

# The Offices at Westview



YOUR FULL SERVICE  
**OFFICE EXPERIENCE**

5255 • 5265 • 5275 • 5285 • 5295 WESTVIEW DRIVE, FREDERICK MD

**KEVIN McGLOON**

+1 301 634 8484

[kevin.mcglloon@cushwake.com](mailto:kevin.mcglloon@cushwake.com)

**PETER ROSAN**

+1 301 634 8487

[peter.rosan@cushwake.com](mailto:peter.rosan@cushwake.com)

**MEGAN WILLIAMS**

+1 301 634 8489

[megan.williams@cushwake.com](mailto:megan.williams@cushwake.com)





# ACCESS AND AMENITIES

Conveniently located off I-270 and within a half mile of I-70 providing immediate access to the major roadways. The site is surrounded by shopping centers and within walking distance to several hotels, fitness, restaurants, retail and entertainment options.

## WESTVIEW PROMENADE 6 MINUTES AWAY

IHOP  
Cafe Rio  
Champion Billiards  
Chipotle  
Krispy Kreme  
Matutake Sushi & Steak

McDonald's  
MOD Pizza  
MOM's Market  
PNC Bank  
Poke Bowl  
Regal Cinema

Starbucks  
TGI Friday's  
The UPS Store  
Wild Berries

## FRANCIS SCOTT KEY MALL 8 MINUTES AWAY

Applebee's  
Auntie Anne's  
CAVA  
Chick-fil-A  
Chopsticks Express

Jersey Mike's Subs  
Olive Garden  
Panera Bread  
Red Robin  
Rosa's Pizza

Staples  
Taco Bell  
Tanzo Japanese Steakhouse  
UNO Pizzeria & Grill

## FREDERICK CROSSING 7 MINUTES AWAY

Arby's  
Bank of America  
Blues BBQ  
Burger King  
Checkers

Longhorn Steakhouse  
McDonalds  
Papa John's  
Popeyes  
Ruby Tuesday

Sonic  
Subway  
The Common Market  
Walmart





# BUILDING SPECS



<b>Typical Floor Plate</b> _____	41,000 SF	<b>Floor Loads</b> _____	100+ lbs/SF
<b>Year Built</b> _____	1999 - 2000	<b>Generator</b> _____	250 KW currently feeds 5265 & 5275
<b>Total RBA</b> _____	246,473 SF	<b>Structure</b> _____	Steel reinforced concrete frame
5255 Westview RBA _____	83,040 SF	<b>Utilities</b>	
5265 Westview RBA _____	40,831 SF	Water _____	2" cold water service
5275 Westview RBA _____	122,602 SF	Sanitary _____	4" service
<b>Slab Height</b>		Gas _____	2.0 PSI natural gas service
First Floor _____	14'-4"	Fiber _____	Comcast, Verizon
Second Floor _____	15' 10"	5255 Power _____	3,000 Amps/480 Volt
<b>Ceiling Height</b>		5265 Power _____	2,000 Amps/480 Volt
5255 Westview _____	13'7"	5275 Power _____	5,000 Amps/480 Volt
5265 Westview _____	14'8"	<b>Fire Suppression</b> _____	6" fire service & fully addressable fire alarm system
5275 Westview _____	13'7"		
<b>Building Amenities</b> _____	Loading dock, multiple conference rooms, tenant lounge, outdoor patios		



