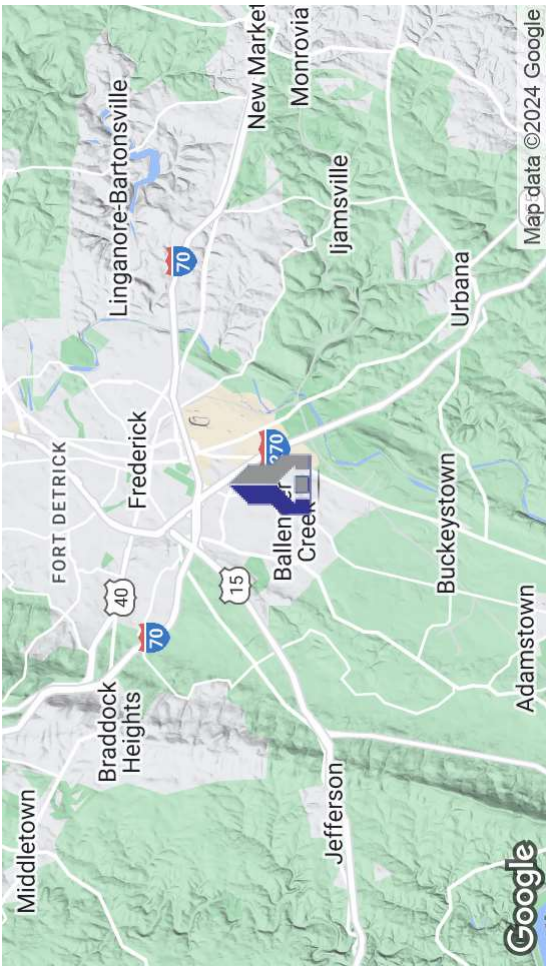


WESTVIEW CORPORATE CENTER I

5291 Corporate Drive, Frederick Frederick, MD 21703



OFFERING SUMMARY

Lease Rate:	\$25/sf/yr Full Service
Building Size:	26,624 SF
Available SF:	1,600 SF to 6,497 SF
Available Suite #:	203 & 205
Year Built:	2004

