

The Offices at Westview



YOUR FULL SERVICE
OFFICE EXPERIENCE

5255 • 5265 • 5275 • 5285 • 5295 WESTVIEW DRIVE, FREDERICK MD

KEVIN McGLOON

+1 301 634 8484

kevin.mcglloon@cushwake.com

PETER ROSAN

+1 301 634 8487

peter.rosan@cushwake.com

MEGAN WILLIAMS

+1 301 634 8489

megan.williams@cushwake.com



ACCESS AND AMENITIES

Conveniently located off I-270 and within a half mile of I-70 providing immediate access to the major roadways. The site is surrounded by shopping centers and within walking distance to several hotels, fitness, restaurants, retail and entertainment options.

WESTVIEW PROMENADE 6 MINUTES AWAY

IHOP
Cafe Rio
Champion Billiards
Chipotle
Krispy Kreme
Matutake Sushi & Steak

McDonald's
MOD Pizza
MOM's Market
PNC Bank
Poke Bowl
Regal Cinema

Starbucks
TGI Friday's
The UPS Store
Wild Berries

FRANCIS SCOTT KEY MALL 8 MINUTES AWAY

Applebee's
Auntie Anne's
CAVA
Chick-fil-A
Chopsticks Express

Jersey Mike's Subs
Olive Garden
Panera Bread
Red Robin
Rosa's Pizza

Staples
Taco Bell
Tanzo Japanese Steakhouse
UNO Pizzeria & Grill

FREDERICK CROSSING 7 MINUTES AWAY

Arby's
Bank of America
Blues BBQ
Burger King
Checkers

Longhorn Steakhouse
McDonalds
Papa John's
Popeyes
Ruby Tuesday

Sonic
Subway
The Common Market
Walmart



BUILDING SPECS



Typical Floor Plate _____	41,000 SF	Floor Loads _____	100+ lbs/SF
Year Built _____	1999 - 2000	Generator _____	250 KW currently feeds 5265 & 5275
Total RBA _____	246,473 SF	Structure _____	Steel reinforced concrete frame
5255 Westview RBA _____	83,040 SF	Utilities	
5265 Westview RBA _____	40,831 SF	Water _____	2" cold water service
5275 Westview RBA _____	122,602 SF	Sanitary _____	4" service
Slab Height		Gas _____	2.0 PSI natural gas service
First Floor _____	14'-4"	Fiber _____	Comcast, Verizon
Second Floor _____	15' 10"	5255 Power _____	3,000 Amps/480 Volt
Ceiling Height		5265 Power _____	2,000 Amps/480 Volt
5255 Westview _____	13'7"	5275 Power _____	5,000 Amps/480 Volt
5265 Westview _____	14'8"	Fire Suppression _____	6" fire service & fully addressable fire alarm system
5275 Westview _____	13'7"		
Building Amenities _____	Loading dock, multiple conference rooms, tenant lounge, outdoor patios		



