



AVISON  
YOUNG



# *270 Technology Park*

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**5310, 5320, 5330, 5340 and 5350 Spectrum Drive, Frederick, MD 21703**

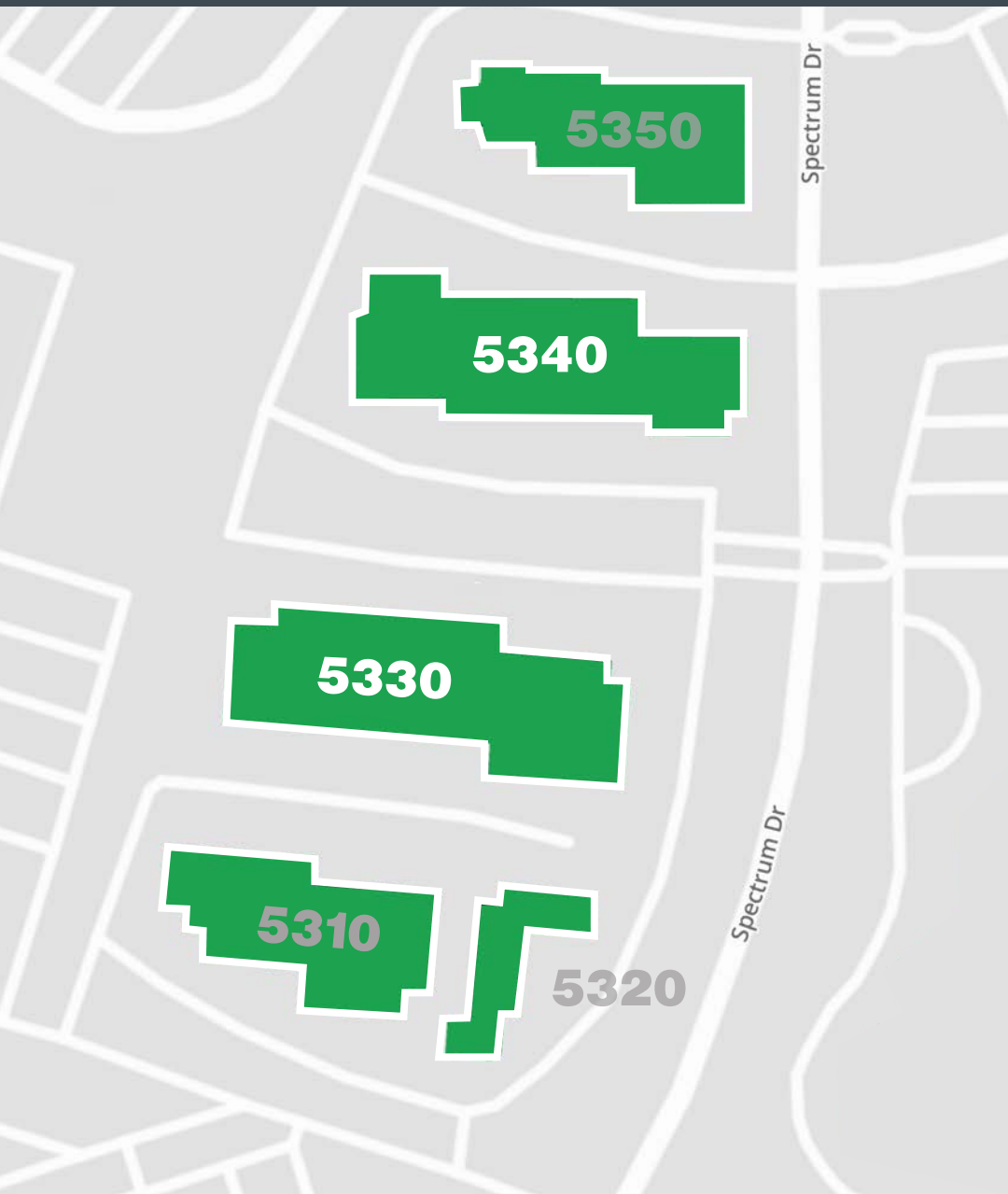
# *Welcome to*

# **270 TECHNOLOGY PARK**

Positioned just three miles from downtown Frederick's vibrant scenery, 270 Technology Park is a five building office/flex campus with loading and easy access to Route 15, I-270 and I-70. Additionally, the park sits within close proximity to numerous restaurants, shopping and hotel accommodations.