PROPERTY OVERVIEW

Class A office Suite available at Westview Office Complex \$25/sf FS

Various sizes from 2,667SF up to 6,497 SF,

Can be divided, as small as ~1,500 sf

Ample parking space with parking ratio 4.2 per 1,000 sf

Shopping, restaurants, and banking services within walking distance

Easy access to Rt 85, I-270, I-70, Rt 15 and the MARC station

CapStar Commercial Realty

O: 301.738.7777

438 N. Frederick Avenue, #450

Gaithersburg, MD 20877

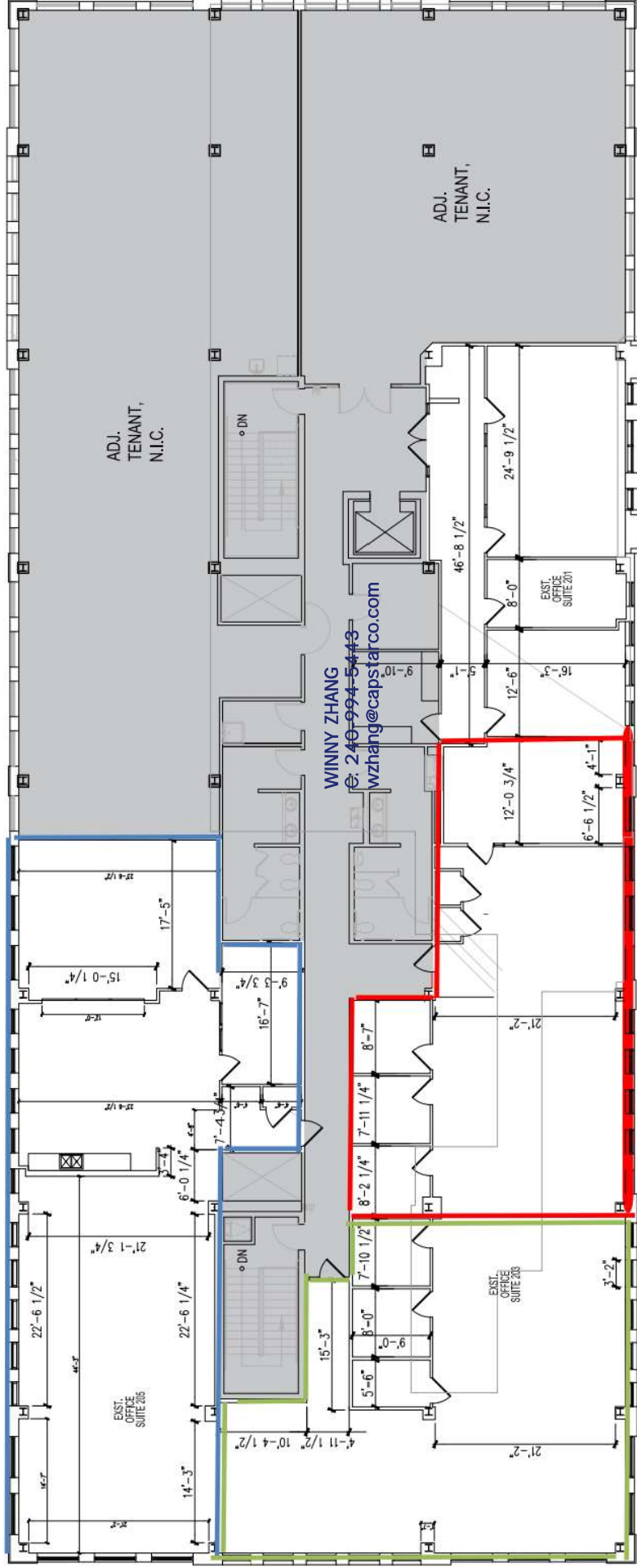
WINNY ZHANG

C: 240-994-5443

wzhang@capstarco.com



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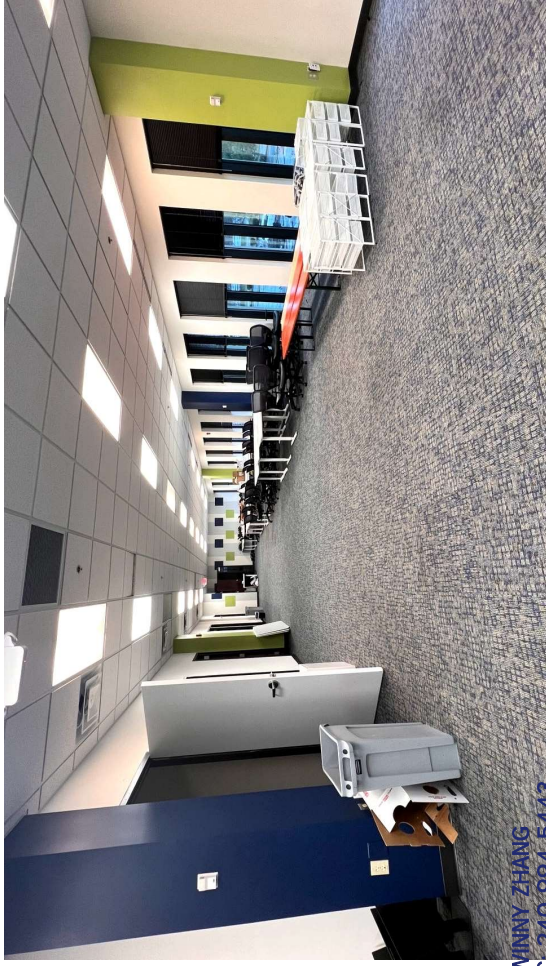
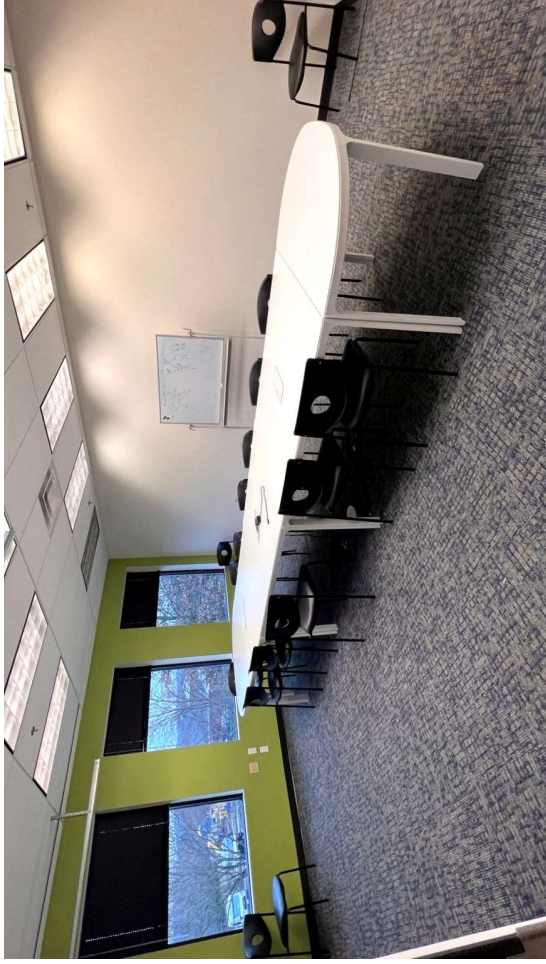
1 EXISTING SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