The Offices at Westview SITE PLAN

The Offices at Westview

COLLABORATION AT ITS FINEST

CLICK OR SCAN
FOR INTERACTIVE
360° TOUR



Existing Lobby



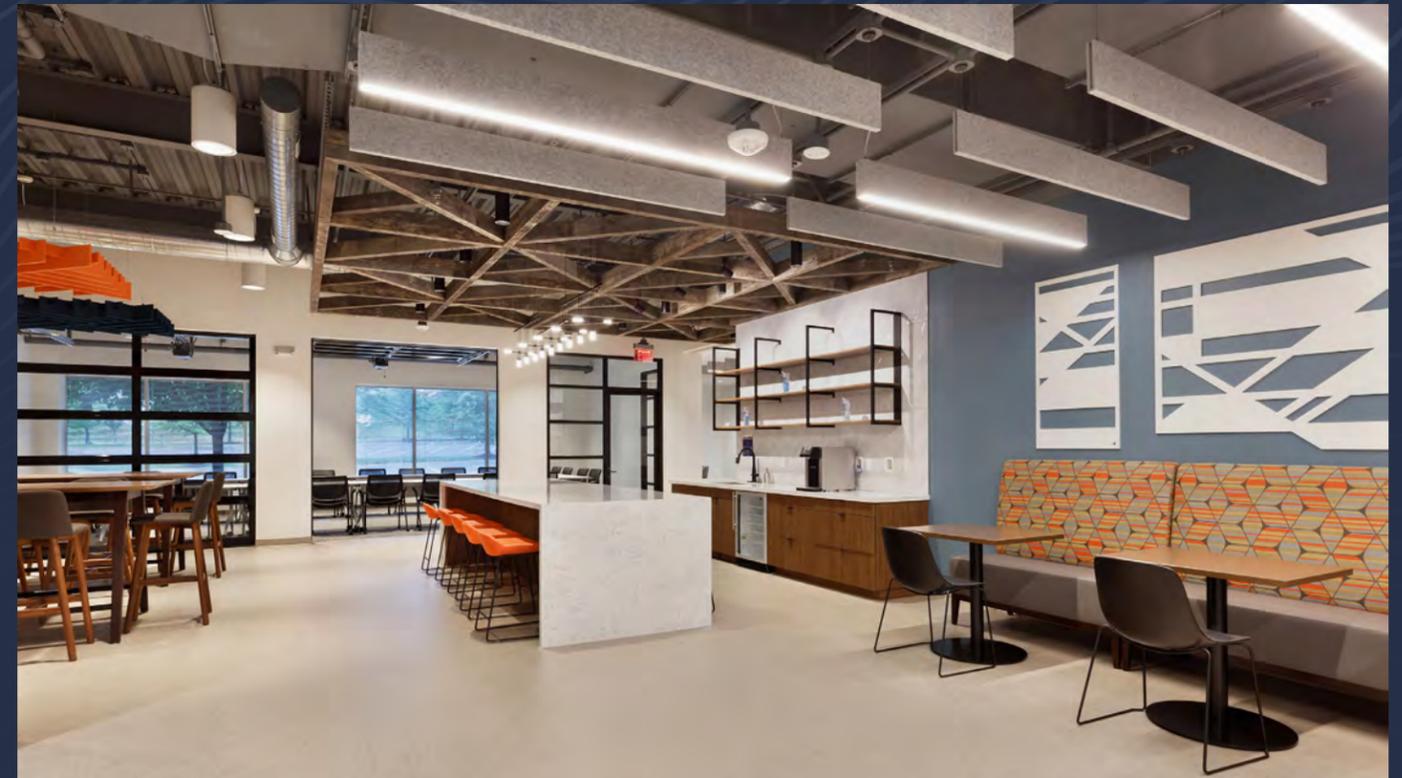
Entrance