## The Offices at Westview SITE PLAN



The Offices at Westview

# COLLABORATION

AT ITS FINEST

CLICK OR SCAN  
FOR INTERACTIVE  
360° TOUR



Existing Lobby



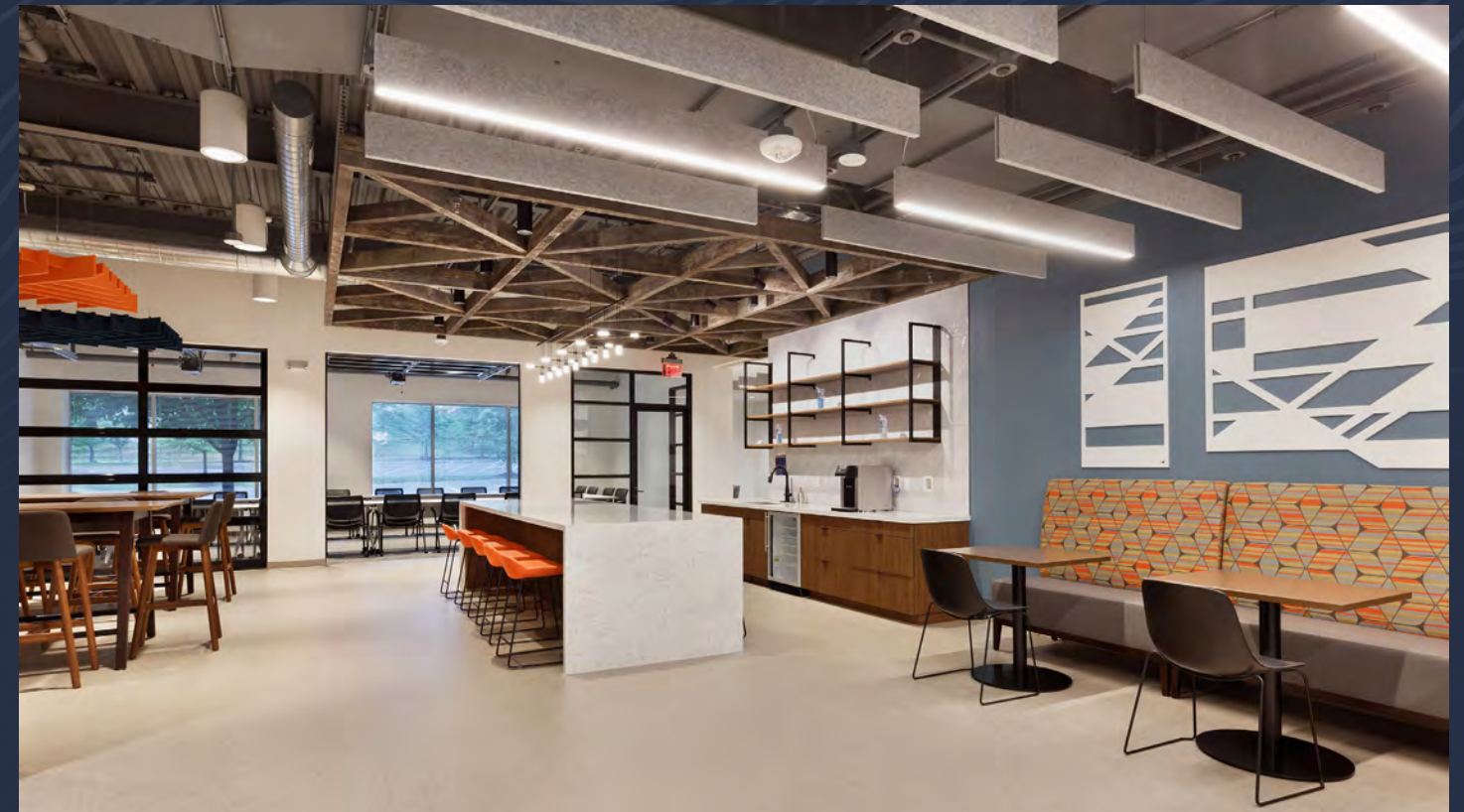