*Meet your new*  
**OFFICE PARK**



**5350 Spectrum Drive**

FULLY LEASED

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**5340 Spectrum Drive**

SUITE A: 7,200 SF - AVAILABLE NOW

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**5330 Spectrum Drive**

SUITE L: 8,511 SF - AVAILABLE NOW

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**5320 Spectrum Drive**

FULLY LEASED

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**5310 Spectrum Drive**

FULLY LEASED

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*Everything you need*

# JUST MINUTES AWAY

**2 minutes**  
**(0.5 miles)**

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Francis Scott Key Mall

**12 minutes**  
**(3 miles)**

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Downtown Frederick

**40 minutes**  
**(37 miles)**

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Washington, DC

**50 minutes**  
**(51 miles)**

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Baltimore/Washington  
International Thurgood  
Marshall Airport

**2 minutes**  
**(1 mile)**

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Monocacy MARC station

**13 minutes**  
**(4 miles)**

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Frederick Municipal  
Airport

**50 minutes**  
**(42 miles)**

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Dulles International  
Airport

**1 hour**  
**(48 miles)**

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Ronald Reagan National  
Airport

# Nearby Amenities



## FRANCIS SCOTT KEY MALL



## RIVERVIEW PLAZA



## HOTELS

- Hilton Garden Inn
- Residence Inn
- Fairfield
- Hampton
- COURTYARD

## WESTVIEW PROMENADE



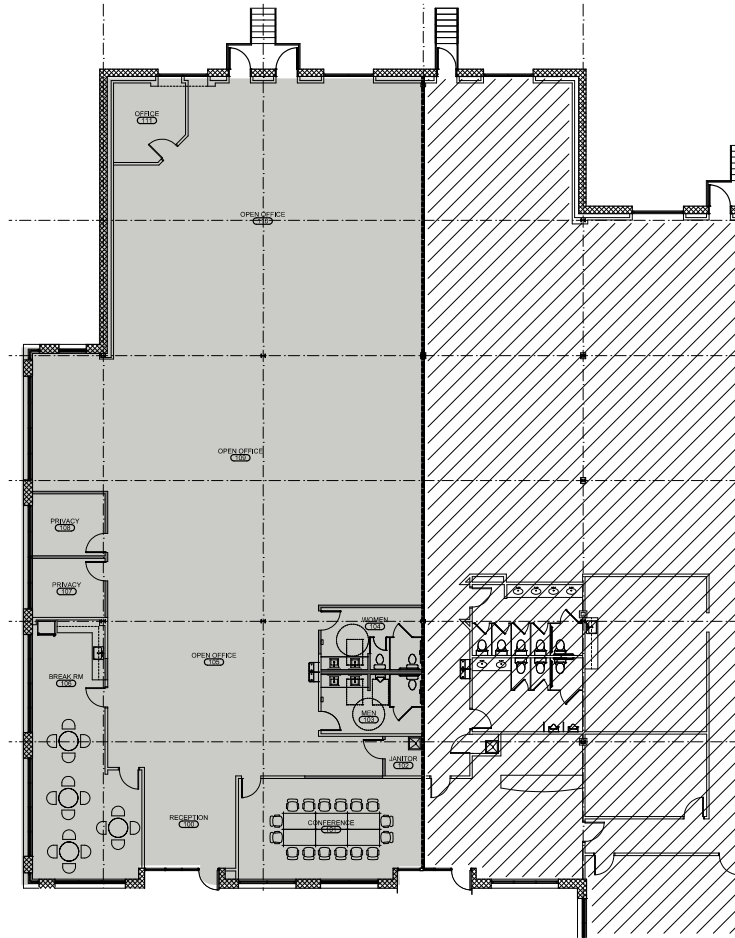
## 270 TECHNOLOGY PARK

# 5340 Spectrum Drive



# 5340 Spectrum Drive

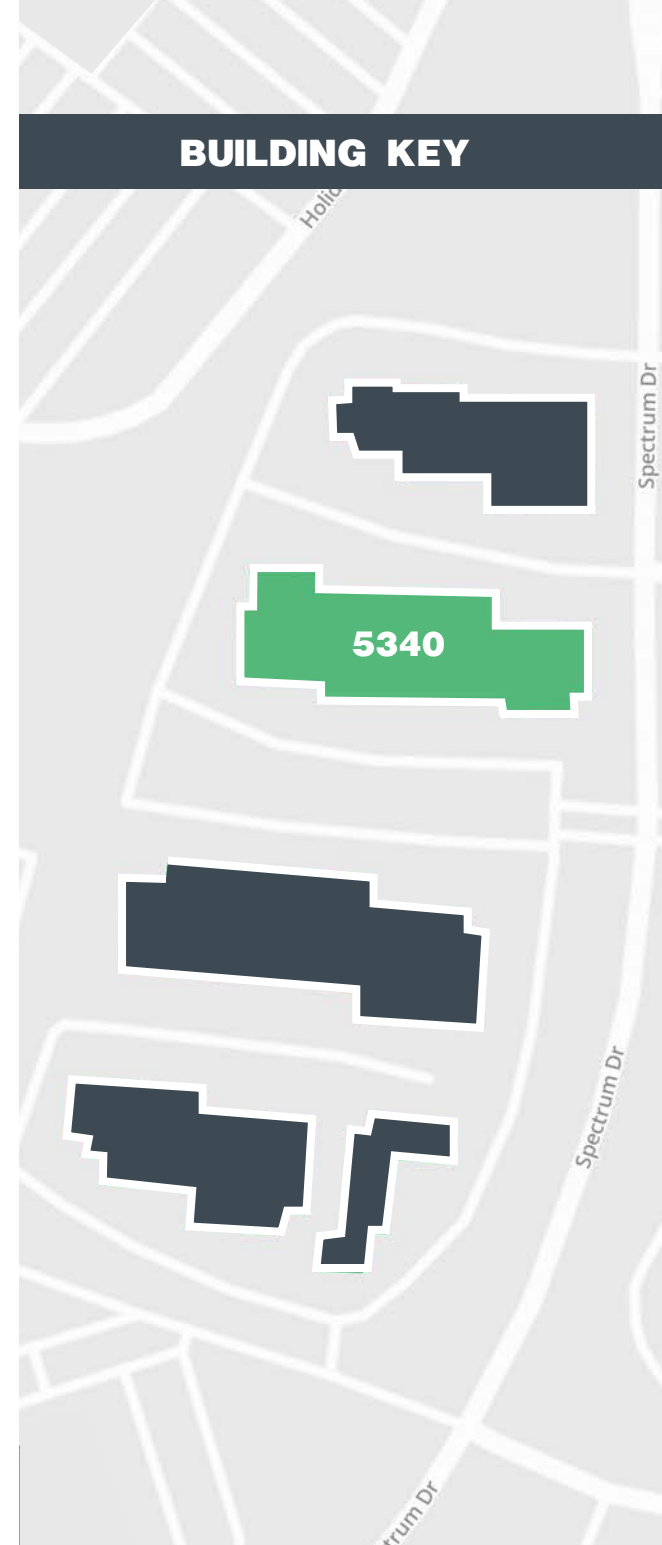
**SUITE A: 7,200 SF - AVAILABLE NOW**



## SPACE NOTES

- Built out as office space
- Mostly open area, three private offices, kitchen, conference room, and in suite restrooms.
- End cap suite with abundant windows
- Ceiling height 14.6" clear
- Parking 3.1/1000 sf

