Discovery District at University of Maryland
5600, 5650 & 5751 Rivertech Court
Riverdale, MD 20737
**About Rivertech Court at Discovery District**

Set in the 150-acre Discovery District at the University of Maryland, Rivertech Court's three flex/R&D buildings are comprised of over 159,000 square feet of space. Each building offers dock and drive-in loading capabilities, 16 ft. clear minimum ceiling heights, free parking and data connectivity to ISP providers via fiber backbone.

Located less than one mile from the University of Maryland College Park campus, adjacent to the College Park Metro/MARC train station and the future Purple Line, the Discovery District will be the epicenter of academic, research and economic development in the Greater College Park area.

Current tenants at the Discovery District include federal agencies NOAA, USDA, FDA, the College Park Academy Charter School, private-sector companies, research institutes and more. Future plans include a hotel, pop-up park, food hall and mixed-use community with retail and 120 residential town homes.

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**FLEX/R&D SPACE**

<table>
<thead>
<tr>
<th>SINGLE-STOREY FLEX/R&amp;D BUILDINGS</th>
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</thead>
<tbody>
<tr>
<td>5600 Rivertech Court</td>
<td>52,680 SF</td>
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<tr>
<td>5650 Rivertech Court</td>
<td>57,120 SF</td>
</tr>
<tr>
<td>5751 Rivertech Court</td>
<td>50,107 SF</td>
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</tbody>
</table>

**FLEX/R&D SPECIFICATIONS**

<table>
<thead>
<tr>
<th>LEED</th>
<th>Core &amp; shell</th>
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</thead>
<tbody>
<tr>
<td>Suite Sizes</td>
<td>2,520 up to 57120 SF</td>
</tr>
<tr>
<td>Ceiling Height</td>
<td>16 ft. clear minimum</td>
</tr>
<tr>
<td>Offices</td>
<td>Build to suit</td>
</tr>
<tr>
<td>Parking</td>
<td>4 spaces per 1,000 SF</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>Brick on block</td>
</tr>
<tr>
<td>Roof</td>
<td>TPO</td>
</tr>
<tr>
<td>Loading</td>
<td>Dock or drive-in</td>
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*For more information on Rivertech Court, visit: sjpi.com/discoverydistrict*
Rivertech Court at Discovery District

PROPOSED METRO PURPLE LINE

5751 RIVERTECH COURT
50,107 SF

College Park Academy

Raytheon & National Foreign Language Center

National Park Services

American Institute of Physics

5751 RIVERTECH COURT
50,107 SF

5650 Rivertech Court
56,500 SF

5600 Rivertech Court
52,680 SF

Lafayette Ave Extension

Rivertech Court Extension

MARC / CXS RAILROAD

UNDER DEVELOPMENT

RIVERDALE PARK STATION

WHOLE FOODS

BURTON'S

Habit

White Oak

xfinity

1900

Bella Beach Nail Spa

Old-Line Bank

MOD
Distances to:
- College Park Airport ......................................... 1 mile
- Baltimore (Downtown) ...................................... 35 miles
- BWI Airport ..................................................... 24 miles
- UMD College Park Main Campus ...................... 1 mile
- I-95 .................................................................. 7.5 miles
- I-495 (Capital Beltway) ...................................... 3.5 miles
- I-695 (Baltimore Beltway) ................................. 25 miles
- MD 295 .............................................................. 4 miles
- Metro/MARC ....................................................... 1 mile
- Washington, D.C. (Downtown) ......................... 11 miles

About St. John Properties
St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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