Entrance



Outdoor Patio



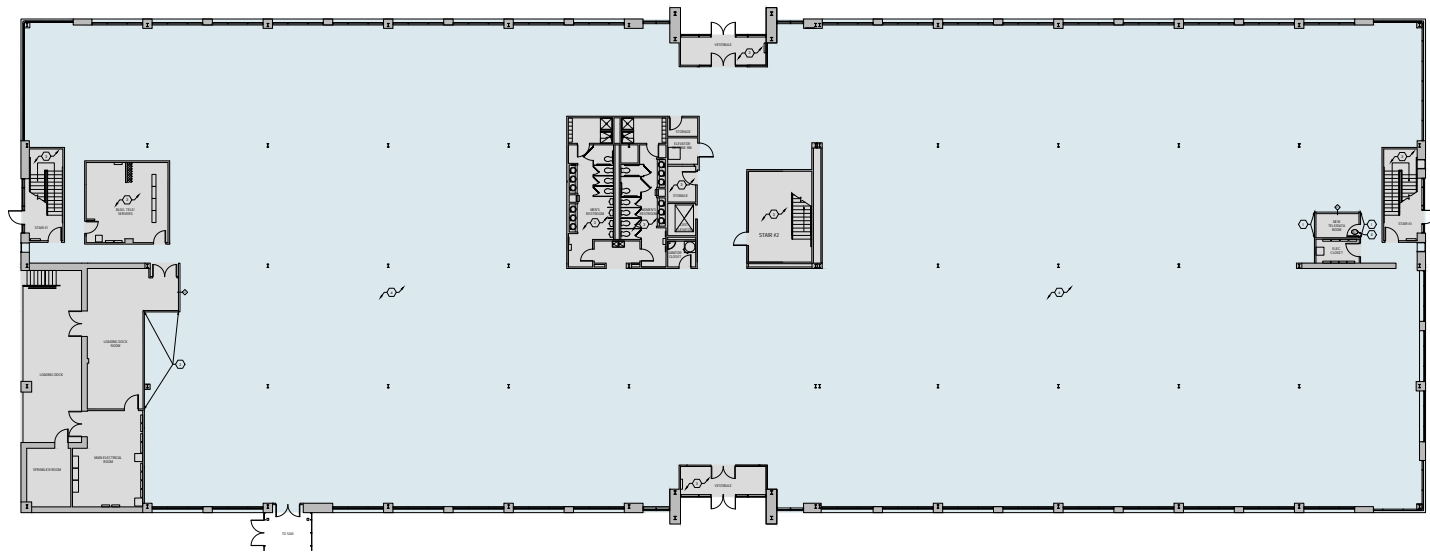
Newly Renovated Conference Center



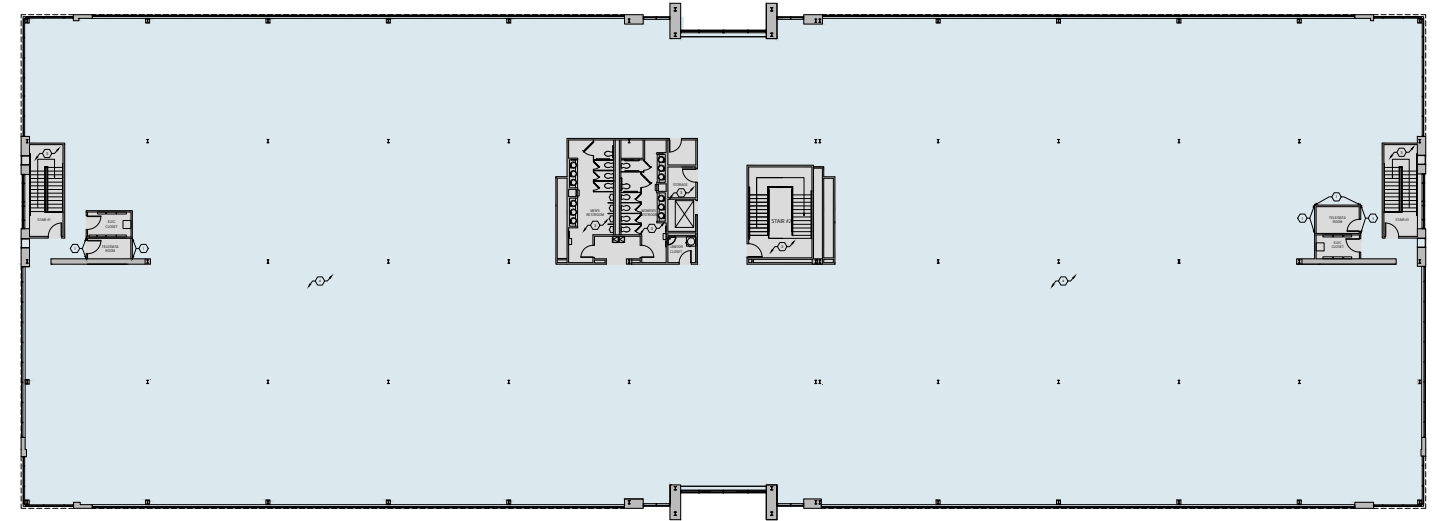
Newly Renovated Town Hall



1<sup>ST</sup> FLOOR PLAN  
