



AVISON
YOUNG



270 Technology Park

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

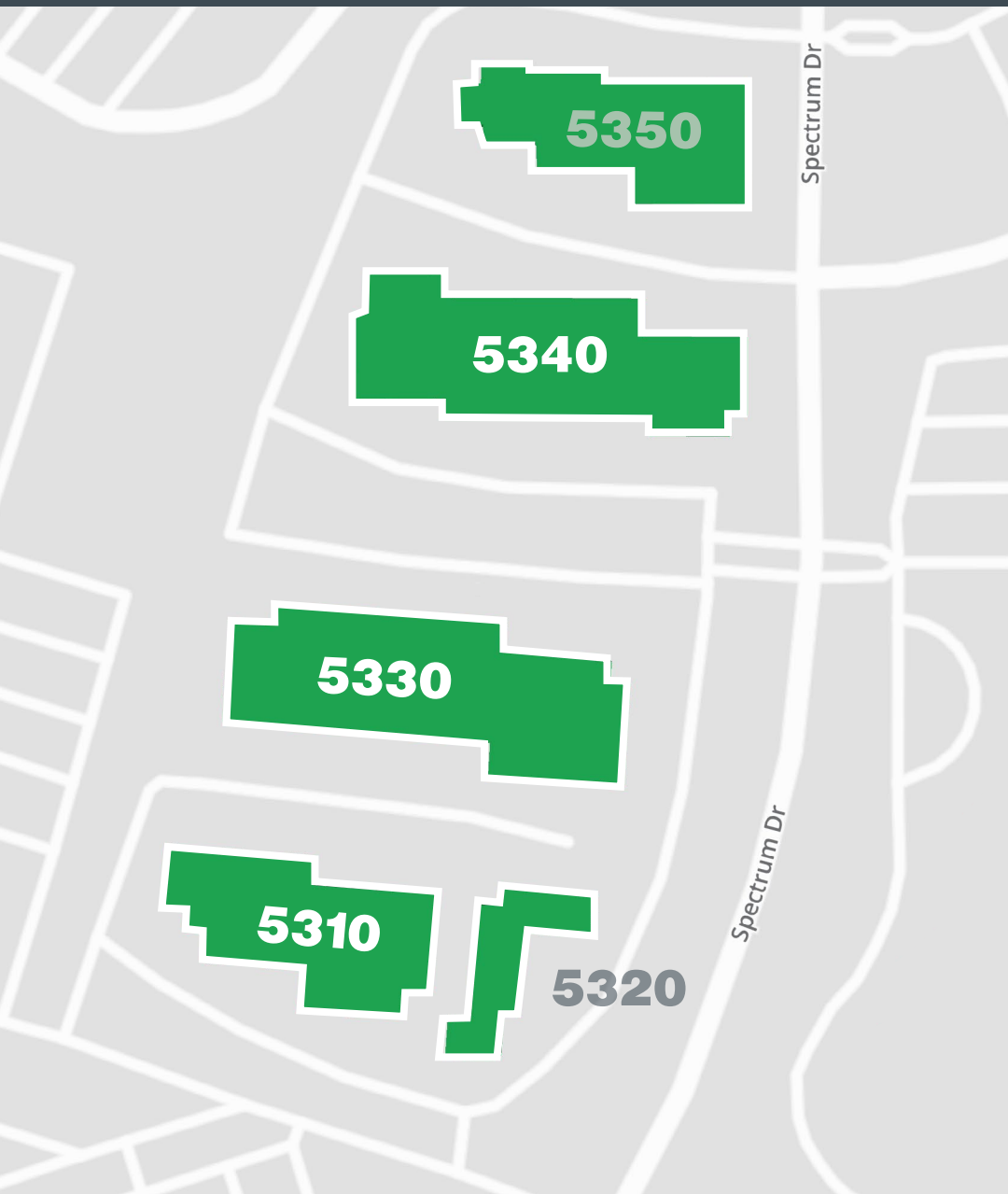
Welcome to

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

5340 Spectrum Drive

SUITE A: 7,200 SF - AVAILABLE 9/1/24

5330 Spectrum Drive

SUITE L: 8,511 SF - AVAILABLE NOW

5320 Spectrum Drive

FULLY LEASED

5310 Spectrum Drive

SUITE B: 4,694 SF - AVAILABLE NOW

Everything you need

JUST MINUTES AWAY

2 minutes
(0.5 miles)

