles
BWI Airport	24 miles
Interstate 695 (Baltimore Beltway)	25 miles
Baltimore, MD (Downtown)	35 miles



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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. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

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