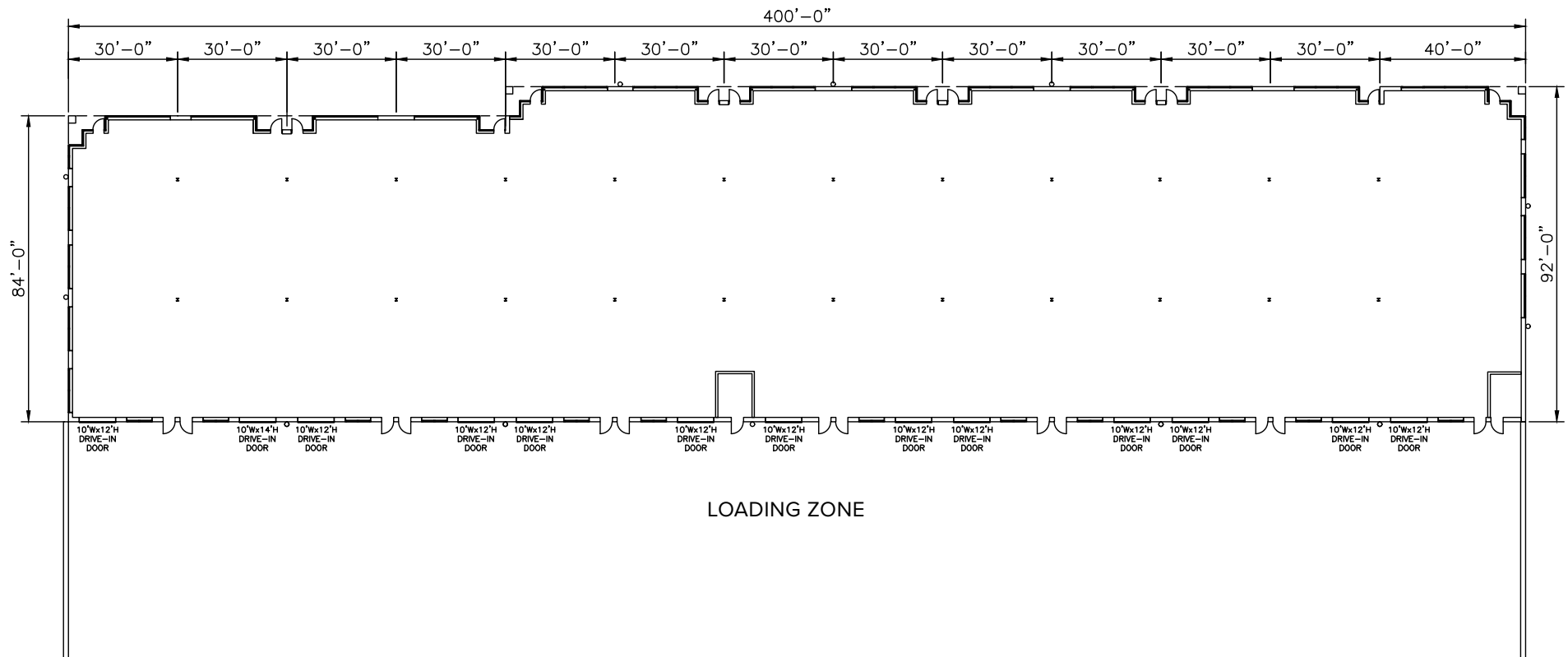


Total SF Available:
2,520 up to 35,840 SF

PARKING



LOADING ZONE

About Riverside Tech Park

Riverside Tech Park is a 60-acre business community comprising of 12 buildings totaling 650,360 sq. ft. 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 sq. ft. 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 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 Space

Flex/R&D Buildings

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

Flex/R&D Specifications

Suite Sizes	2,760 up to 93,360 SF
Ceiling Height	16 ft. clear minimum
Loading	Dock or drive-in
Roof	TPO & EPDM Rubber
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	MXE (<i>employment & retail</i>)



Retail Tenants

1708 Monocacy Boulevard

Royal Farms	5,371 SF
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Distances to:

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

About St. John Properties

St. John Properties, Inc. is a full-service real estate company that owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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