41,102 SF

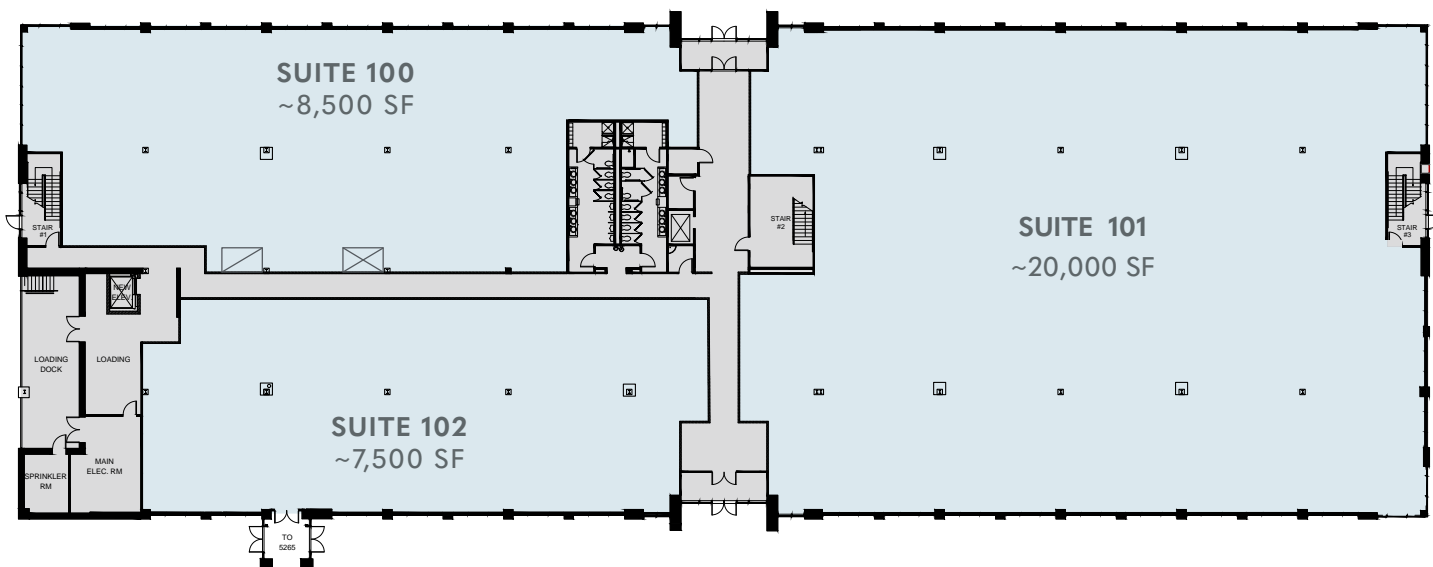


2<sup>ND</sup> FLOOR PLAN  
41,103 SF



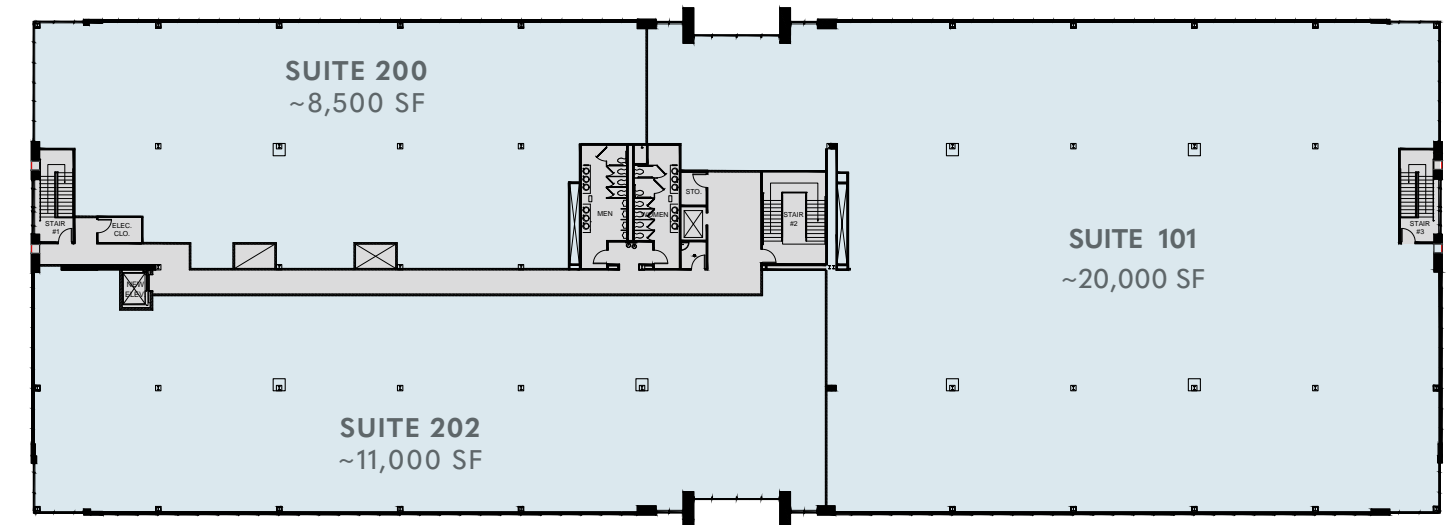
1<sup>ST</sup> FLOOR BLOCKING PLAN  
41,102 SF

