Rivertech Court
Riverdale, MD 20737
The University of Maryland Discovery District will be the epicenter of academic, research and economic achievement and will strengthen existing research partnerships, retain a pipeline of talent locally and offer more experiences for residents, faculty, staff and students.

The Discovery District encompasses more than 150 acres that stretch from Baltimore Avenue to the research-rich and Metro/MARC accessible community along River Road.

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

For more information on the Discovery District visit: greatercollegepark.umd.edu

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<th>Discovery District at a glance</th>
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<tr>
<td><strong>Commercial Space</strong></td>
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<tr>
<td>Multi-Story Class 'A' Office</td>
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<tr>
<td>Flex/R&amp;D</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Hotel (4)</td>
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<td><strong>Residential Space</strong></td>
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<td>Residentail units</td>
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<td><strong>Community Space</strong></td>
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<td>Hiking/Biking Trails</td>
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<td>ArtWalk</td>
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<td>Public Parks</td>
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The UMD Community | Attractions & Location

Discovery District offers a variety of amenities within a one mile radius. With everything from art, collaborative open spaces, eateries, retail shops and a variety of transportation methods, the Discovery District has something for everyone.

Art Walk
The Art Walk offers a place to explore a rotating collection of art installations, a food truck hub with a variety of cuisine, collaborative seating areas, and open green space with hiking and biking trails.

Eateries & Retail
The Hall at CP, a food, art and collaborative environment from UMD alumnus Scott Plank, will be developed to advance the area’s start-up culture.

Over 50 restaurants reside within a one mile radius of the Discovery District, offering a variety of dining options for both tenants and visitors.

Riverdale Park Station, now under development, will be home to more than 200,000 square feet of retail space for tenants and visitors to shop and dine.

Transportation
Tenants and visitors are able to easily commute to and visit the Discover District via numerous public commuter transportation options, including: the MARC Camden line, UMD shuttle buses, Metro Green and Purple line, as well as a bike share station.

Hospitality
Four hotels serve the Discovery District, and accommodate business and leisure visitors. The Hotel at University of Maryland is a LEED Gold Certified, AAA Four Diamond luxury hotel and conference center. The hotel offers visitors elegant accommodations, an array of dining choices with five restaurants, and world class service and amenities.

Additionally, there are two Marriott hotels; the College Park Marriott Hotel & Conference Center and a Marriott Residence Inn, as well as the Cambria Hotel College Park located nearby.
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 foot clear minimum ceiling heights, free parking and data connectivity to ISP providers via fiber backbone.

For more information on Rivertech Court at the Discovery District, visit: sjpi.com/rivertechcourt

<table>
<thead>
<tr>
<th>Flex/R&amp;D Buildings</th>
<th>5600 Rivertech Court</th>
<th>52,680 SF</th>
<th>LEED GOLD</th>
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<tbody>
<tr>
<td>5650 Rivertech Court</td>
<td>57,120 SF</td>
<td>LEED GOLD</td>
<td></td>
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<tr>
<td>5751 Rivertech Court</td>
<td>50,107 SF</td>
<td>LEED GOLD</td>
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**Flex/R&D Specifications**

- **LEED**: Gold | Core & shell
- **Suite Sizes**: 2,520 up to 57,120 SF
- **Ceiling Height**: 16 ft. clear minimum
- **Offices**: Build to suit
- **Parking**: 4 spaces per 1,000 SF
- **Exterior Walls**: Brick on block
- **Roof**: TPO
- **Loading**: Dock or drive-in

Erco Memorial Park
**Distances to:**

- College Park Airport ......................................... 1 mile
- Baltimore, MD (Downtown) ........................ 35 miles
- BWI Airport ..................................................... 24 miles
- UMD College Park Main Campus ................. 1 mile
- Interstate 95 ................................................. 7.5 miles
- Interstate 495 (Capital Beltway) .............. 3.5 miles
- Interstate 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 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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