



westview biopark



WHERE INNOVATION IS **THRIVING**

5255 • 5265 • 5275 WESTVIEW DRIVE, FREDERICK MD
FROM 2,000 SF UP TO 200,000 SF AVAILABLE

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



POSITIONED FOR INNOVATION IN THE I-270 CORRIDOR



WESTVIEW BIOPARK IS STRATEGICALLY LOCATED IN AN ESTABLISHED BIOTECH CLUSTER IN FREDERICK, MD

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		



COLLABORATION AT ITS FINEST



Existing Lobby



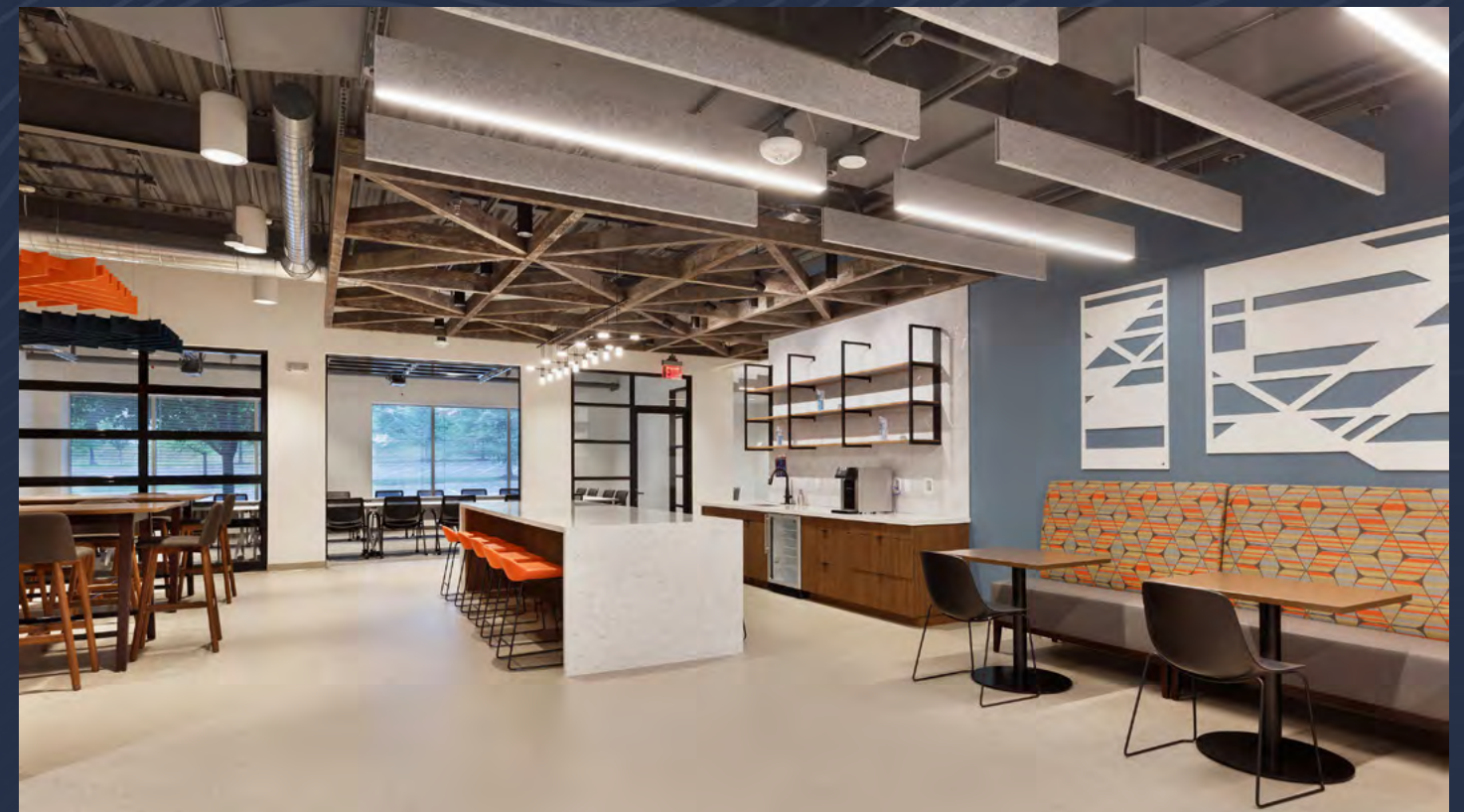
Entrance



Outdoor Patio



Newly Renovated Conference Center



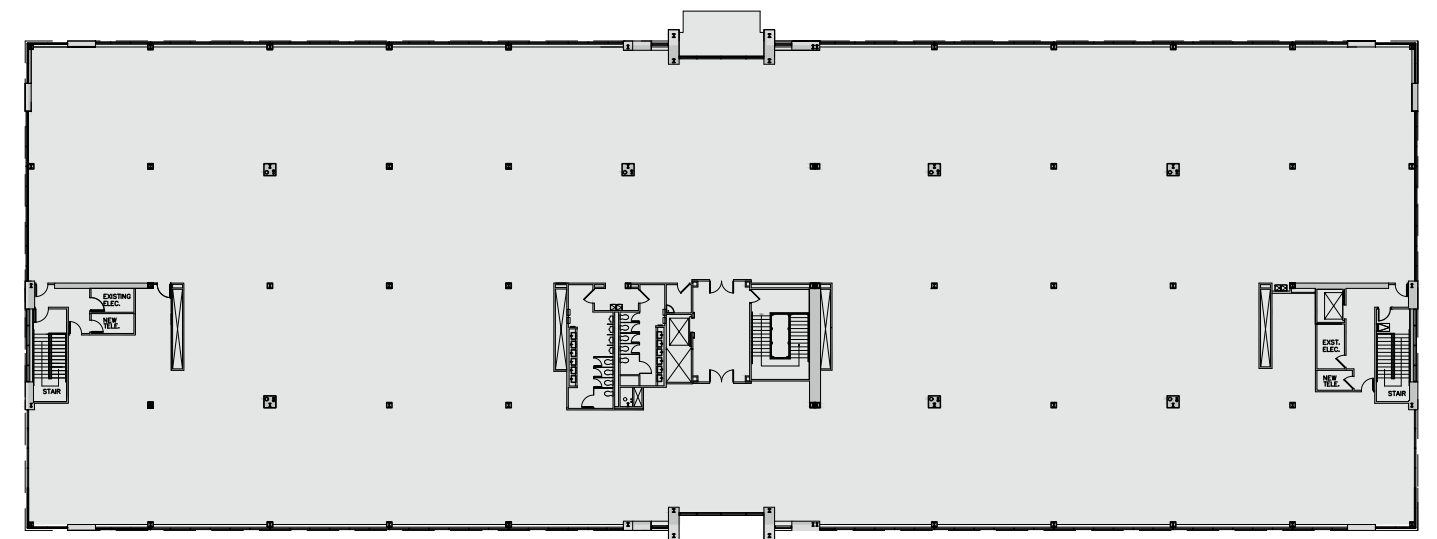
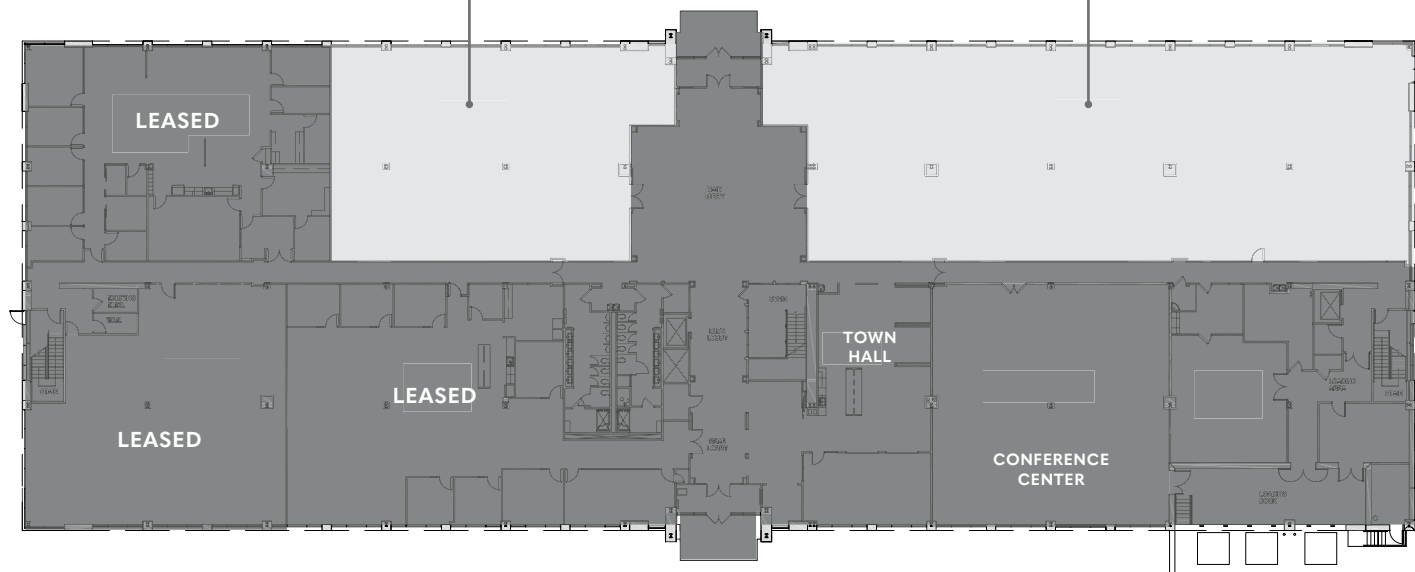
Newly Renovated Town Hall

