



RIVERSIDE SIX | SEVEN | EIGHT

8500-8520 PROGRESS DRIVE | FREDERICK, MD | WWW.RIVERSIDE6.COM

FREDERICK'S NEW DESTINATION FOR INNOVATION



PROPERTY HIGHLIGHTS

OVERVIEW

- 330,000 Square feet in three buildings:
 - Riverside Six 110,000 sf
 - Riverside Seven 110,000 sf
 - Riverside Eight 110,000 sf
- Within amenity-rich Route 26 Business Corridor
- Close proximity to Fort Detrick and NCI-Frederick

SPECIFICATIONS

- 31.9 Acre site
- LEED certification planned and designed to be Energy Star Rated
- 4.0 Spaces per 1,000 sf leased

BUILDINGS

- 4-Story glass and tilt up design
- Prominent two-story glass entryway and atrium
- Well appointed lobby with interactive displays

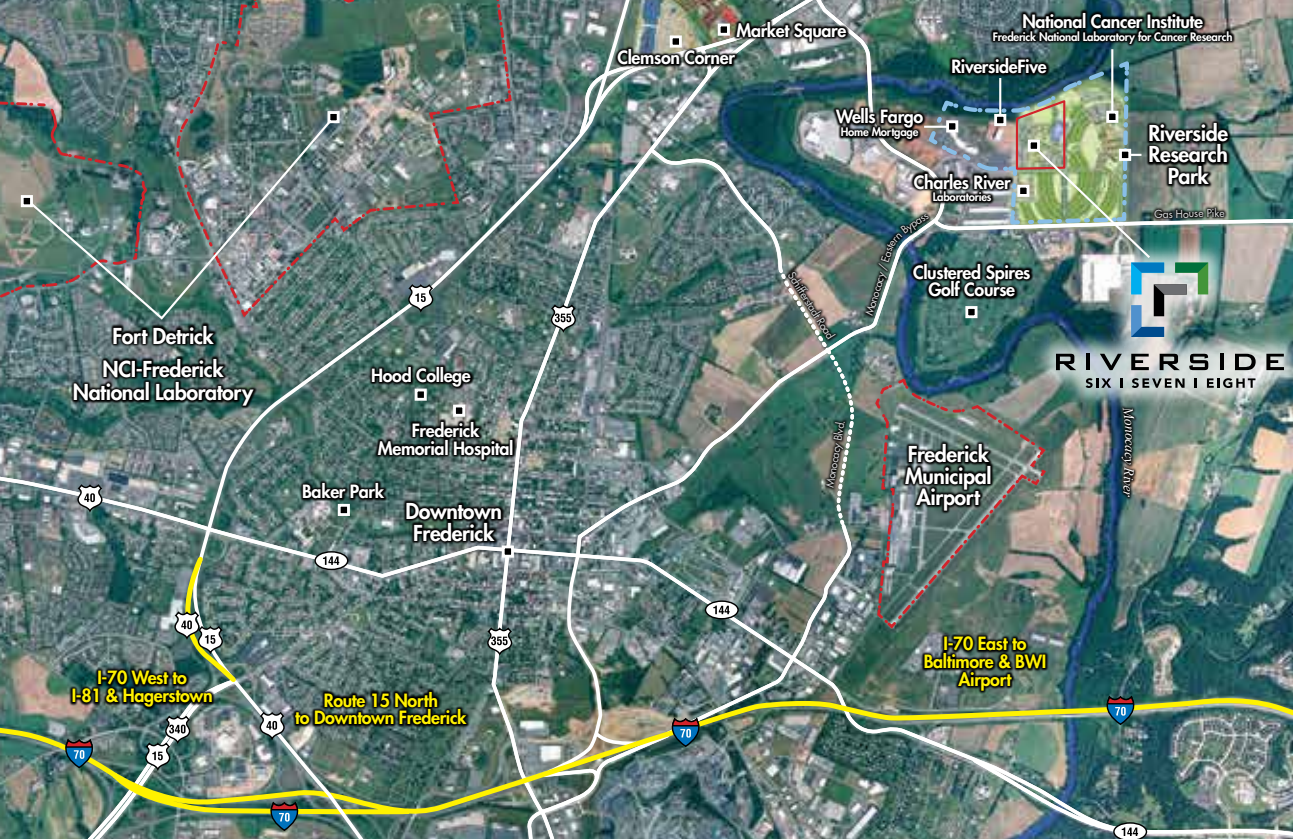
AMENITIES

- 4.5 Acre park featuring a pond, covered pavilions and walking paths
- TransIT bus stop location and MARC train connection to Washington, D.C.
- Adjacent to the new 332,088 sf NCI-Frederick National Laboratory for Cancer Research at Riverside Research Park
- Neighboring Wells Fargo Home Mortgage Regional HQ and the award-winning Class A Office building, Riverside Five

EXTRAORDINARY SPACE IN AN **EXTRAORDINARY LOCATION**



MATAN



BUILDING SPECIFICATIONS

- Total space available: 330,000 sf (3 buildings)
- Contiguous space from 2,500 sf to 110,000 sf
- 28,750 sf floor plates with optimal column spacing to maximize efficiency
- Interior column spacing – 30'x30'
- Exterior column spacing – 30'x40'
- Floor live load of 100 lbs per square foot
- 14' clear height with 9'8" finished ceiling heights
- Maximum lobby exposure with double glass suite entry doors
- Two passenger elevators with 3,500 lb capacity (travels 125' per minute)
- One double-sided freight elevator with 4,500 lb capacity
- Rear loading dock with 9'x10' overhead door

LOCATED NEAR THE NCI-FREDERICK NATIONAL LABORATORY FOR CANCER RESEARCH

- Situated along the banks of the scenic Monocacy River
- Enhanced surroundings provide an employee amenity park featuring a pond with water feature, walking paths, seating areas and covered pavilions
- Minutes from the new Clemson Corner and Market Square at Frederick retail developments
- Close proximity to downtown, Frederick Municipal Airport and Clustered Spires Golf Course
- Property sits in state designated BRAC zone, providing enhanced funding for current infrastructure improvements
- Direct connection to I-70 upon completion of E-Street/Monocacy road construction projects

