



WESTVIEW SOUTH

EXECUTIVE WAY AND ROUTE 85 | FREDERICK, MD | WESTVIEWSOUTH.COM

LIVE. WORK. PLAY



PROPERTY HIGHLIGHTS

OVERVIEW

- Prime Route 85 South Corridor location
- Premier Mixed Use Development
- Residential, Retail and Commercial available
- Zoned and ready to build

SPECIFICATIONS

- 100 Acre campus with walking trails and outdoor amenities
- Zoned MXD (Mixed Use Development)
- 31 Acres of preserved green space

SPACE AVAILABLE

RESIDENTIAL

- 615 Units

BUILD-TO-SUIT

- 352,400 Square Feet (33 Acres)
- Office, R & D. Flex

RETAIL

- 1+ Acre retail pads with Route 85 exposure available
- 117 Room Hilton brand hotel just opened
- Restaurants, Banks and Inline Retail space available

EXTRAORDINARY SPACE IN AN **EXTRAORDINARY LOCATION**



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WESTVIEW SOUTH - **PRIME** ROUTE 85 SOUTH CORRIDOR LOCATION



RESIDENTIAL

- 615 UNITS - UNDER CONSTRUCTIONS
- 129 SINGLE FAMILY UNITS
- 126 TOWNHOUSE UNITS
- 315 MULTI-FAMILY UNITS



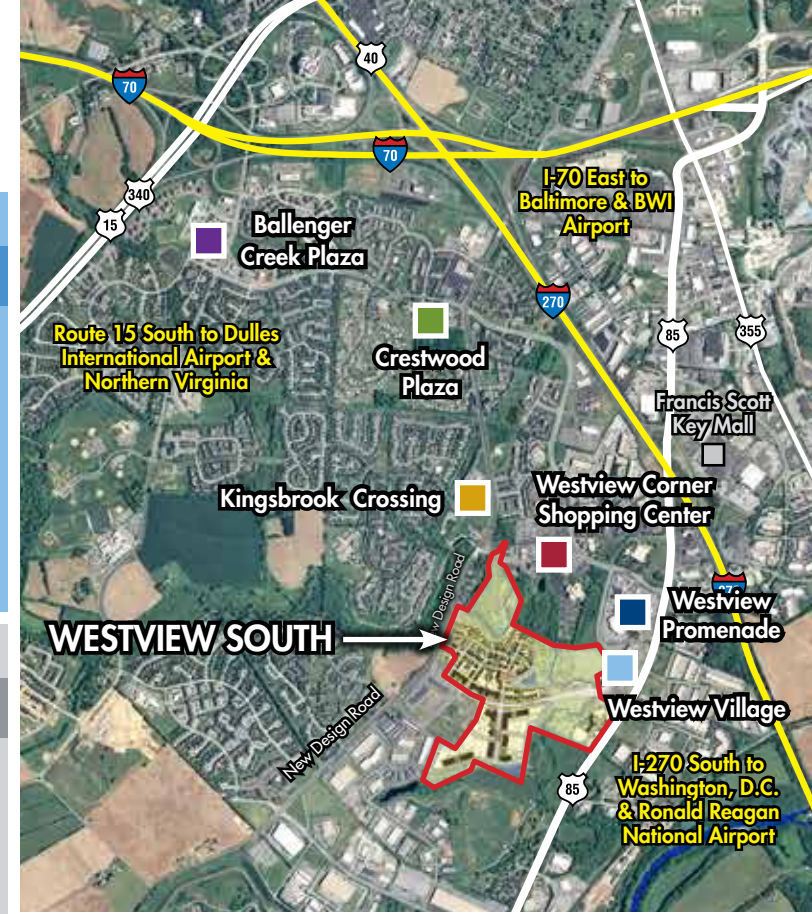
BUILD-TO-SUIT

- 352,400 SQUARE FEET (33 ACRES)
- 1-4 STORY CLASS A BUILDINGS
- OFFICE
- R & D
- FLEX



RETAIL SPACE

- **LARGE RETAIL PADS WITH PROMINENT ROUTE 85 EXPOSURE**
- **EASY ACCESS AT SIGNALLED INTERSECTION OF ROUTE 85 AND EXECUTIVE WAY**
- **117 ROOM HILTON BRAND HOTEL JUST OPENED**
- **WIDE PEDESTRIAN FRIENDLY BOULEVARD**
- **INLINE RETAIL SPACE DELIVERED SPRING 2016**



LOCATION

- Quick access to Interstates 70 and 270
- Close proximity to Route 15 North
- 5 Miles to Fort Detrick campus and NCI-Frederick
- Surrounded by a rich amenity base including Westview shops
- Most desirable business district in the Frederick marketplace