## BUILDING KEY



# *5330 Spectrum Drive*





# 5330 Spectrum Drive

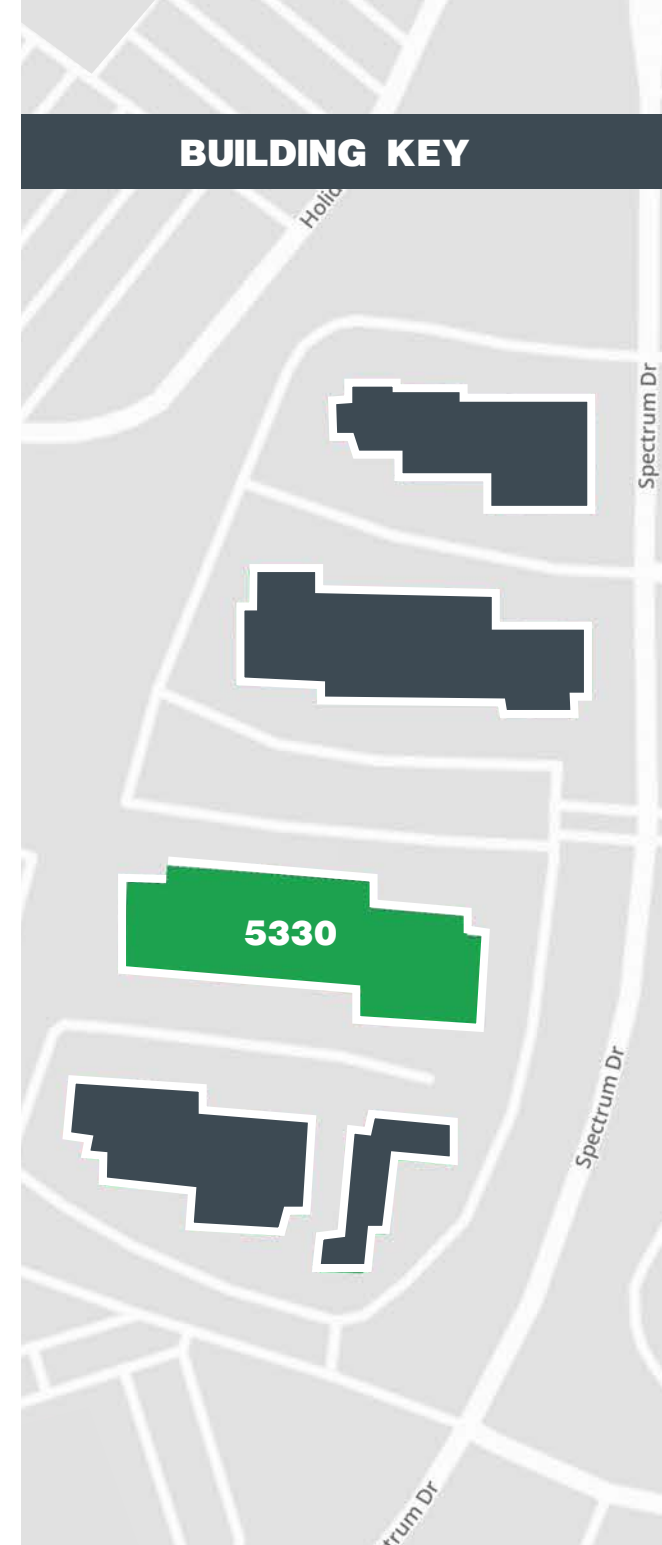
**SUITE L: 8,511 SF - AVAILABLE NOW**



## SPACE NOTES

- Built out as office with small warehouse component
- Mix of offices, open area, conference rooms, kitchen, and in suite restrooms.
- Dock high loading
- End cap suite with abundant windows
- Ceiling height 14.6" clear
- Parking 3.1/1000 sf

## BUILDING KEY



# 5330 Spectrum Drive | Suite L



**CONFERENCE ROOM**



**OPEN AREA**



**RECEPTION**



**KITCHEN**

# 5330 Spectrum Drive



**EXTERIOR ENTRY**



**LOADING WAREHOUSE**



**EXTERIOR LOADING AREA**



**LOADING DOCK**



## *For leasing, contact:*

### **Bob Dickman**

Principal

301.417.1091

[bob.dickman@avisonyoung.com](mailto:bob.dickman@avisonyoung.com)

### **Bob Wrightson**

Senior Vice President

301.417.1063

[bob.wrightson@avisonyoung.com](mailto:bob.wrightson@avisonyoung.com)

### **Connor Wrightson**

Senior Associate

301.417.1088

[connor.wrightson@avisonyoung.com](mailto:connor.wrightson@avisonyoung.com)

**11921 Rockville Pike, Suite 200, Rockville, MD 20852**

**[avisonyoung.com](http://avisonyoung.com) | 301.948.9870**

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