



Riverside Tech Park

**Broadband Drive at Progress Drive &
Gas House Pike at Monocacy Boulevard
Frederick, MD 21701**



SJPI.COM/CENTRALMD | 301.682.9215

About Riverside Tech Park

Riverside Tech Park is a 70-acre business community comprising of 14 buildings totaling 753,560 square feet of space in an attractive and professional corporate environment. The park is ideally situated along the main entrance to the National Cancer Institutes's (NCI's) 330,000 square foot state-of-the-art R&D facility, home to the Advanced Technology Partnerships Initiative (ATPI). NCI's facility is the nation's only federally funded R&D center dedicated solely to biomedical research and development. Additionally, Riverside provides exceptional access to local dining, shopping, and service amenities.

The buildings in Riverside Tech Park are high-utility, economical, and efficient, offering unmatched flexibility to provide a custom-tailored facility for our tenants' specific requirements, including office, laboratories, retail, and storage uses. The single-story buildings feature expansive 30 ft. by 30 ft. column spacing, 16-18 ft. clear heights, high voltage electric service, impressive drive-in and dock loading facilities, and flexibility for unlimited space configuration options.



For more information on Riverside Tech Park, visit: sjpi.com/riversidetech

Flex/R&D Buildings

| | |
|-------------------------|-----------|
| 1750 Monocacy Boulevard | 38,080 SF |
| 8400 Spires Way | 16,200 SF |
| 8411 Broadband Drive | 32,560 SF |
| 8415 Progress Drive | 66,240 SF |
| 8420 Gas House Pike | 93,360 SF |
| 8421 Broadband Drive | 40,120 SF |
| 8425 Precision Way | 75,240 SF |
| 8430 Spires Way | 87,240 SF |
| 8431 Broadband Drive | 35,840 SF |
| 8435 Progress Drive | 84,240 SF |
| 8445 Spires Way | 81,240 SF |
| 8440 Broadband Drive | 52,080 SF |
| 8450 Broadband Drive | 51,120 SF |

Flex/R&D Specifications

| | |
|----------------|-------------------------|
| Suite Sizes | 2,760 up to 93,360 SF |
| Ceiling Height | 16-18 ft. clear minimum |
| Loading | Dock or drive-in |
| Roof | TPO & EPDM Rubber |
| Construction | Brick on block |
| Parking | 4 spaces per 1,000 SF |
| Heat | Gas |
| Zoning | GC, M1, MO |

Retail Tenants

1708 Monocacy Boulevard

| | |
|-------------|----------|
| Royal Farms | 5,371 SF |
|-------------|----------|



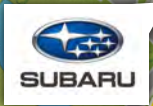


Riverside Tech Park | Site Plan

▲ To US 15 & MD 26
◀ To Fort Detrick

Public Storage

To National Cancer Institute ▶



charles river

▼ To Frederick Municipal Airport



MONOCACY BOULEVARD

BROADBAND DRIVE

PROGRESS DRIVE

PRECISION WAY

PROGRESS DRIVE

MONOCACY BOULEVARD

GAS HOUSE PIKE

HELIX WAY

8411 Broadband Dr
32,560 SF

8421 Broadband Dr
40,120 SF

1700 Monocacy Blvd
38,080 SF

8431 Broadband Dr
35,940 SF

8440 Broadband Drive
52,080 SF

8450 Broadband Drive
51,120 SF

8415 Progress Drive
66,240 SF

8425 Precision Way
75,240 SF

8435 Progress Drive
84,240 SF

8445 Spires Way
81,240 SF

8430 Spires Way
87,240 SF

8420 Gas House Pike
93,360 SF

LOADING AREA

LOADING AREA

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LOADING AREA

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Distances to:

| | |
|---------------------------------------|----------|
| BWI Airport | 50 miles |
| Dulles International Airport | 44 miles |
| Fort Detrick | 3 miles |
| Frederick International Airport | 3 miles |
| Interstate 70 | 2 miles |
| Interstate 270 | 3 miles |
| Route 15/340 | 2 miles |
| Route 26 | 1 mile |



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space.

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