The Future of UMD

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 Purple Line light rail, 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. UMD and its largest private partner, COPT, are working on over 60 of those acres within the District. The Discovery District sits at the intersection of the Green and Purple Lines, making it a key gateway to the state’s flagship university.

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

**A**

**THE HOTEL AT THE UNIVERSITY OF MARYLAND**
- 297-key hotel
- 43,000 SF conference space
- Four restaurants, spa, pool + fitness center
- Concierge + 24-hour business center
- Grand ballroom + executive lounge

**B**

**RESIDENTIAL/RETAIL PROJECT**
- 300 luxury apartments
- Anchored by retail

**C**

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

**D**

**RESIDENTIAL/RETAIL PROJECT**
- 430 apartments
- 11,900 SF of retail
- Park plaza

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**Discovery District Neighbors Include:**

- National Oceanic and Atmospheric Administration (NOAA)
- United States Department of Agriculture
- 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)
Join the Discovery District Community for prime access to the academic, research and economic partnership opportunities at UMD.

The research park at UMD’s Discovery District is a 2.8 million* square foot commercial office and technology park that physically and programmatically links university researchers, students and staff with federal laboratories and private sector companies. Corporate Office Properties Trust (COPT) develops office facilities in the park specifically for public and private companies involved in research, national security and public policy.

In the Discovery District, you’ll join an environment where collaborative partnerships develop.

**Discovery District Office Leasing Opportunities**

**5801 University Research Court — Now leasing**
- 75,000 SF, three story, Class A office building
- Future MTA Purple line station planned across street
- The Art Walk at Discovery District across street

**4400-4600 River Road — 4 Buildings**
- Custom designed Class A office buildings
- 100,000 – 300,000 SF, totaling >600,000 SF
- 3/1,000 SF parking ratio
- Less than ½ mile to Metro

*1.3 million square feet is currently built out, with another 1.5 million square feet of future development planned
COPT’S DISCOVERY DISTRICT OFFICE PARK LOCATION: Just southeast of Main Campus, along Campus Drive, River Road and just off MD Route 201/Kenilworth Avenue, with direct access via the WMATA Green line, future MTA Purple line and MARC rail

BUILDING USES: Class A office, SCIF, ATFP, data center, mixed-use, retail

SITE: COPT has development rights on 60 acres within the 150-acre Discovery District

SIZE: COPT has 242,100 SF of office space currently built; 75,000 SF under construction; and 1.5M SF of future development potential
The 5801 URC Experience

UNDER CONSTRUCTION + NOW LEASING

5801 University Research Court (URC) is a three-story, 75,000 square foot Class A office building that stands at the corner of River Road, across from our new The Art Walk at Discovery District park and the future MTA Purple Line station, and in walking distance to NOAA and USDA. The building is in close proximity to the University and College Park’s many new mixed-use developments, both completed and underway.

The building features expansive glazing, metal cladding and full curtain wall entries. 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 the future Purple Line station.

5801 URC is within easy reach of major transportation arteries and Metro stops that offer direct access to regional trains and airports. For getting around town, shuttle buses and the bike share program are a quick mode of transportation.
4400–4600 River Road

BUILD-TO-SUIT OPPORTUNITIES // CUSTOMIZED BUILDINGS FROM 100,000–300,000 SF; >600,000 SF TOTAL

4400–4600 River Road, which encompasses more than 600,000 square feet of build-to-suit opportunities that can be designed to meet your space and branding requirements, will change the face of River Road and bring a new standard to the Discovery District Class A office offerings. The District will be an urbanized, amenitized, live/work/play environment.

The buildings feature expansive glazing, metal cladding, and full curtain wall entries. The first class lobbies provide comfortable seating and breakout spaces for informal work and gathering. Flexible lobby designs blur the line between indoor and outdoor as retail tenants flow into the plaza with tables and chairs for al fresco dining and open into the lobby to activate and energize the space.

COPT’s commitment to sustainability will continue at 4400–4600 River Road where each building will achieve a minimum LEED Silver rating.

This stretch of transit oriented, mixed-use development along River Road is within ½ mile of the Green Line’s College Park stop, and ¼ mile from the future Purple Line’s River Road stop. Recreational trails meander throughout the Discovery District and allow tenants to access the Northeast Branch bicycle trail and The Art Walk at Discovery District. The bike share stations located throughout the Discovery District allow tenants to easily commute from the surrounding neighborhoods, enjoy the trail network, or ride to nearby amenities.
Give Your Employees a Great Place to Work

DISCOVERY DISTRICT COMMUNITY + AMENITIES

Both 5801 URC and 4400–4600 River Road will feature unique seating areas and plazas, providing breakout and outdoor meeting opportunities. At the corner of University Research Court and River Road, The Art Walk at Discovery District gives employees and visitors a place to explore a rotation of art installations, a food truck hub offering a variety of options during lunch hours, creative seating areas, a vertical hops installation and meadows and trails for the enjoyment of all.

Tenants and visitors can take advantage of the bike share station to easily commute from the surrounding neighborhoods or ride to College Park for lunch. The Purple Line station, planned to be just across River Road, will connect 5801 URC to UMD’s campus and the vast WMATA Metro system.
50+ restaurants within a one mile radius

10 minute walk to metro station
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

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Map showing distances from various locations in Maryland, Virginia, and Washington, D.C. to notable places such as the U.S. Capitol, Ronald Reagan Washington National Airport, and Baltimore/Washington International Thurgood Marshall 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 38,000 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 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").

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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