Discover the Future of UMD

5801 University Research Court
College Park, Maryland
The University of Maryland is working with partners to create the modern land-grant university. Research and industry in lockstep. Public and private enterprise working in close collaboration. An academic and economic engine for our region and our nation.

Over $1 billion in investment in Greater College Park includes innovation and improvements to local schools, transportation enhancements including the coming Purple Line, public safety, sustainability and an unprecedented boom in development projects on and off campus.

The University of Maryland Discovery District is the heart of this new regional ecosystem of innovation and entrepreneurship, with dynamic new academic spaces, new amenities, and public-private partnerships.

Encompassing over 150 acres that stretch from Baltimore Avenue to the research-rich community along River Road, the Discovery District will be the epicenter of academic, research and economic achievement. The Discovery District sits at the intersection of the Green and Purple Lines, making it a key gateway to the state’s flagship university.

We invite you to discover the benefits of joining this innovation ecosystem in the dynamic new University of Maryland Discovery District.
The Community

THE HOTEL AT THE UNIVERSITY OF MARYLAND
- Opening late spring/early summer 2017
- 295-key hotel
- 43,000 SF conference space
- Four restaurants
- Elizabeth Arden Red Door Spa
- Complimentary shuttle
- Pool & fitness studio
- 24-Hour business center
- Executive lounge
- Concierge
- Grand ballroom

BOZZUTO MIXED-USE
- 300 luxury apartments
- Town center anchored by grocery and retail

GILBANE WMATA PROJECT
- 430 apartment units
- 11,900 SF of retail
- Park plaza

RIVERDALE PARK STATION
- Whole Foods
- Target
- 200,000 SF retail
- 120-key boutique hotel
- 875 apartments
- 119 townhomes

MILK BOY + ART HOUSE
An electric fusion of performing arts and inventive food and drink featuring:
- Restaurant & bar
- Art gallery
- Two performance venues

50+ restaurants within a one mile radius

10 minute walk to metro station
5801 University Research Court (URC) is a three-story, 75,000 square foot Class A office building located in College Park, Maryland. The building features expansive glazing, metal cladding and full curtain wall entries. Located within the University of Maryland's Discovery District, the building is in close proximity to the University and College Park’s many new mixed-use developments both completed and underway. Continuing COPT’s commitment to sustainability, 5801 URC is targeting LEED® Gold certification through the use of sustainable building materials and systems, and the variety of transit options coming to the site, including bike share and a Purple Line station.

Whether the preferred method of transportation is by plane, train or automobile, 5801 University Research Court (URC) is within easy reach. Major transportation arteries are just minutes from the site by car; with Metro in such close proximity, direct access to the regional train stations and airports is effortless. When getting around town, shuttle buses and bike share programs are a quick mode of transportation.
Landscape + Amenities

The landscape surrounding 5801 URC features unique seating areas in the plaza on the west and south sides of the building provide additional break-out opportunities and meeting space. Just across University Research Court, a park and food truck hub is planned to offer a rotation of food trucks during lunch hours providing a variety of food options for the building.

In addition to the on-site landscape design, a bike share station will allow tenants to easily commute from the surrounding neighborhoods, enjoy the mile trail network that runs throughout the park, or ride to downtown College Park for lunch. A Purple Line station is planned just across River Road which will connect 5801 URC to the vast WMATA Metro system.
Mixed-Use Environment
A First-Class Lobby

The lobby serves as a functional amenity for COPT’s tenants, providing meeting and gathering spaces that energize the building. The finishes feature a full glass building entry with warm, earth tone finishes, large format tile floors and gypsum ceilings. The front entry lobby design allows for flexible uses and a focused entrance.
Neighborhood Pocket Park
Just across University Research Court, a park with pop-up retailers will give employees and visitors a place to enjoy. The use of color, light and dynamic land installations will provide a memorable experience for all.
The Power of Connectivity

10 miles
to U.S. Capitol

16.5 miles
to Ronald Reagan
Washington National Airport

23.5 miles
to Baltimore/Washington International
Thurgood Marshall Airport

26.5 miles
to Annapolis

30 miles
to Baltimore

40 miles
to Washington Dulles
International Airport
University of Maryland

The University of Maryland is the state’s flagship university and one of the nation’s preeminent public research universities. A global leader in research, entrepreneurship and innovation, the university is home to more than 37,000 students, 9,000 faculty and staff, and 250 academic programs. Its faculty includes three Nobel laureates, three Pulitzer Prize winners, 56 members of the national academies and scores of Fulbright scholars. The institution has a $1.9 billion operating budget and secures over $550 million annually in external research funding.

The University of Maryland is ranked No. 19 among public universities and No. 21 for most innovative schools by U.S. News & World Report, as well as No. 16 among public universities by Forbes. According to The Princeton Review and Entrepreneur Magazine, UMD is ranked No. 10 overall for undergraduate entrepreneurship programs.

The university is recognized for its diversity, with underrepresented students comprising one-fourth of the student population. For more information about the University of Maryland, visit www.umd.edu.

Corporate Office Properties Trust

Corporate Office Properties Trust (COPT) (NYSE: OFC) is an office real estate investment trust (REIT) that owns, manages, develops and selectively acquires office and data center properties in locations that support United States Government agencies and their contractors, most of whom are engaged in national security, defense and information technology (“IT”) related activities servicing priority missions (“Defense/IT Locations”). We also own a complementary portfolio of traditional Class A office properties located in select urban/urban-like submarkets within our regional footprint (“Regional Office Properties”). As of December 31, 2016, we derived 87% of core portfolio annualized revenue from Defense/IT Locations and 13% from our Regional Office Properties. As of December 31, 2016, our core portfolio of 152 office properties encompassed 16.3 million square feet and was 94.4% leased.
About JLL

JLL is a financial and professional services firm specializing in commercial real estate services and investment management. We create value for companies and institutions that invest in and use real estate. With 60,000 employees across 280 corporate offices worldwide, we serve the local, regional and global real estate needs of corporates and investors in more than 80 countries. Our integrated services offering is grounded in expertise in all property types, a deep understanding of real estate markets and capital markets, and is coordinated and consistent across geographies.
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