Discovery District
5600 & 5650 Rivertech Court
Riverdale, MD 20737
About Rivertech Court

Set in the 150-acre Discovery District at the University of Maryland, St. John Properties and the University of Maryland are developing over 109,000 sq. ft. of flex/research & development space across two buildings. Each building will offer 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 proposed 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, private-sector companies, research institutes and more. Future plans include the College Park Academy charter school, hotel, pop-up park, food hall and mixed-use community with retail and 120 town homes.

FLEX / R&D SPACE

**SINGLE-STOREY FLEX / R&D BUILDINGS**

<table>
<thead>
<tr>
<th>Building</th>
<th>SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>5600 Rivertech Court</td>
<td>52,680 SF</td>
</tr>
<tr>
<td>5650 Rivertech Court</td>
<td>57,120 SF</td>
</tr>
</tbody>
</table>

**FLEX / R&D SPECIFICATIONS**

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>LEED</td>
<td>Designed</td>
</tr>
<tr>
<td>Ceiling Height</td>
<td>16 ft. clear minimum</td>
</tr>
<tr>
<td>Loading</td>
<td>Dock or drive-in</td>
</tr>
<tr>
<td>Suite Sizes</td>
<td>2,520 - 57,120 SF</td>
</tr>
<tr>
<td>Roof</td>
<td>TPO</td>
</tr>
<tr>
<td>Walls</td>
<td>Brick on block</td>
</tr>
<tr>
<td>Office</td>
<td>Build to suit</td>
</tr>
<tr>
<td>Parking</td>
<td>4 spaces per 1,000 SF</td>
</tr>
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</table>

For more information on Rivertech Court, visit: sjpi.com/discoverydistrict
TUCKERMAN STREET
FUTURE DEVELOPMENT
RIVER ROAD
Discovery District

RIVERTECH COURT

5650 RIVERTECH COURT
57,120 SF

5600 RIVERTECH COURT
52,680 SF

Rivertech Court Extension

MARC / CXS RAILROAD
PROPOSED METRO PURPLE LINE

Raytheon & National Foreign Language Center

College Park Academy

American Institute of Physics

National Park Services

RIVERDALE PARK STATION
RETAILERS OPENING BEGINNING SPRING 2017

RIVERSIDE COLLEGE PARK
Academy

Lafayette Ave Extension

FUTURE DEVELOPMENT

VEHICLE & PEDESTRIAN ACCESS

MOD
xfinity
OLD LINE BANK
White Oak
Mod & Theory
and Pain Management Center
Whole Foods
Burlington
Jersey Mike's
Habit
TYCO
Bella Beach Nail Spa

84'
100'
30'
84'
100'
30'

Distances to:
- College Park Airport ......................................... 1 mile
- Baltimore (Downtown) ....................................... 35 miles
- BWI Airport .................................................... 24 miles
- 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 18 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.

For additional leasing information or to schedule a tour, contact:

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