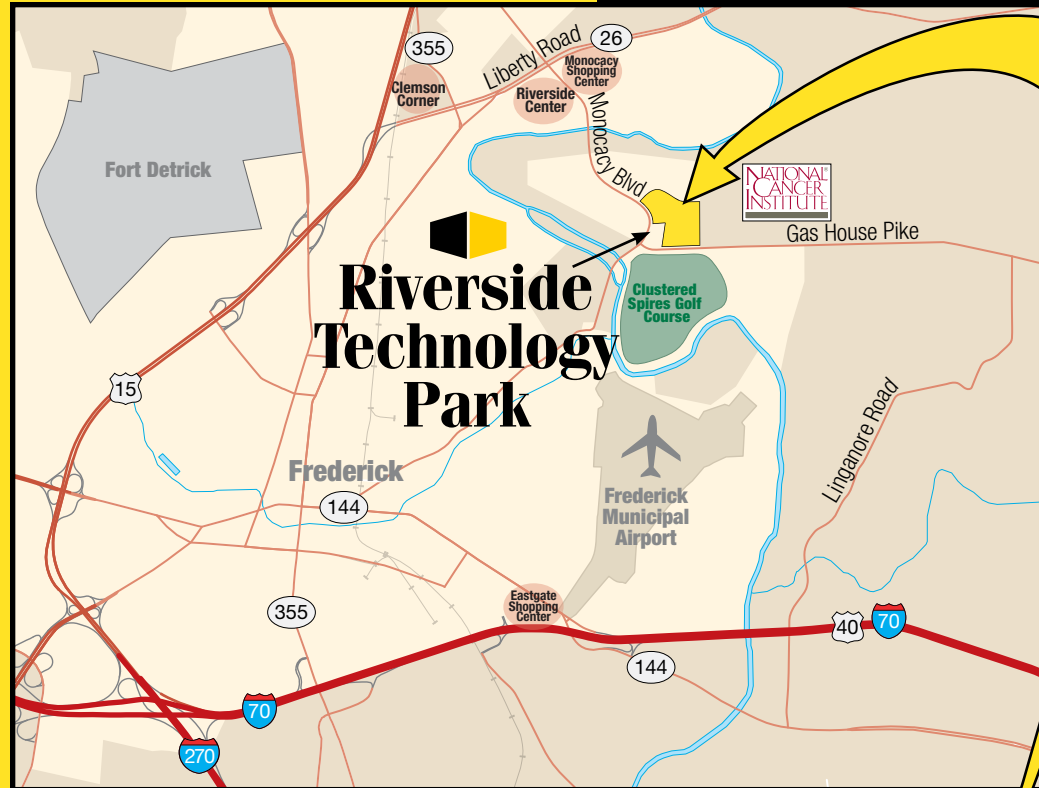


Riverside Technology Park

Frederick, MD



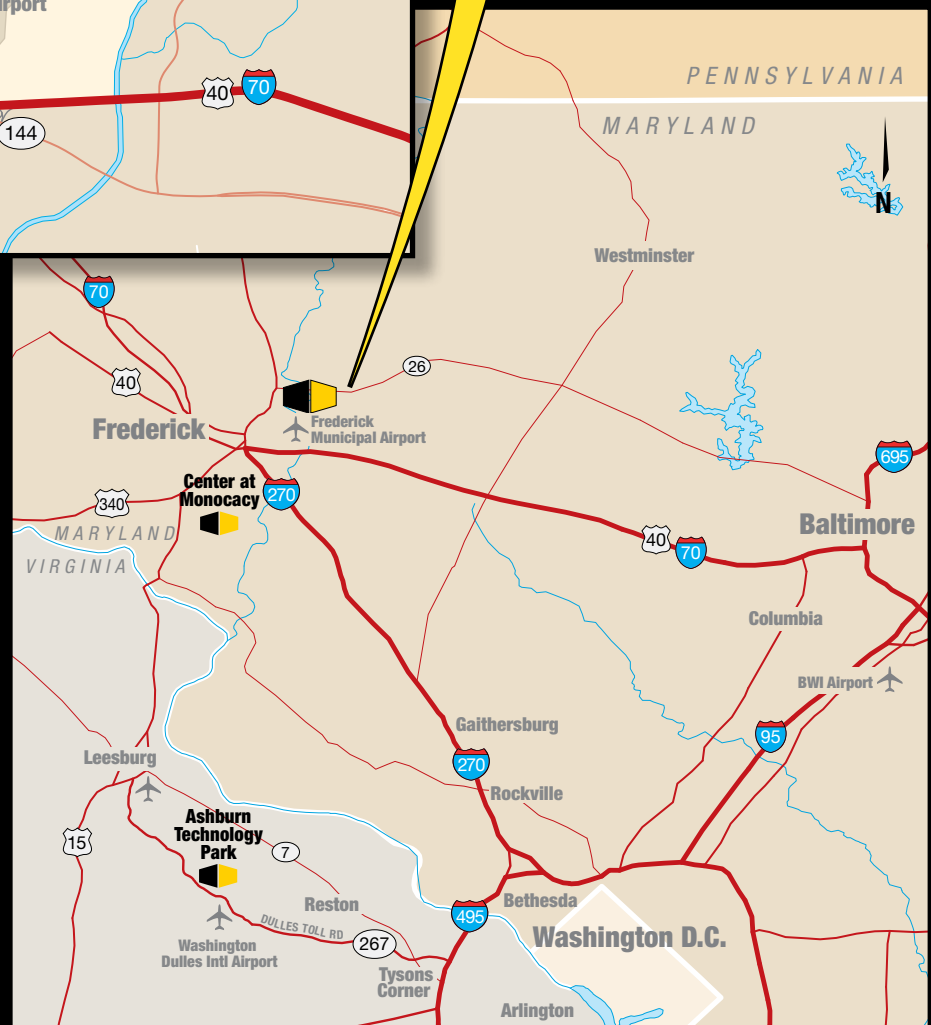
Strategic Location off Interstate Route 70

