



RIVERSIDE FIVE

8490 PROGRESS DRIVE | FREDERICK, MD | WWW.MATANINC.COM



PROPERTY HIGHLIGHTS

SPACE AVAILABLE

- Suite 125: 7,716 SF
- Suite 225: 6,608 SF
- **Total Available: 14,324 SF**

OVERVIEW

- Premier 4 story Class A glass office building with tilt up design
- 126,151 total square feet
- 9.65 acres
- Designed to be Energy Star rated
- One loading berth with common area receiving
- Within amenity-rich Route 26 Corridor
- Close proximity to Fort Detrick, NCI-Frederick, downtown, Frederick Municipal Airport, Clustered Spires Golf Course, Clemson Corner and Market Square

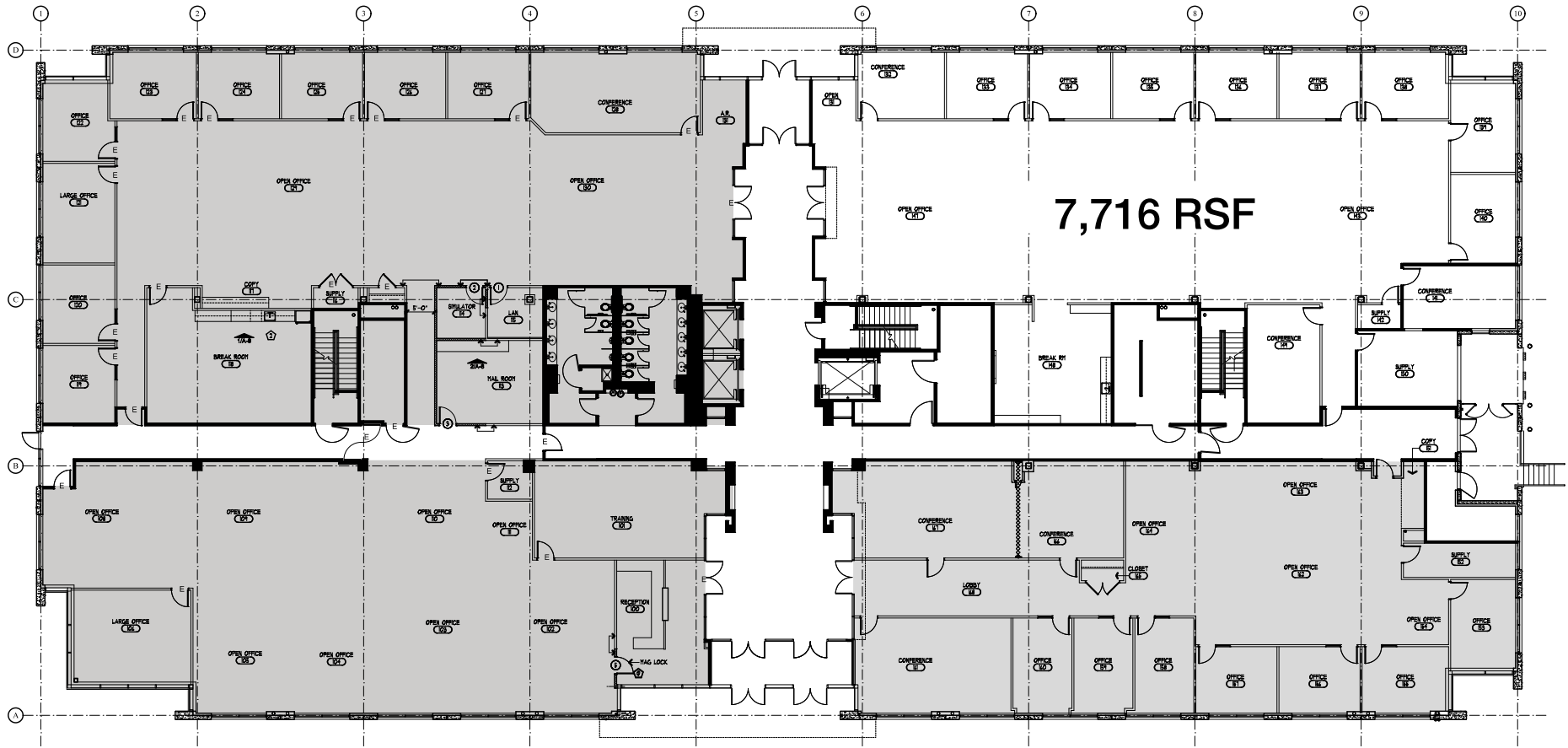
AMENITIES

- Prominent two-story glass entryway and atrium
- Well appointed lobby with interactive displays
- 4.5 acre park featuring pond, seating, covered pavilions, and walking paths
- Situated along the banks of the scenic Monocacy River
- Parking ratio of 4.5 spaces per 1,000 square feet
- TransIT bus stop location
- MARC train connection to Washington, D.C.
- Direct connection to I-70 upon completion of E-Street/Monocacy road construction projects
- Adjacent to Riverside Research Park and 330,000 SF NCI research facility
- Neighboring Wells Fargo Home Mortgage Regional HQ