1ST FLOOR
14,577 TOTAL SF

3RD FLOOR
44,943 SF

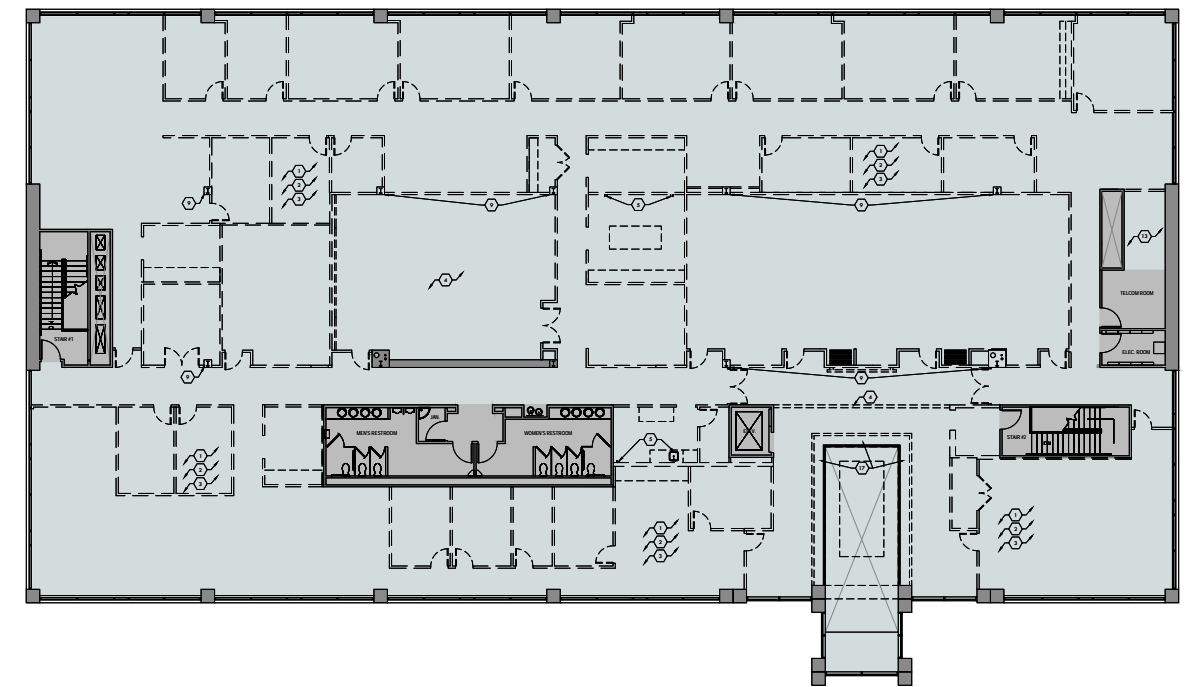