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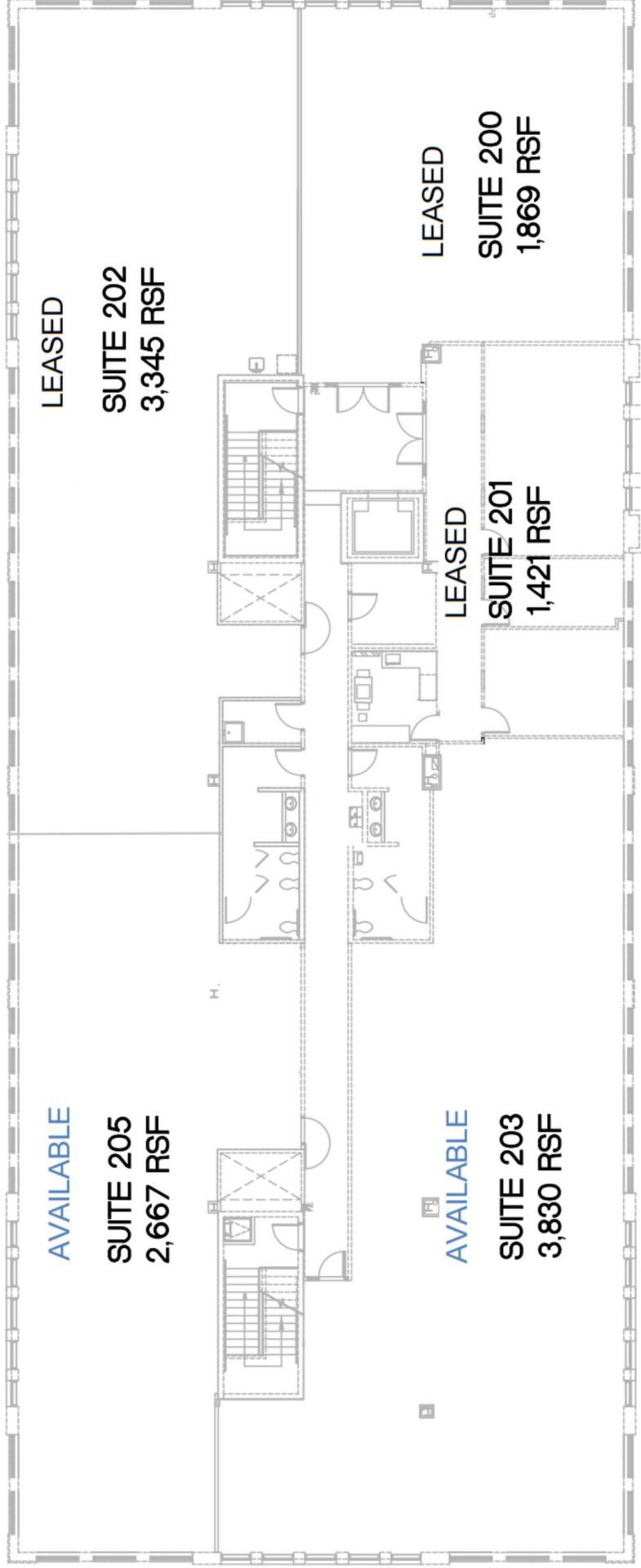
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SECOND FLOOR