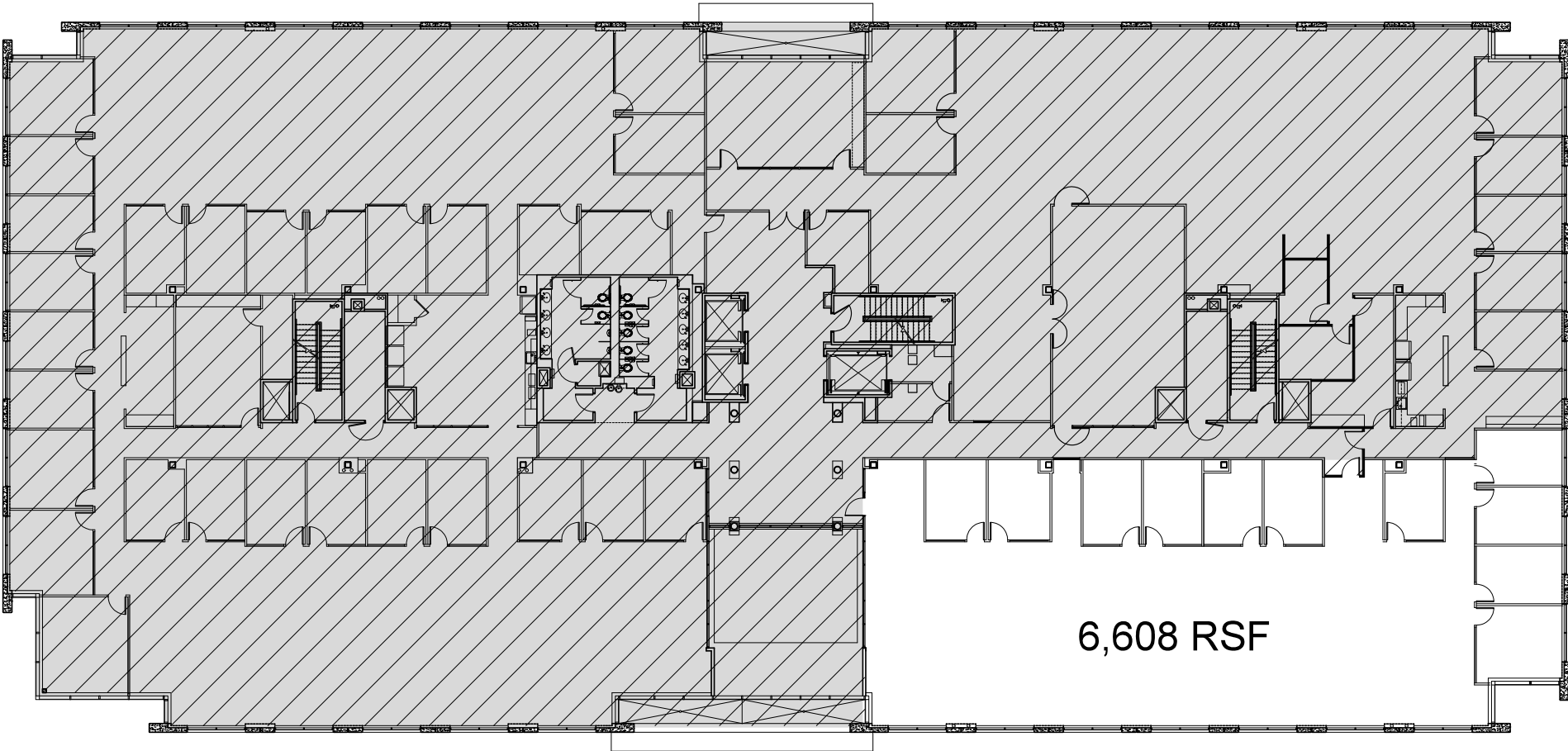
REDEFINING CLASS A IN **FREDERICK**



SUITE 125: 7,716 RSF



SUITE 225: 6,608 RSF



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