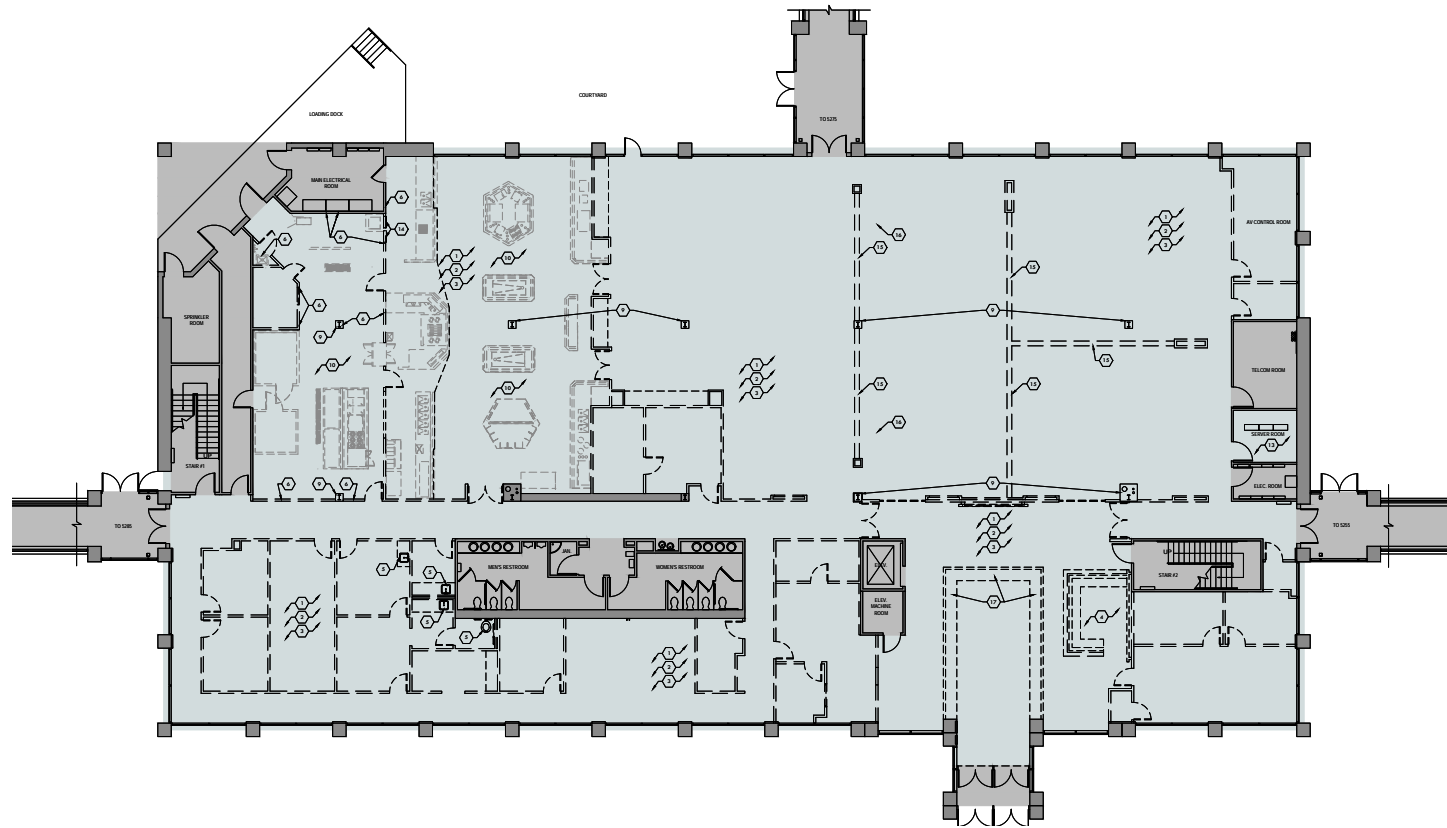
SUITE 115
4,915 SF