Outdoor Patio

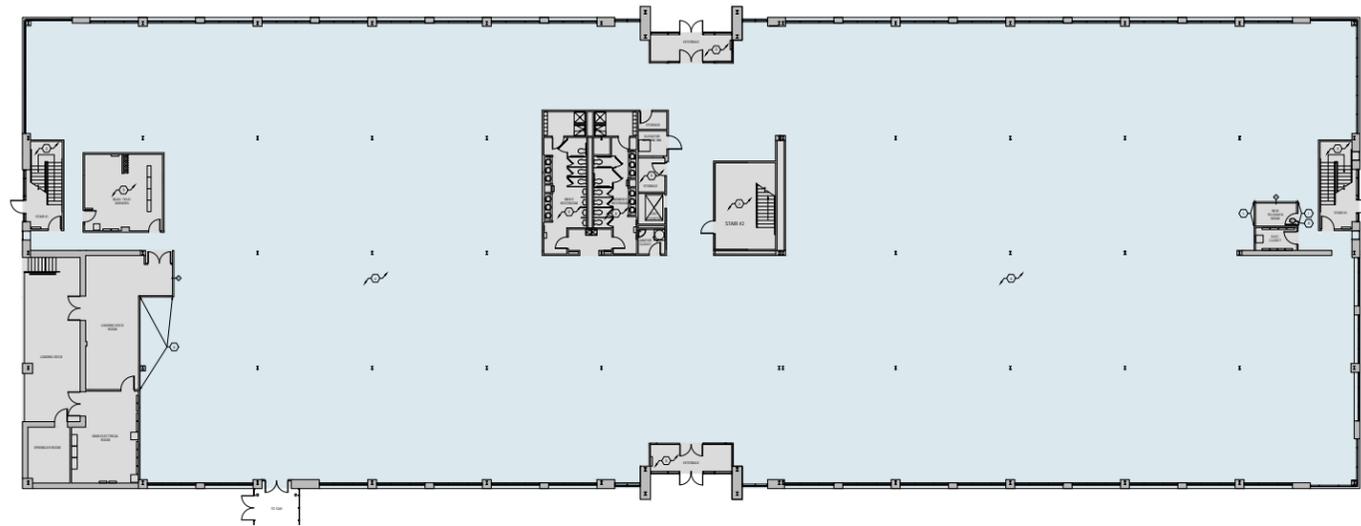


Newly Renovated Conference Center

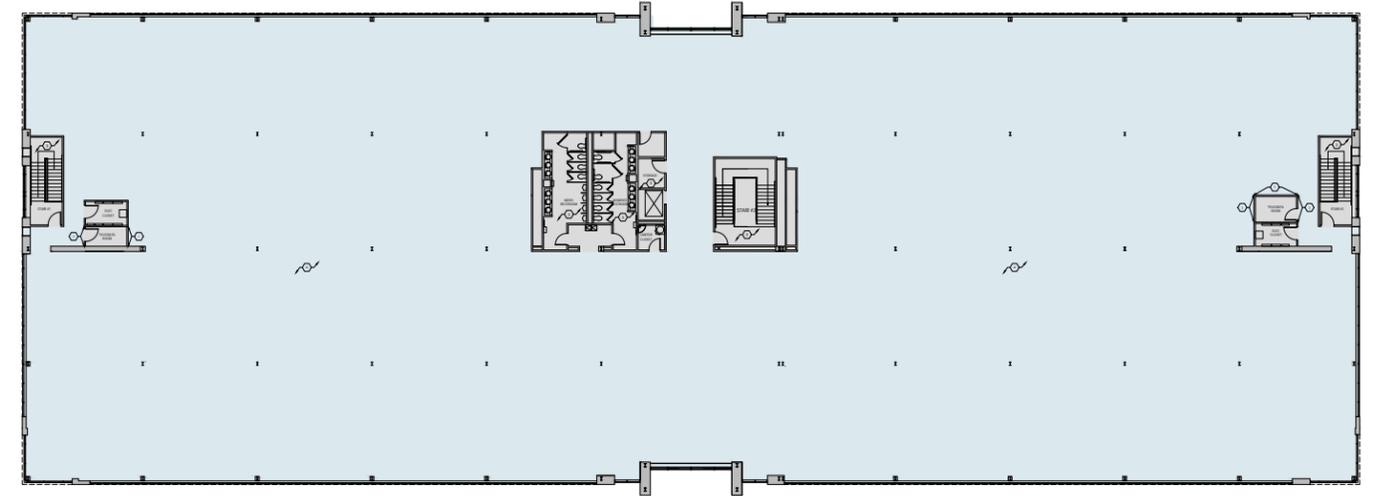


Newly Renovated Town Hall

1ST FLOOR PLAN
41,102 SF

