COPT + UMD
Invite You to Join
Discovery District

OFFICE LEASING OPPORTUNITIES
Access Maryland’s academic research + opportunities for economic partnerships

The University of Maryland’s (UMD) Discovery District research park is an approximate 3 million* square foot (SF) office and technology park that physically and programatically links university researchers, students and staff with federal laboratories and private sector companies. Corporate Office Properties Trust (COPT) is developing office facilities in the park specifically for public and private companies involved in research, national security and public policy. COPT offers flexible office solutions from incubator space for start-up companies to build-to-suit options for larger technology clients.

COPT and UMD invite you to discover the benefits of joining this innovation ecosystem.

*COPT and other private sector companies collectively have built-out 1.4 million SF, and plan to build another 1.5 million SF.
MEET YOUR NEIGHBORS

National Oceanic and Atmospheric Administration (NOAA)

United States Department of Agriculture (USDA)

Animal and Plant Health Inspection Service (APHIS)

Earth System Science Interdisciplinary Center (ESSIC)

The University of Maryland/ Pacific Northwest National Lab Joint Global Change Research Institute (JGCRI)

UMD/FDA Joint Institute for Food Safety and Applied Nutrition (JIFSAN)

Food and Drug Administration Center for Food Safety and Applied Nutrition (CFSAN)

American Center for Physics (ACP)

Center for Advanced Study of Language (CASL)
OUR NEW 400,000 – 600,000 SF CAMPUS IS UNDERWAY

4400–4600 River Road

The planned campus offers build-to-suit opportunities to meet your space and branding requirements. COPT can provide from 100,000 to 300,000 SF of customized buildings for your requirements, with the potential for more than 600,000 SF of total development capacity. Continuing COPT’s commitment to sustainability, all buildings are targeted for LEED® Silver certification.

The campus will be an urbanized, amenitized, experience driven workplace. Building lobbies provide comfortable seating and breakout spaces for gathering, with flexible designs that blur the lines between indoor and outdoor spaces.

Walk to WMATA Green Line Metro, MARC, and two future MTA Purple Line Light Rail stations. Shuttle buses and the bike share program are a quick mode of transportation for getting around town.
UNDER CONSTRUCTION + NOW PRE-LEASING

4600 River Road

- Four stories, 105,000 SF, Class A office
- Targeted for delivery June 2020
- 25,000 SF floorplates
- 3/1,000 SF parking ratio

Directly across from the American Center of Physics and adjacent to the FDA and NOAA buildings

INQUIRE AT 301.287.9922
A GREAT PLACE TO WORK

Discovery District
Community + Amenities

From world-class research and opportunities for economic partnerships, to surrounding mixed-use communities and convenient transportation, UMD’s Discovery District is an environment where companies and employees thrive.
Transportation Key

- WMATA Green Line
- MTA Purple Line (future)
- MARC Rail
- University of Maryland Shuttle Bus 104
- University of Maryland Shuttle Bus 109
- Direct Research Park Access to Retail
- Biking/Hiking Trail

> MARC train to Union Station, Washington, DC and Camden Station, Baltimore
> Metro—connect to UMD’s campus and the WMATA system via Green Line
> Purple Line Light Rail

> 16.5 miles to Ronald Reagan Washington National Airport
> 23.5 miles to Baltimore/Washington International Thurgood Marshall Airport
> 40 miles to Washington Dulles International Airport
UNIVERSITY OF MARYLAND
The University of Maryland, College Park 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 40,000 students, 10,000 faculty and staff, and 280 academic programs. For more information about the University of Maryland, visit www.umd.edu.

CORPORATE OFFICE PROPERTIES TRUST
Corporate Office Properties Trust (COPT) (NYSE: OFC) is a real estate investment trust (REIT) that owns, manages, leases, develops and selectively acquires office and data center properties. The majority of our portfolio is in locations that support U.S. Government agencies and their contractors. We also own a portfolio of office properties located in select urban/urban-like submarkets within our regional footprint. For more information, visit www.copt.com.

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