Francis Scott Key Mall

12 minutes
(3 miles)

Downtown Frederick

40 minutes
(37 miles)

Washington, DC

50 minutes
(51 miles)

Baltimore/Washington
International Thurgood
Marshall Airport

2 minutes
(1 mile)

Monocacy MARC station

13 minutes
(4 miles)

Frederick Municipal
Airport

50 minutes
(42 miles)

Dulles International
Airport

1 hour
(48 miles)

Ronald Reagan National
Airport

Nearby Amenities



FRANCIS SCOTT KEY MALL



RIVERVIEW PLAZA



HOTELS

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

WESTVIEW PROMENADE



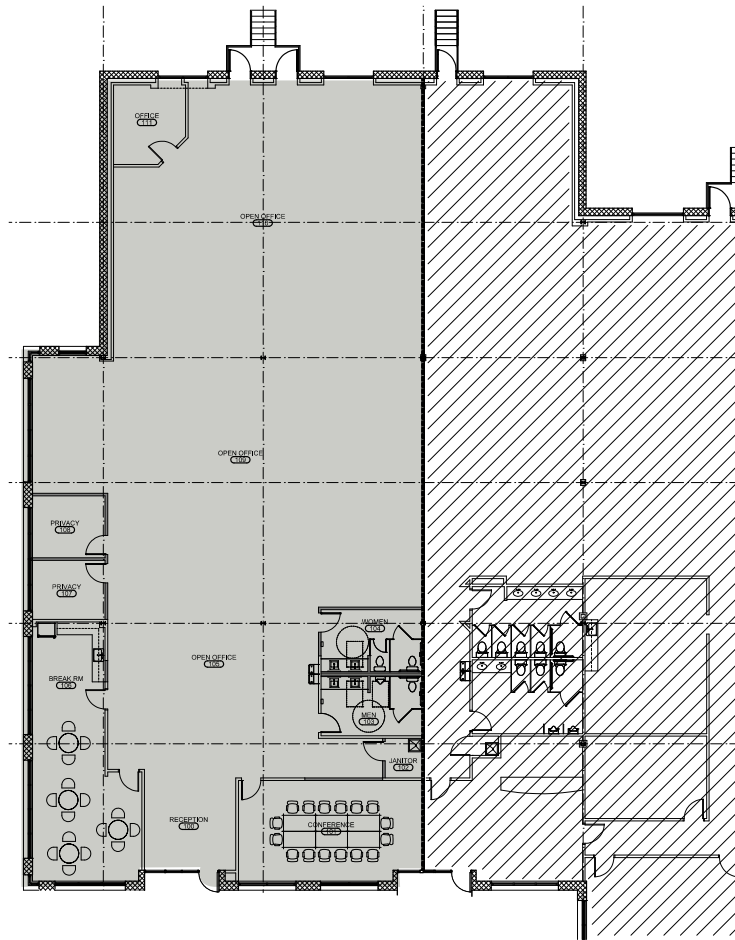
270 TECHNOLOGY PARK

5340 Spectrum Drive



5340 Spectrum Drive

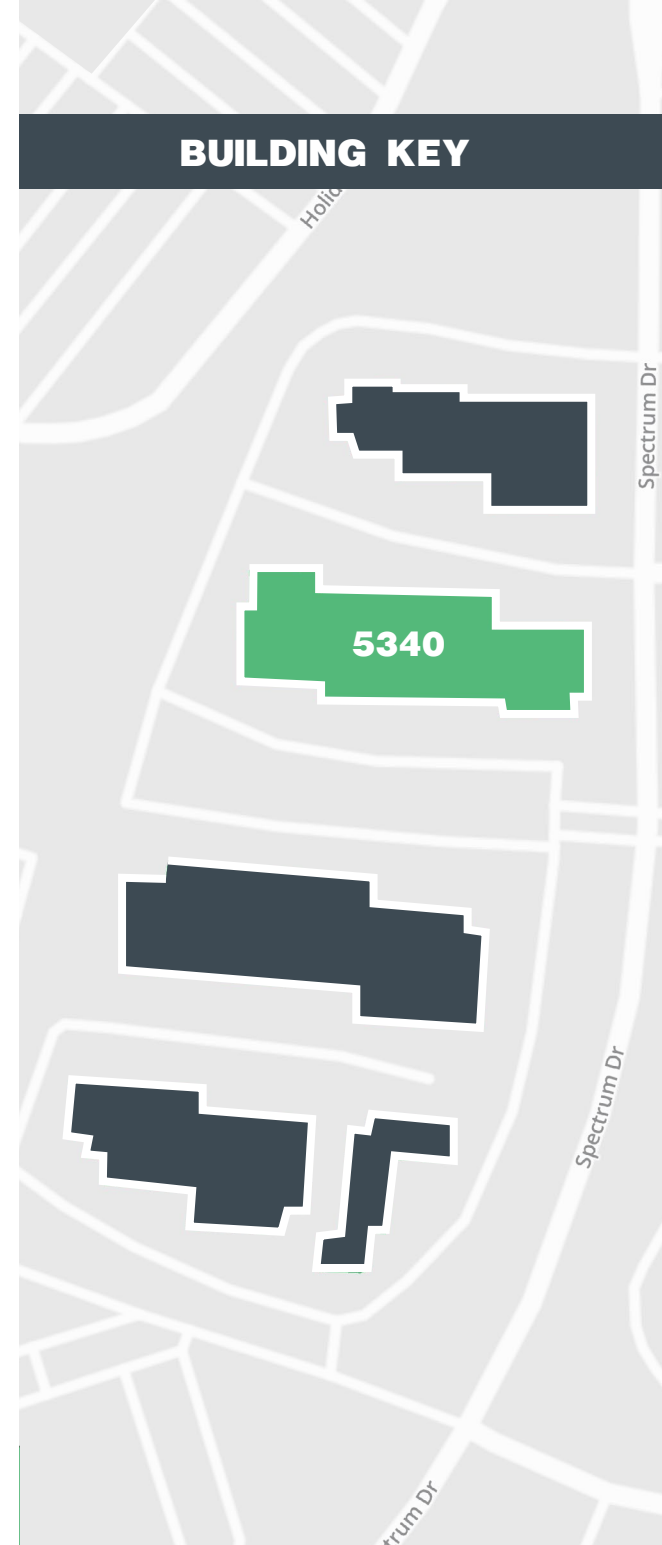
SUITE A: 7,200 SF - AVAILABLE 9/1/24



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

5330 Spectrum Drive

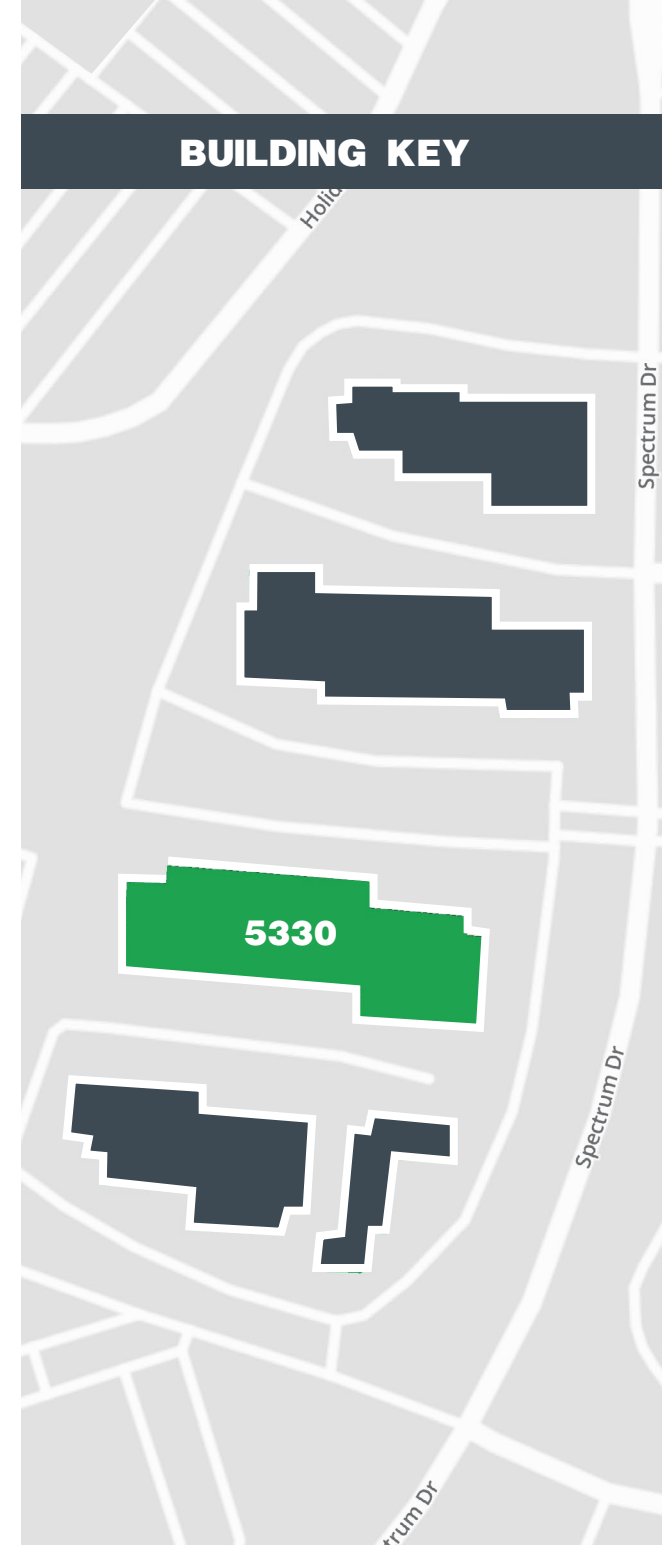
SUITE L: 8,511 SF - AVAILABLE NOW



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



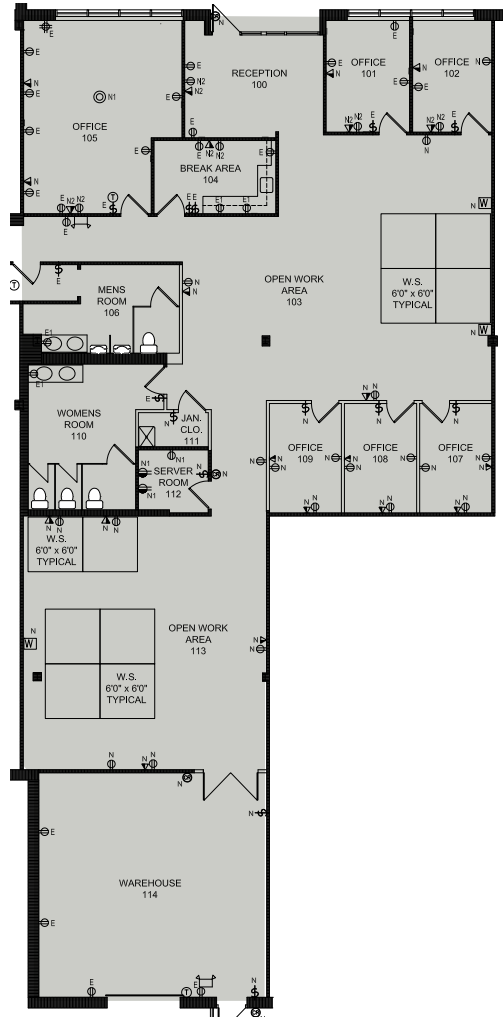
LOADING DOCK

5310 Spectrum Drive



5310 Spectrum Drive