CLICK OR SCAN  
FOR INTERACTIVE  
360° TOUR



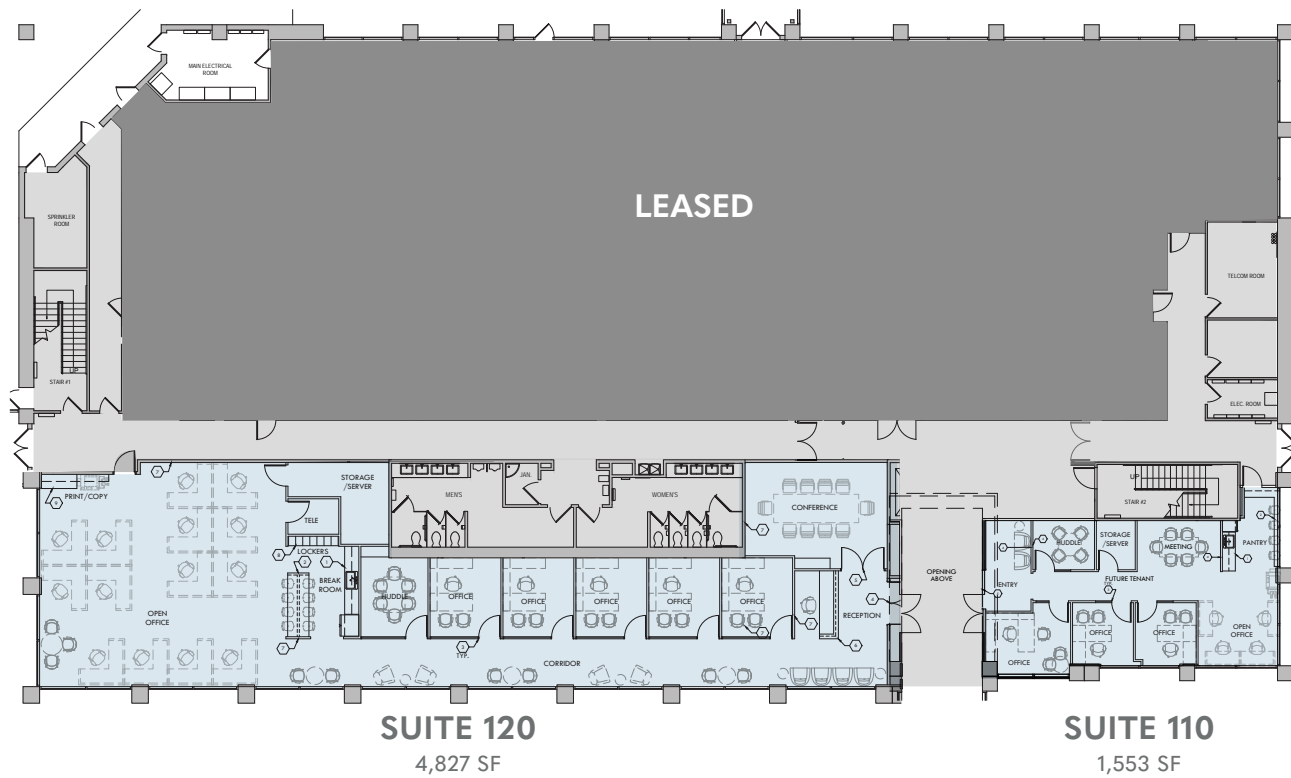
2<sup>ND</sup> FLOOR BLOCKING PLAN  
41,103 SF