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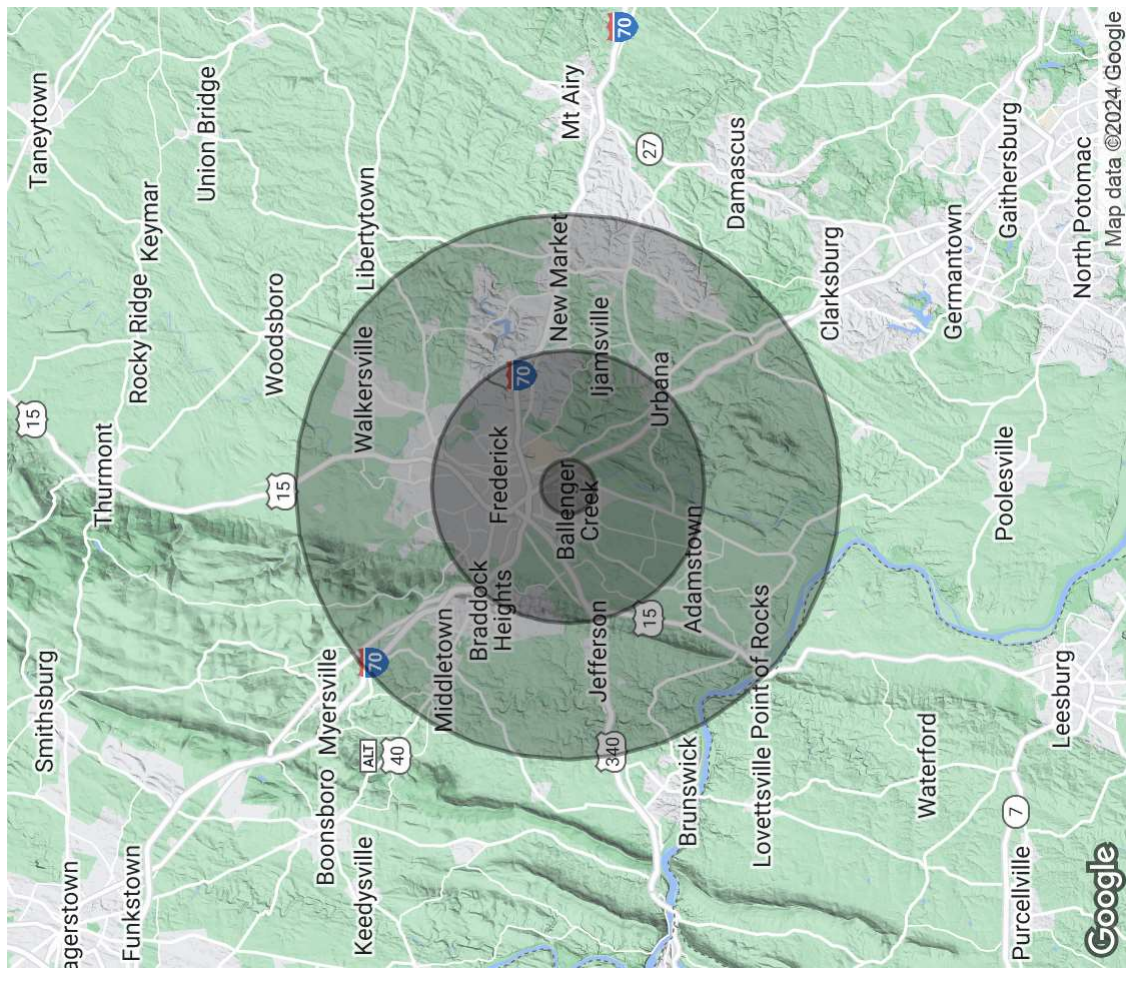
WESTVIEW CORPORATE CENTER I

5291 Corporate Drive, Frederick Frederick, MD 21703

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,586	100,491	199,143
Average Age	31.9	33.8	36.6
Average Age (Male)	29.8	34.0	36.2
Average Age (Female)	33.0	34.0	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,897	38,960	74,272
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$80,410	\$80,578	\$93,303
Average House Value	\$279,017	\$360,596	\$379,192

* Demographic data derived from 2020 ACS - US Census



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