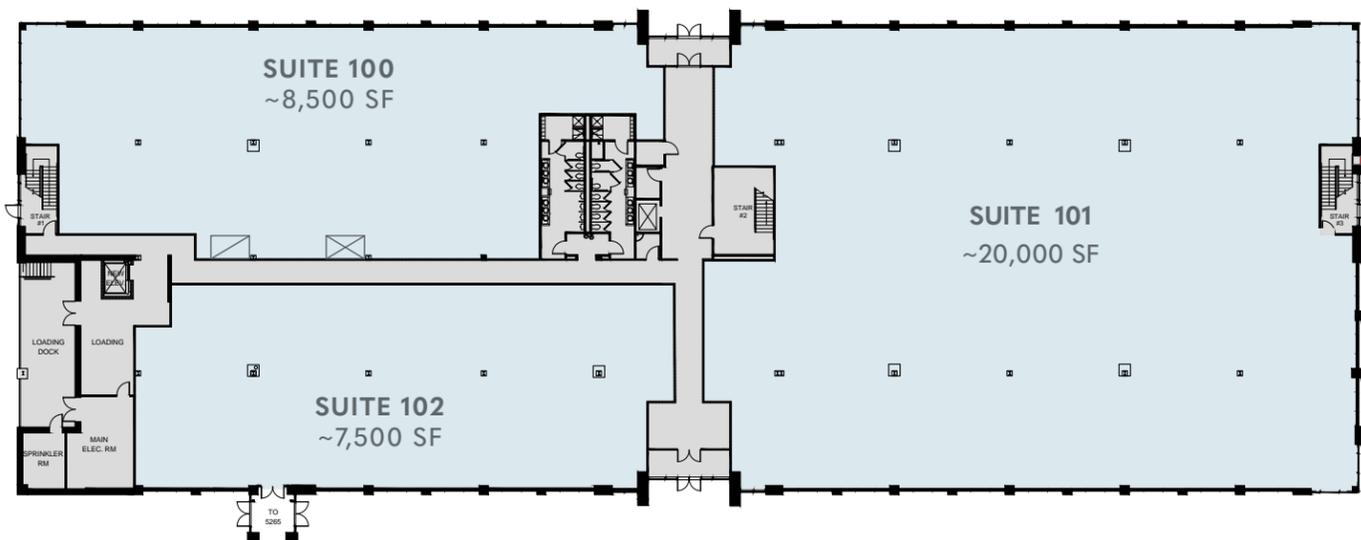


2ND FLOOR PLAN
41,103 SF



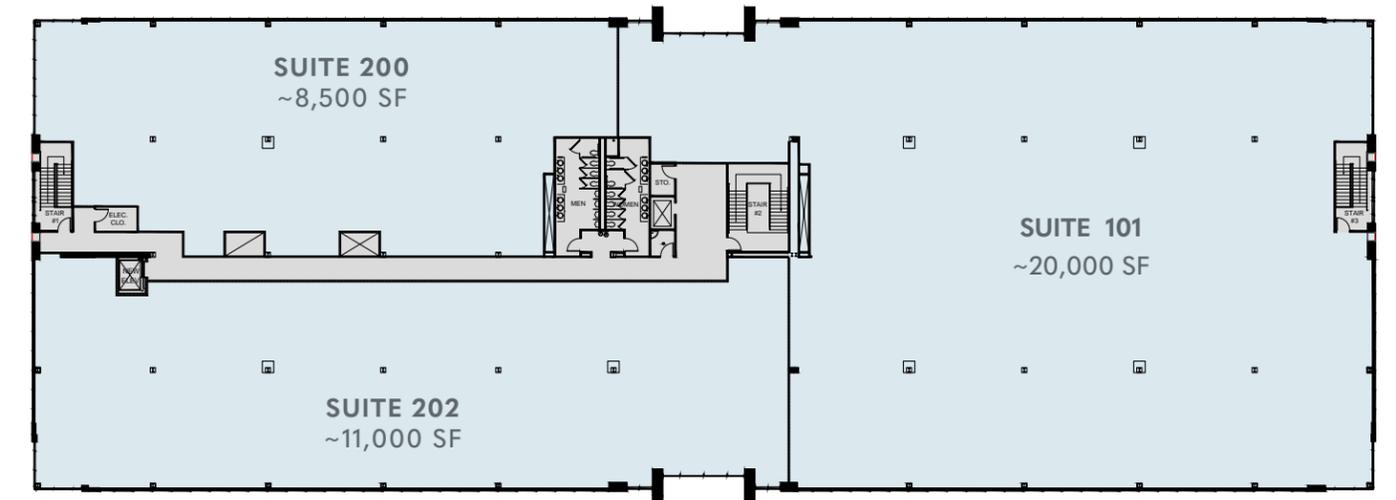
1ST FLOOR BLOCKING PLAN
41,102 SF

CLICK OR SCAN
FOR INTERACTIVE
360° TOUR



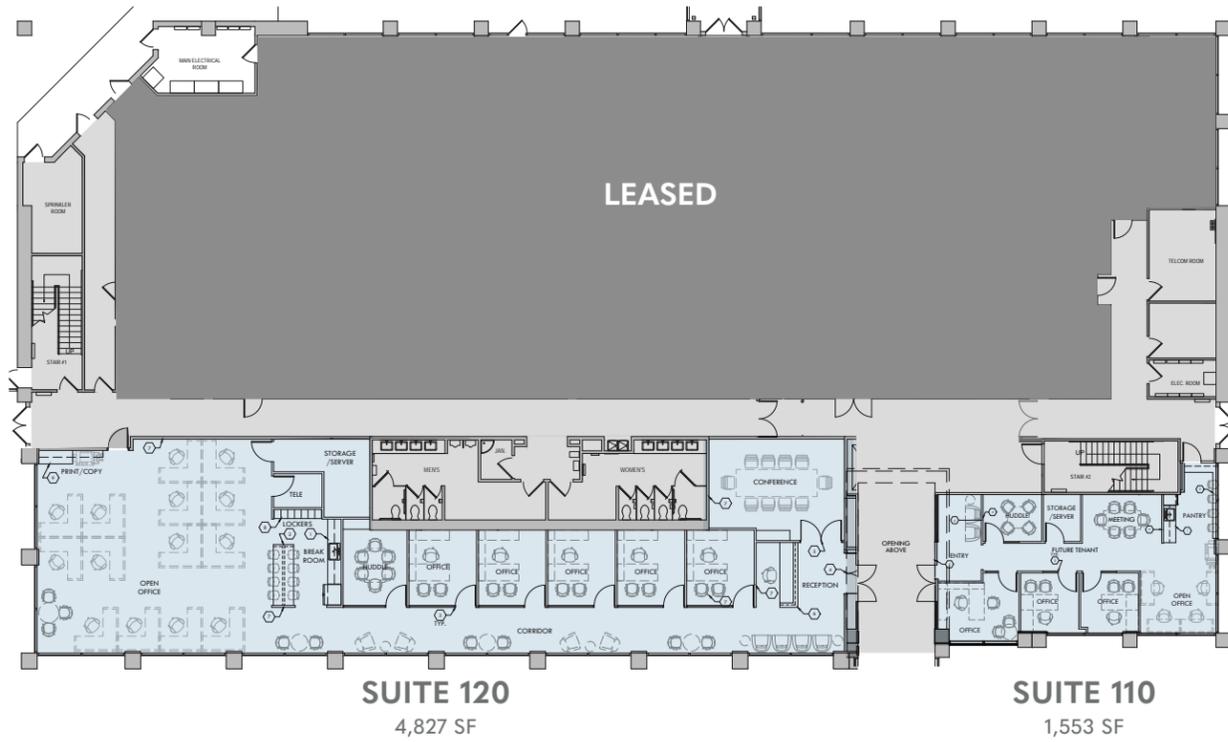