Riverside Technology Park is located between Maryland Route 26 and Interstate 70 on Monocacy Boulevard, in the City of Frederick. Tenant sizes range from 2,520 Sq. Ft. to 93,360 Sq. Ft. of space in a straightforward, economical and high-utility space in a covenant protected, well-maintained corporate atmosphere. Free, generous parking is available adjacent to the building, and the park also features paved walking paths with an exercise circuit.

Convenient to Baltimore-Washington Metropolitan Area

Riverside Technology Park is conveniently located between Route 26 and Interstate 70 in the City of Frederick. This strategic location provides easy access to the central Frederick business district and the Frederick Municipal Airport, as well as quick and easy connections to the greater Baltimore and Washington, D.C. market areas.

- Baltimore (Downtown)45 miles
- BWI Airport50 miles
- Dulles Airport44 miles
- Route 26 1 mile
- Route 15/340.....2 miles
- Interstate 702 miles
- Interstate 2703 miles
- Interstate 495 (Capital Beltway)35 miles
- Reagan National Airport54 miles
- Washington, DC (Downtown).....56 miles



About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 15 million square feet of commercial real estate, including R&D/flex, warehouse, office and retail space in Maryland, Colorado, Louisiana, Wisconsin and Virginia.



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 Virginia • Wisconsin



About Riverside Technology Park

Riverside Technology Park consists of a 44-acre research and development ("R&D") park totaling 487,560 Sq. Ft. of completed buildings in an attractive and professional corporate environment. The park is ideally situated along the main entrance into the National Cancer Institute's ("NCI's") new 330,000 Sq. Ft. state-of-the-art R&D facility, which is 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 of Riverside Technology Park are high-utility, economical, and efficient, offering unmatched flexibility to provide a custom-tailored facility for our tenants' specific requirements, including office, laboratories, conference, and storage uses. The single-story buildings feature expansive 30 ft. by 30 ft. column spacing, 16-ft. clear heights, high voltage electric service, impressive drive-in and loading facilities, and flexibility for unlimited space configuration options.

St. John Properties features an in-house and fully-staffed property management division, to ensure that each building continually operates at peak performance.



R&D/Office/Flex

Building Address	Sq. Ft.
8435 Progress Drive	84,240
8445 Progress Drive	81,240
8430 Gas House Pike	87,240
8420 Gas House Pike	93,360
8425 Progress Drive	75,240
8415 Progress Drive	66,240

R&D/Office/Flex Building Specifications

Ceiling Height	16 foot clear minimum
Loading	Dock or Drive-in
Suite Sizes	2,520-2,760-3,000 Sq. Ft.
Roof	EPDM Rubber
Walls	Brick on Block
Offices	Built to suit
Parking	4 spaces per 1,000 Sq. Ft.
Heat	Gas
Water & Sewer	Public
Zoning	M-1 with MXE Overlay
Zip Code	21701