



EastPark

Monocacy Blvd. at E. Church St. & Schifferstadt Blvd.
Frederick, MD 21701



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM/CENTRALMD | 301.682.9215

About EastPark

EastPark, a new 77-acre development by St. John Properties, is the premier business community in the City of Frederick. Phase I of the project will consist of over 152,400 square feet of flex/R&D space fully utilizing its by-right “dual” zoning (M-1 and GC) which allows for a wide-range of uses including biotech, office, distribution, and manufacturing. The buildings will feature dock and drive-in loading with ample parking in a professional campus environment.

Located within one of the nations’ foremost biotech hubs, EastPark provides close proximity to Fort Detrick, USAMRIID, NIH’s National Cancer Institute, and Frederick Municipal Airport—Maryland’s second busiest airport. EastPark has convenient connections to Interstates 70, 270 and US 15, linking it to the population centers in and around Washington, D.C., Northern Virginia and Baltimore.

The retail component of EastPark will consist of over 73,300 square feet – ideal for a variety of uses including a grocery anchor, restaurants, and a convenience store.

Traffic Count (MDOT)

Monocacy Blvd at Schifferstadt Blvd: 11,923 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,219	59,313	132,850
Avg. Household Income	\$112,505	\$123,106	\$125,915

For more information on EastPark, visit: sjpi.com/eastpark

Phase I Flex/R&D

Flex/R&D Building D	38,120 SF
Flex/R&D Building E	38,120 SF
Flex/R&D Building F	38,120 SF
Flex/R&D Building G	38,120 SF

Phase I Flex/R&D Specifications

Suite Sizes	2,760 up to 47,160 SF
Ceiling Height	16–18 ft. clear minimum
Loading	Dock and drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Heat	Natural Gas
Zoning	M-1 & General Commercial

Phase I Retail

Pad A Grocery Anchor	30,000 SF	3.86± Acres
Pad B Retail Building	21,200 SF	3.95± Acres
Pad C Restaurant	7,700 SF	2.29± Acres
Pad D Restaurant	2,325 SF	1.47± Acres
Pad E C-Store	5,500 SF	2.60± Acres
Pad F Restaurant	2,900 SF	1.63± Acres
Pad G Restaurant	950 SF	1.00± Acres
Pad H Restaurant	2,809 SF	1.79± Acres