2ND FLOOR BLOCKING PLAN
41,103 SF

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360° TOUR



1ST FLOOR
1,553 - 6,380 SF
HYPOTHETICAL

2ND FLOOR
3,200 SF
HYPOTHETICAL

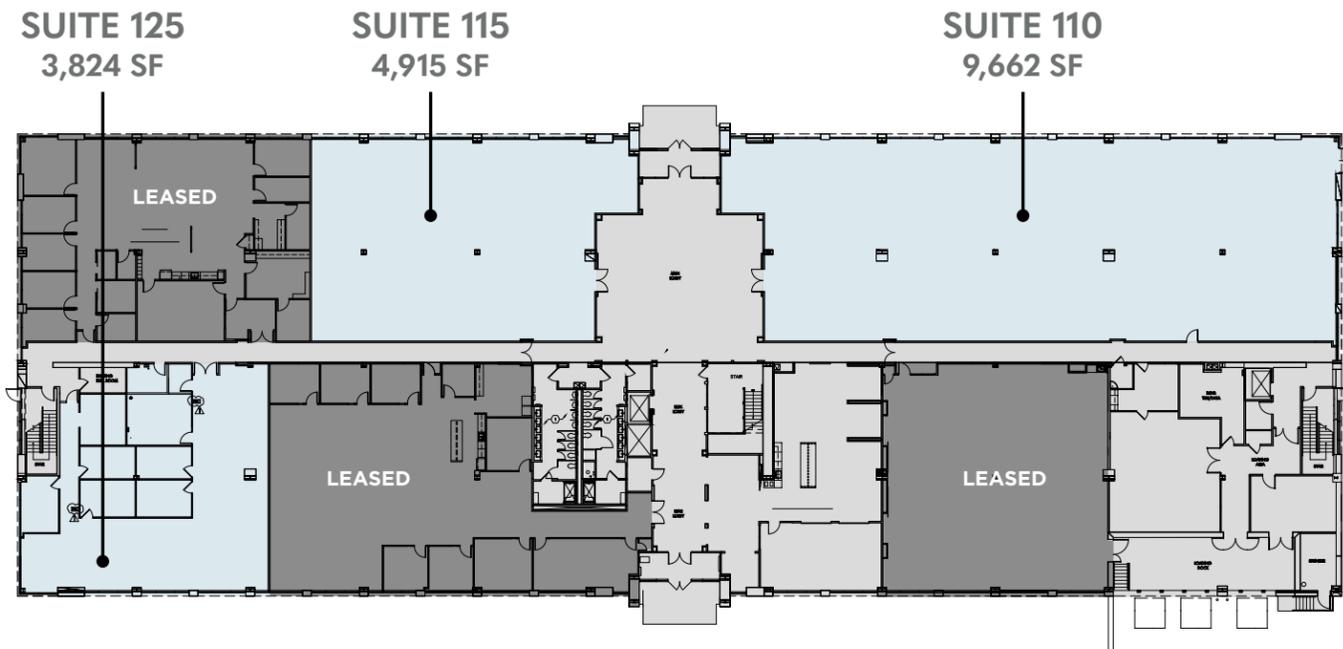


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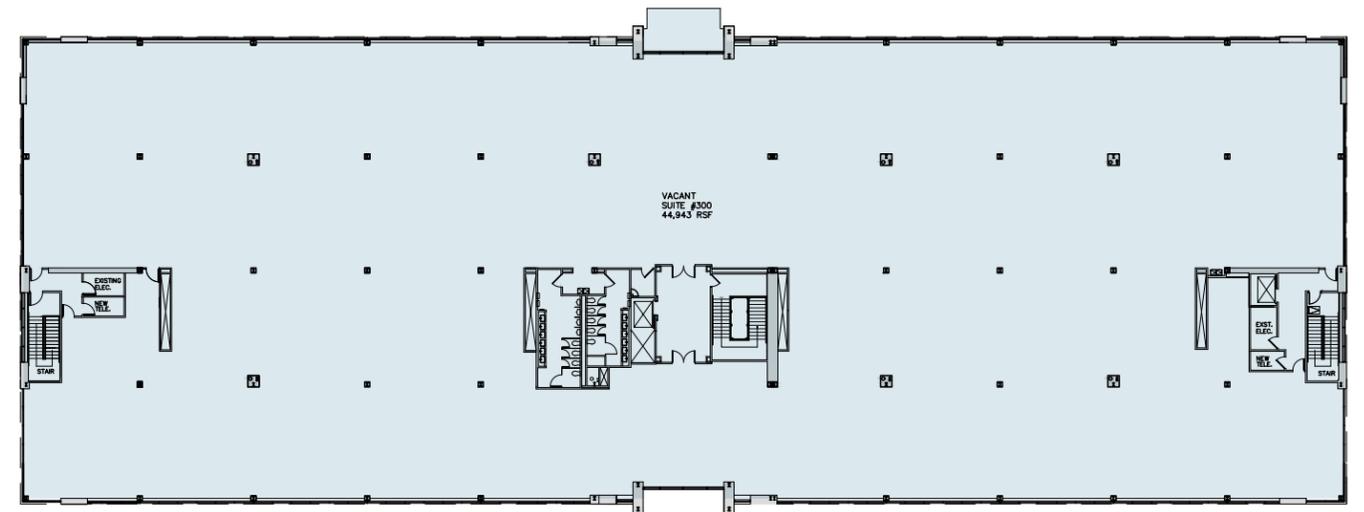
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1ST FLOOR
18,401 TOTAL SF