CLICK OR SCAN  
FOR INTERACTIVE  
360° TOUR

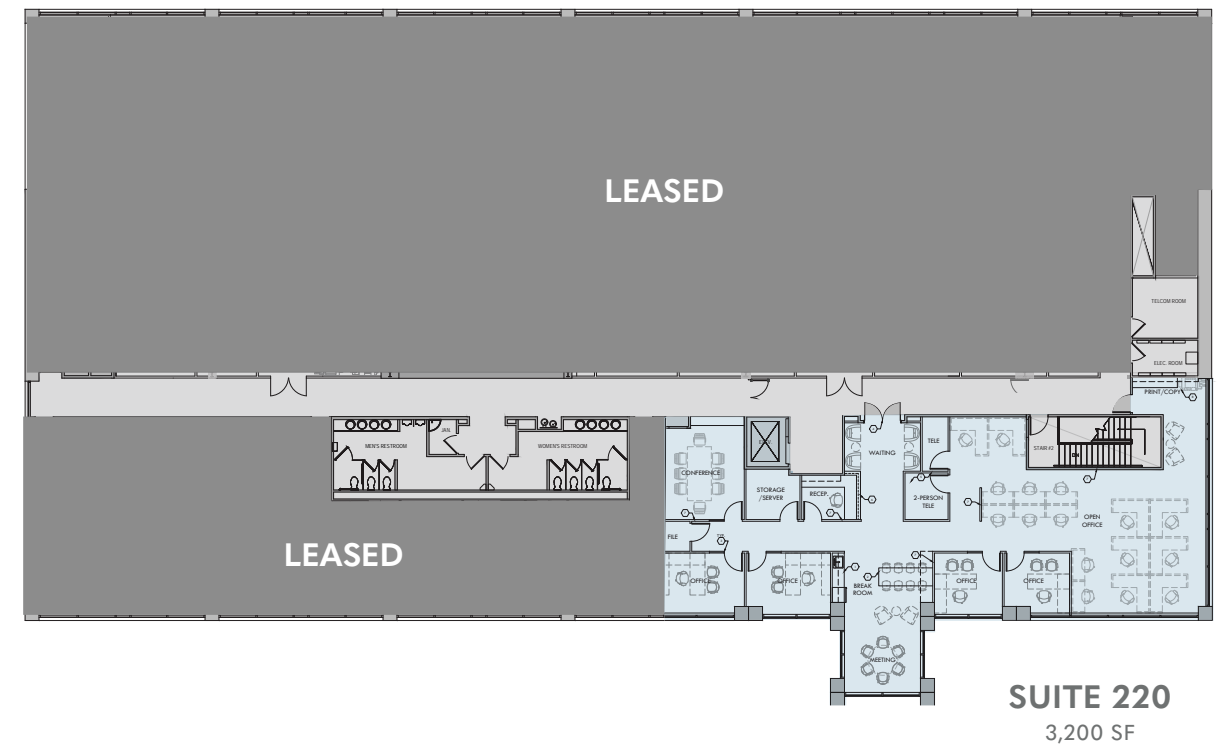


**1<sup>ST</sup> FLOOR**  
**1,553 - 6,380 SF**  
*HYPOTHETICAL*

**2<sup>ND</sup> FLOOR**  
**3,200 SF**  
*HYPOTHETICAL*