EastPark | Site Plan



PHASE II
FUTURE FLEX DEVELOPMENT
BY ST. JOHN PROPERTIES

BUILDING G
38,120 SF

BUILDING F
38,120 SF

BUILDING E
38,120 SF

BUILDING D
38,120 SF

BUILDING G
59,160 SF
FF 296.0

BUILDING H
59,160 SF
FF 292.0

BUILDING I
33,040 SF
FF 284

BUILDING H
37,120 SF
FF 286

BUILDING G
34,120 SF
FF 286

BUILDING J
48,120 SF
FF 280

BUILDING K
33,120 SF
FF 276

A
GROCERY
UP TO 30K SF

B
UP TO 21,200 SF

C

2.29± ACRES

3.86± ACRES

3.95± ACRES

1.47± ACRES

D

1.79± ACRES

H

1.00± ACRES

G

1.63± ACRES

F

E

C-STORE

2.60± ACRES

SCHIFFERSTADT BLVD

E. CHURCH ST.

11,923
VEHICLES/DAY



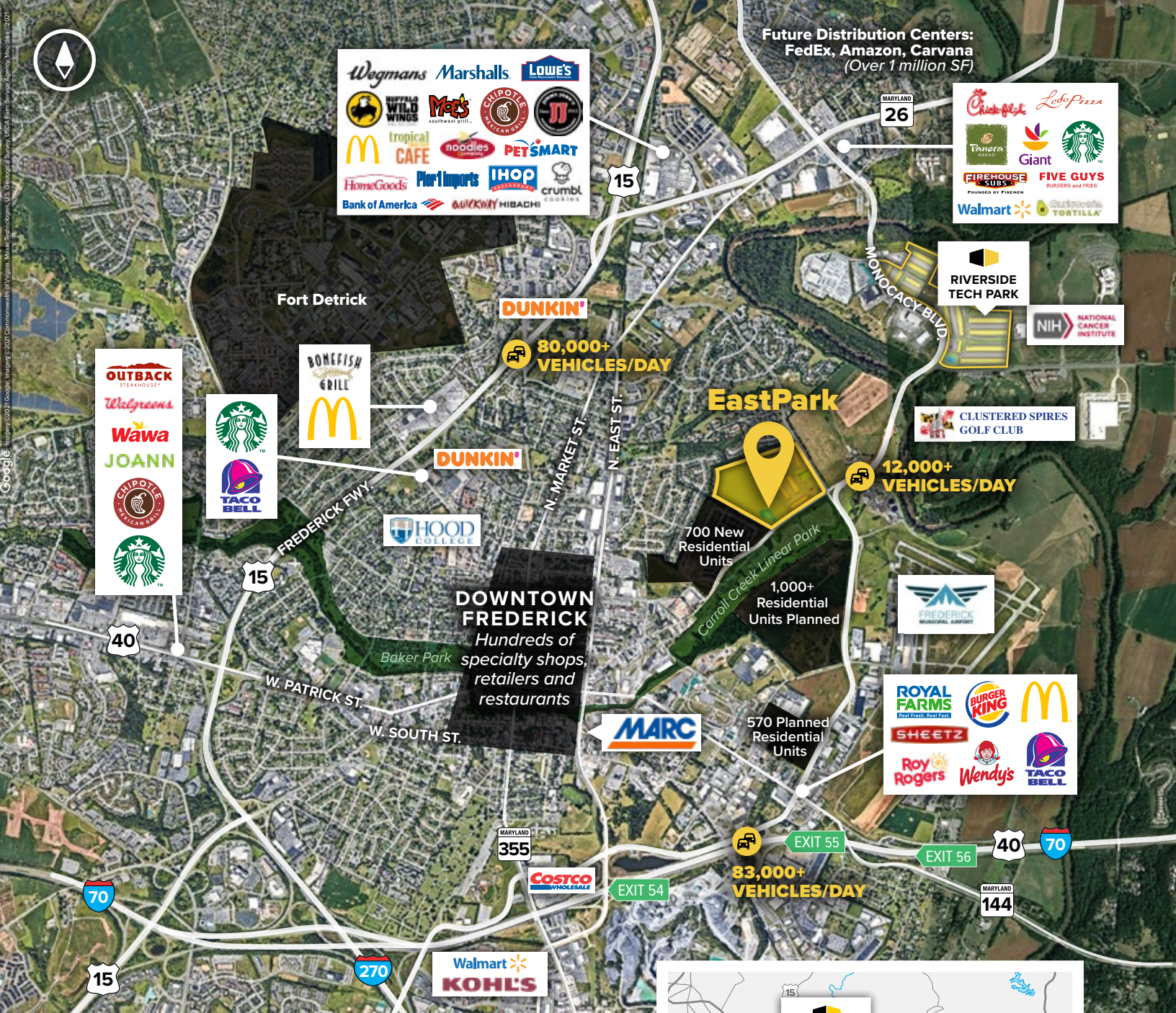
MONOCACY BLVD

Carroll Creek Linear Park

▼ To Downtown Frederick

To I-70/I-270 ▼



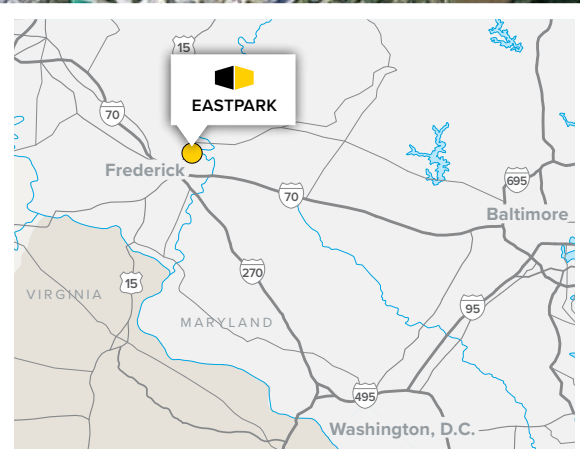


Contact Us

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