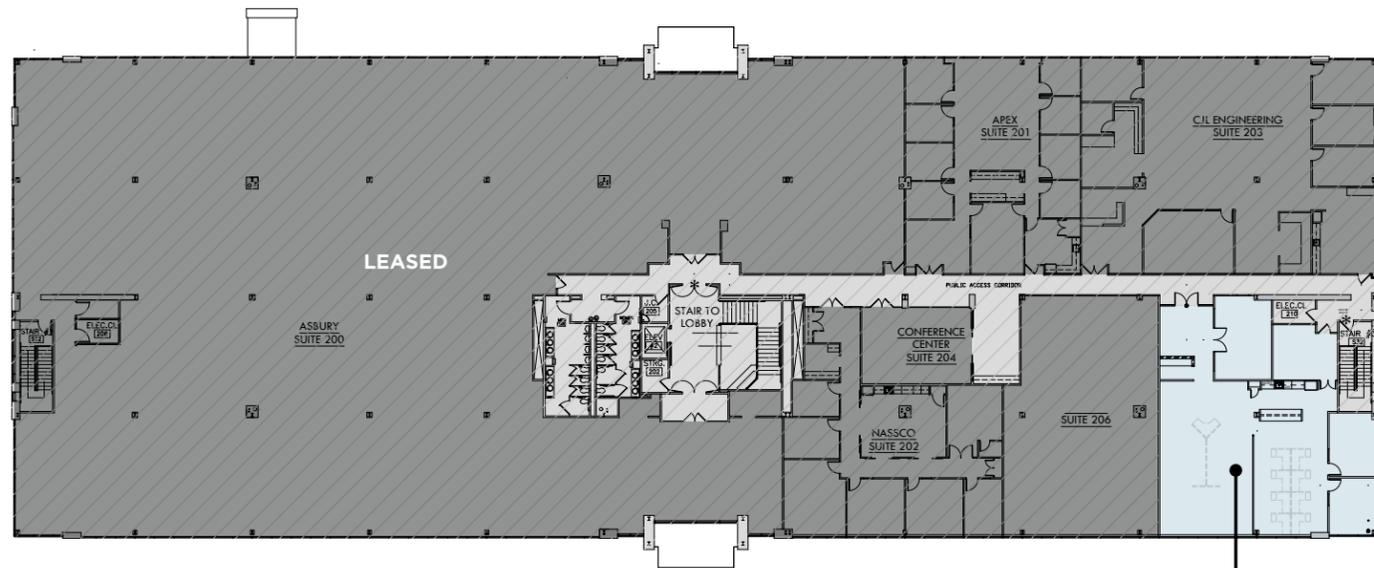
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3RD FLOOR
44,943 SF



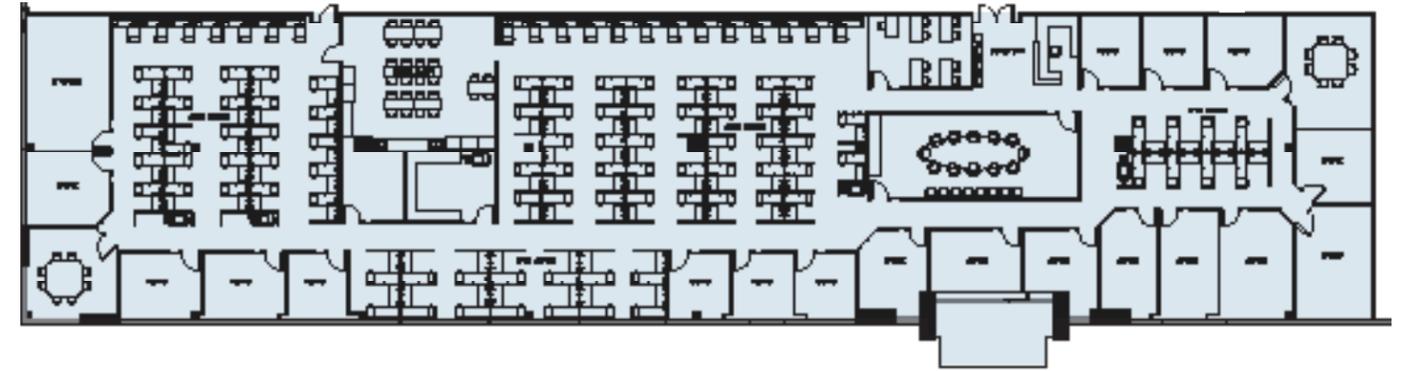
CLICK OR SCAN
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360° TOUR

SUITE 204
3,400 SF



SUITE 204
3,400 SF

SUITE 225
15,537 SF



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FOR MORE INFORMATION CONTACT:

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kevin.mcglloon@cushwake.com

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+1 301 634 8487

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