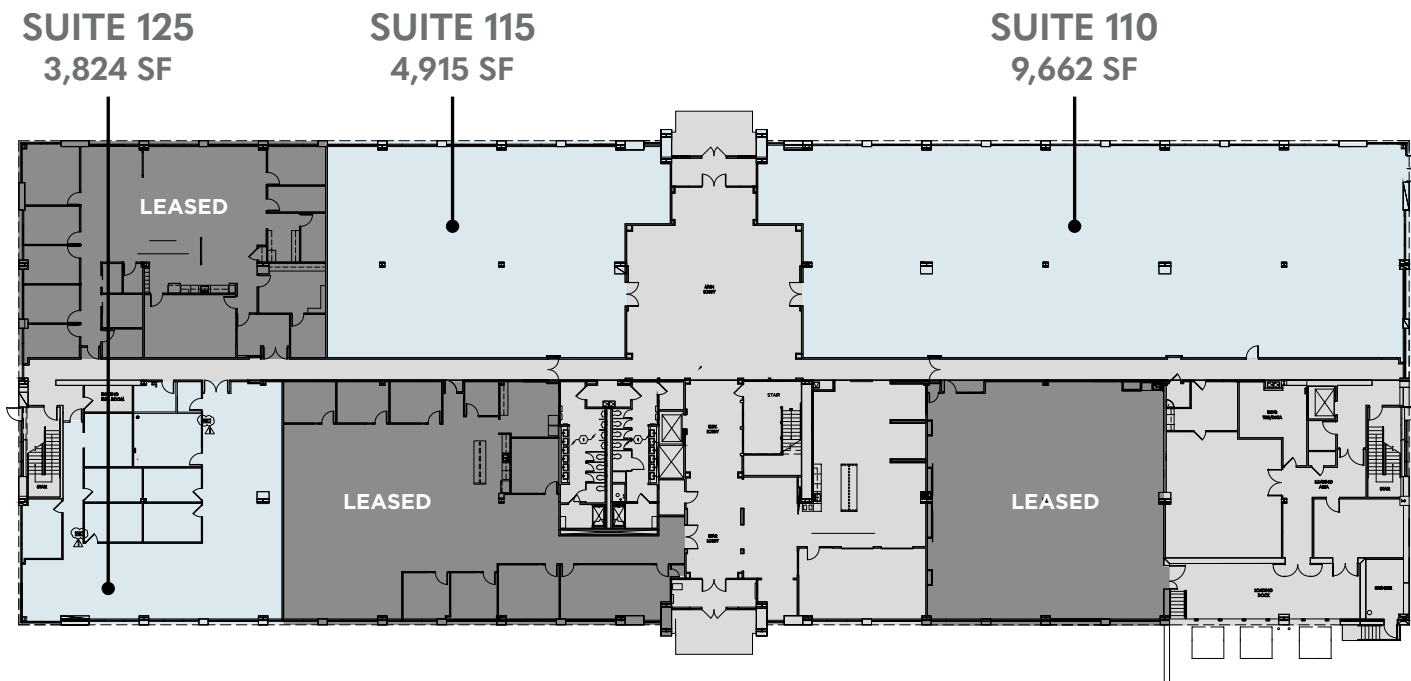


CLICK OR SCAN  
FOR INTERACTIVE  
360° TOUR



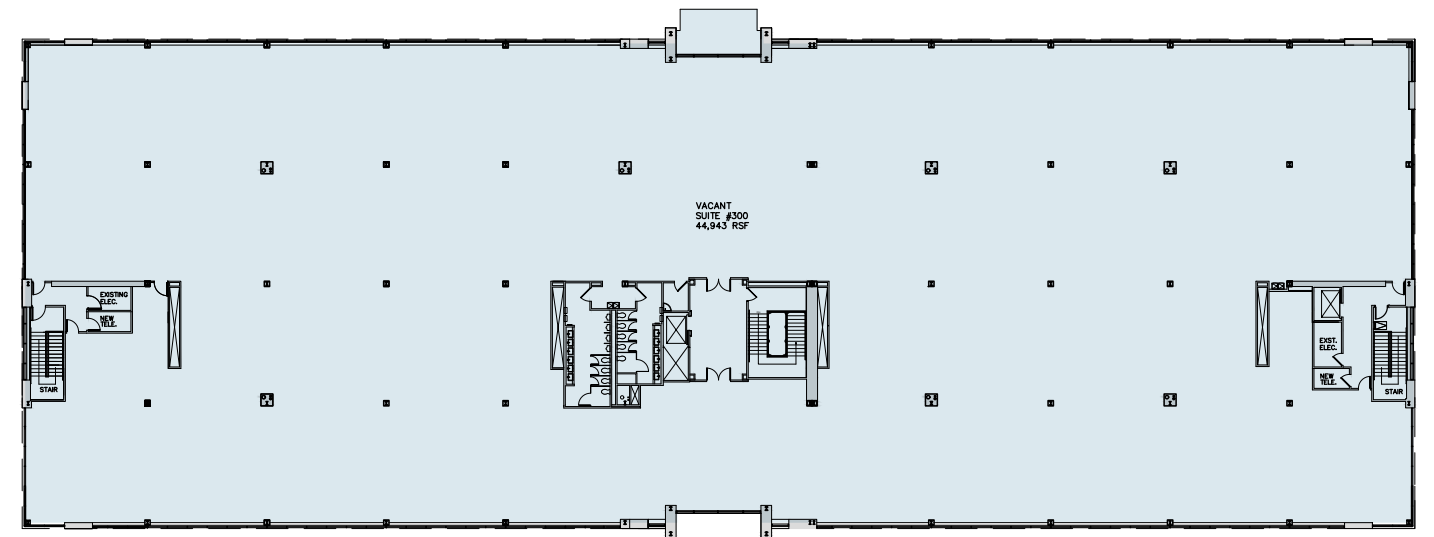
CLICK OR SCAN  
FOR INTERACTIVE  
360° TOUR