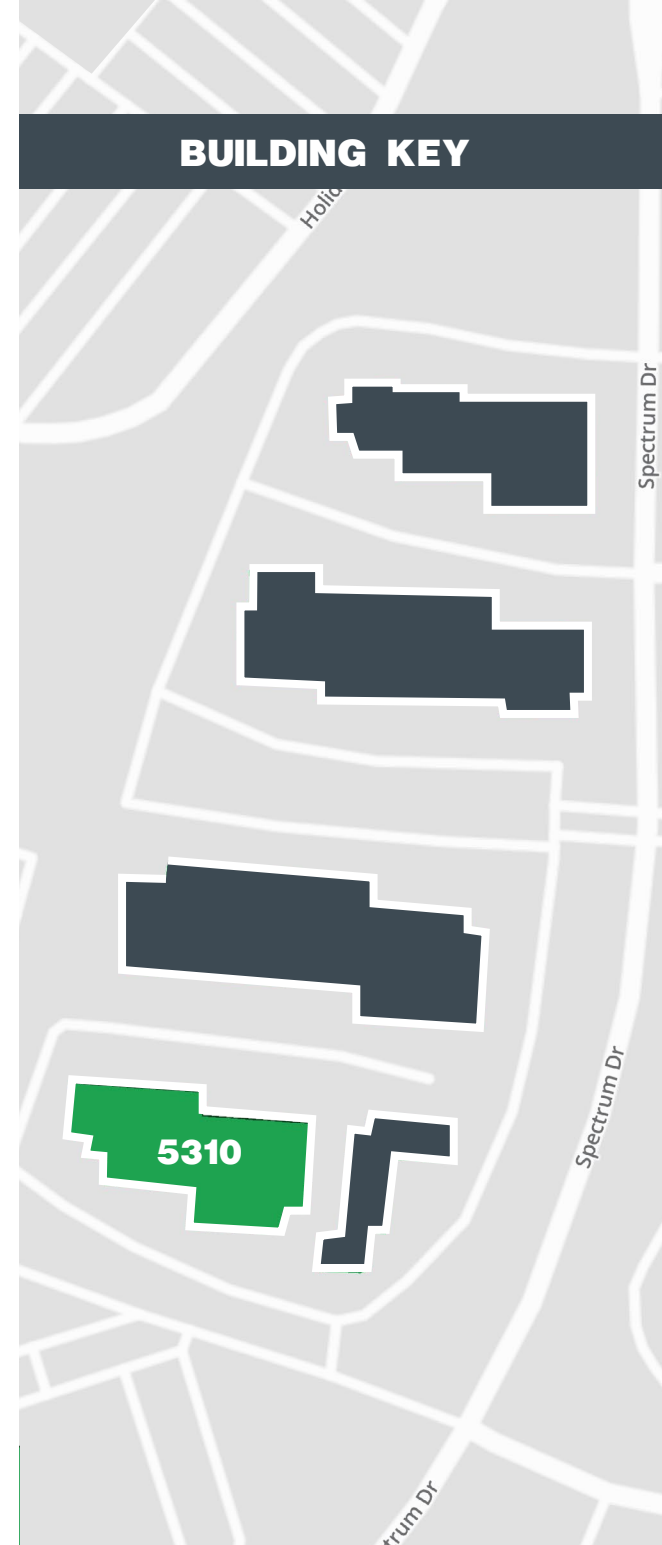
SUITE B: 4,694 SF - AVAILABLE NOW



SPACE NOTES

- Built out as office with small warehouse component
- Mix of five (5) offices, open area, conference room, kitchenette, and in suite restrooms.
- Dock high loading
- Ceiling height 14.6" clear
- Parking 3.1/1000 sf

BUILDING KEY



5310 Spectrum Drive | Suite B



EXTERIOR



PRIVATE WINDOW OFFICE



KITCHEN



WAREHOUSE



For leasing, contact:

Bob Dickman

Principal

301.417.1091

bob.dickman@avisonyoung.com

Bob Wrightson

Senior Vice President

301.417.1063

bob.wrightson@avisonyoung.com

Connor Wrightson

Senior Associate

301.417.1088

connor.wrightson@avisonyoung.com

11921 Rockville Pike, Suite 200, Rockville, MD 20852

avisonyoung.com | 301.948.9870

© 2024. Avison Young Washington, DC LLC. All Rights Reserved. The information provided herein was obtained from sources deemed reliable and believed to be true; it has not been verified and as such cannot be warranted nor represent any part of any future contract.



**AVISON
YOUNG**