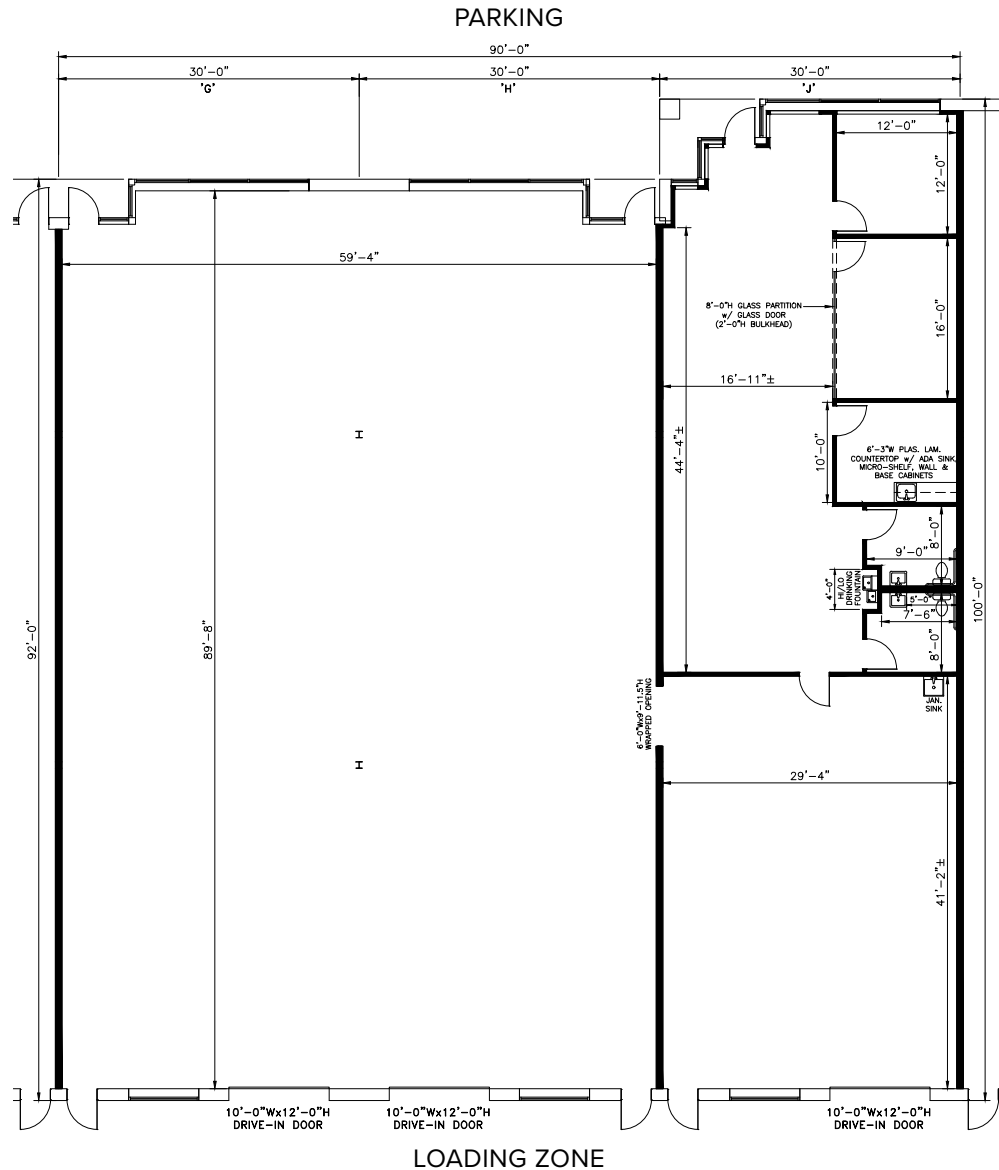




Total SF Available:
8,520 SF

1,723 sq. ft. office, 6,797 sq. ft. warehouse with private offices, open office area, and 10'x12' drive-in doors (3)

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 Riverside Tech Park

Riverside Tech Park is a 70-acre business community comprising of 14 buildings totaling 753,560 square feet of space in an attractive and professional corporate environment. The park is ideally situated along the main entrance to the National Cancer Institutes's (NCI's) 330,000 square foot state-of-the-art R&D facility, home to the Advanced Technology Partnerships Initiative (ATPI). NCI's facility is the nation's only federally funded R&D center dedicated solely to biomedical research and development. Additionally, Riverside provides exceptional access to local dining, shopping, and service amenities.

The buildings in Riverside Tech Park are high-utility, economical, and efficient, offering unmatched flexibility to provide a custom-tailored facility for our tenants' specific requirements, including office, laboratories, retail, and storage uses. The single-story buildings feature expansive 30 ft. by 30 ft. column spacing, 16-18 ft. clear heights, high voltage electric service, impressive drive-in and dock loading facilities, and flexibility for unlimited space configuration options.



For more information on Riverside Tech Park, visit: sjpi.com/riversidetech

Flex/R&D Buildings

1750 Monocacy Boulevard	38,080 SF
8400 Spires Way	16,200 SF
8411 Broadband Drive	32,560 SF
8415 Progress Drive	66,240 SF
8420 Gas House Pike	93,360 SF
8421 Broadband Drive	40,120 SF
8425 Precision Way	75,240 SF
8430 Spires Way	87,240 SF
8431 Broadband Drive	35,840 SF
8435 Progress Drive	84,240 SF
8440 Broadband Drive	52,080 SF
8445 Spires Way	81,240 SF
8450 Broadband Drive	51,120 SF

Flex/R&D Specifications

Suite Sizes	2,760 up to 93,360 SF
Ceiling Height	16-18 ft. clear minimum
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces
Heat	Gas
Zoning	GC, M1, MO

Retail Tenants

1708 Monocacy Boulevard

Royal Farms	5,371 SF
-------------	----------





Distances to:

Route 26	1 mile
Interstate 70	2 miles
Route 15/340	2 miles
Fort Detrick	3 miles
Frederick Municipal Airport	3 miles
Interstate 270	3 miles
Dulles International Airport	44 miles
BWI Airport	50 miles
Washington, D.C. (Downtown)	56 miles

Contact Us

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

Danny Foit
 Director of Leasing
 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



Scan with your mobile device to take a virtual tour, download floor plans and more!

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 multifamily space nationwide.

Connect with us @stjohnprop



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 02/26