**1<sup>ST</sup> FLOOR**  
18,401 TOTAL SF



CLICK OR SCAN  
FOR INTERACTIVE  
360° TOUR

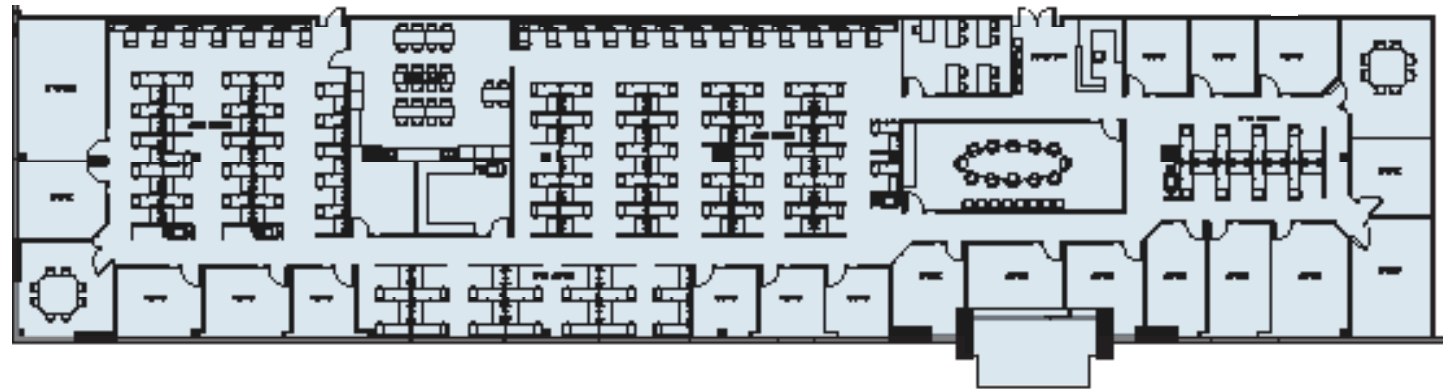
**3<sup>RD</sup> FLOOR**  
44,943 SF



CLICK OR SCAN  
FOR INTERACTIVE  
360° TOUR



**SUITE 225**  
15,537 SF



CLICK OR SCAN  
FOR INTERACTIVE  
360° TOUR





# The Offices at Westview



## YOUR FULL SERVICE OFFICE EXPERIENCE

5255 • 5265 • 5275 • 5285 • 5295 WESTVIEW DRIVE, FREDERICK MD

FOR MORE INFORMATION CONTACT:

**KEVIN McGLOON**  
+1 301 634 8484

[kevin.mcglloon@cushwake.com](mailto:kevin.mcglloon@cushwake.com)

**PETER ROSAN**  
+1 301 634 8487

[peter.rosan@cushwake.com](mailto:peter.rosan@cushwake.com)

**MEGAN WILLIAMS**  
+1 301 634 8489

[megan.williams@cushwake.com](mailto:megan.williams@cushwake.com)