SUITE 100
9,662 SF



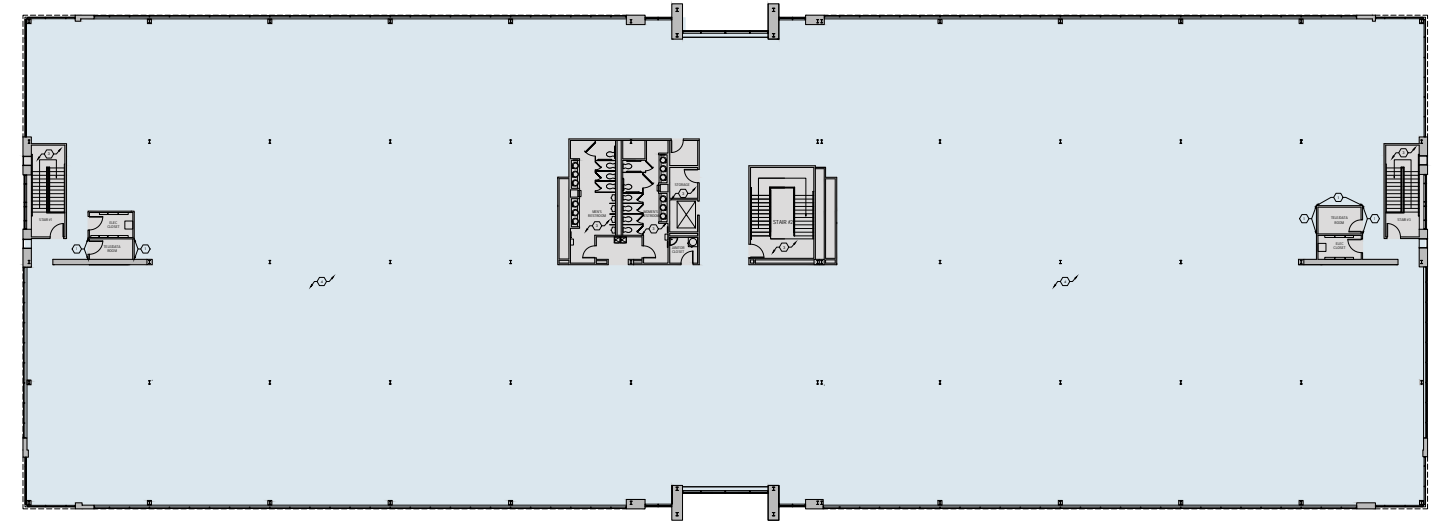
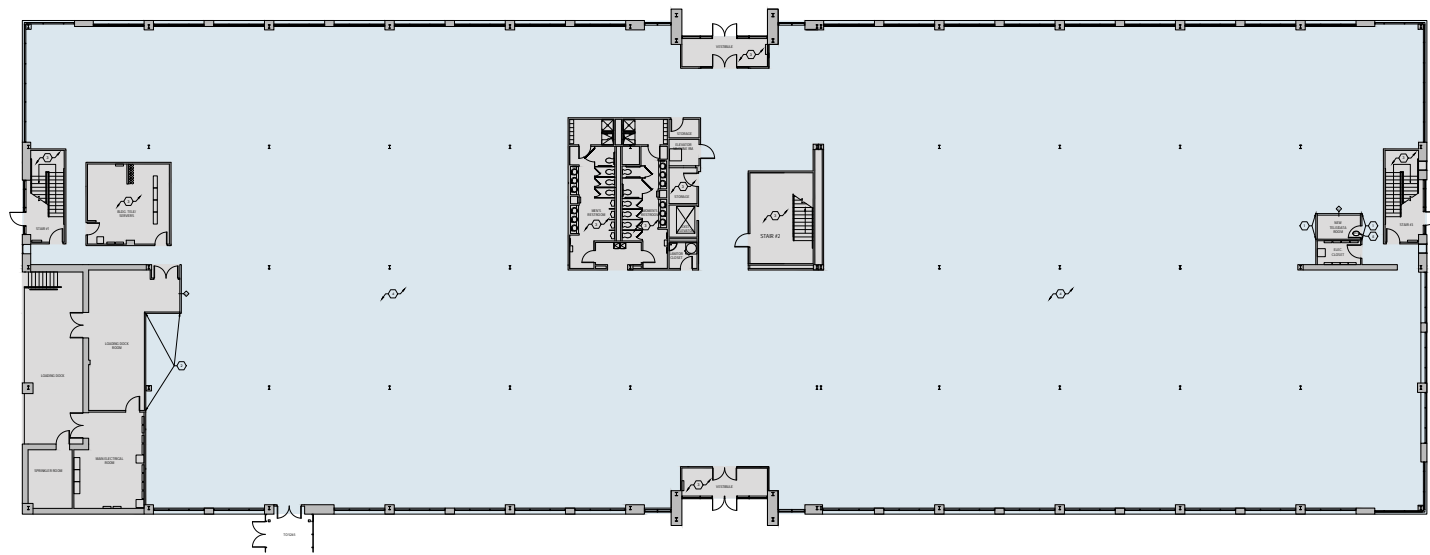
1ST FLOOR
20,416 SF +/-

2ND FLOOR
20,416 SF +/-



1ST FLOOR PLAN
41,102 SF

2ND FLOOR PLAN
41,103 SF





westview biopark



WHERE INNOVATION IS **THRIVING**

5255 • 5265 • 5275 WESTVIEW DRIVE, FREDERICK MD

FOR MORE INFORMATION CONTACT:

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