



Riverside Technology Park

Progress Drive, Spires Way &
Gas House Pike at Monocacy Boulevard

Frederick, MD 21701



About Riverside Technology Park

Riverside Technology Park is a 44-acre research and development (R&D) park comprising of six buildings totaling 487,560 sq. ft. 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) new 330,000 sq. ft. 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 Technology Park are high-utility, economical, and efficient, offering unmatched flexibility to provide a custom-tailored facility for our tenants' specific requirements, including office, laboratories, conference, and storage uses. The single-story buildings feature expansive 30 ft. by 30 ft. column spacing, 16-ft. clear heights, high voltage electric service, impressive drive-in and loading facilities, and flexibility for unlimited space configuration options.

St. John Properties features an in-house and fully-staffed property management division, to ensure that each building continually operates at peak performance.

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



FLEX / R&D SPACE

SINGLE-STORY FLEX / R&D BUILDINGS

8420 Gas House Pike	93,360 SF
8435 Progress Drive	84,240 SF
8415 Progress Drive	66,240 SF
8425 Precision Way	75,240 SF
8430 Spires Way	87,240 SF
8445 Spires Way	81,240 SF

FLEX / R&D SPECIFICATIONS

Suite Sizes	2,760 - 6,280 SF
Ceiling Height	16 ft. clear minimum
Loading	Dock or drive-in
Roof	EPDM Rubber
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	MXE



FUTURE OFFICE SPACE

SINGLE-STORY OFFICE BUILDING

1710 Monocacy Blvd.	16,320 SF
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RETAIL PAD SITE

PAD SITE

1708 Monocacy Blvd.	Up to 5,370 SF
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Riverside Technology Park

FORT
DETRICK

WELLS
FARGO

NATIONAL
CANCER
INSTITUTE



CHARLES
RIVER
LABS

FREDERICK
MUNICIPAL
AIRPORT

CLUSTERED
SPIRES
GOLF COURSE





Distances to:

- Route 26 1 mile
- Interstate 70 2 miles
- Route 15/340 2 miles
- Fort Detrick 3 miles
- Frederick International Airport 3 miles
- Interstate 270 3 miles
- Dulles International Airport 44 miles
- BWI Airport 50 miles
- Washington, DC (Downtown) 56 miles



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About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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