



Westview Business Park

MD Route 85 at Pegasus Court

Frederick, MD 21704



About Westview Business Park

Westview Business Park is a project of St. John Properties, Inc. a full-service real estate company founded in 1971. The 49-acre business community is located off Maryland Route 85 at Pegasus Court in Frederick, Maryland.

The unified architecture of St. Johns' nine buildings, comprising 460,580 square feet of R&D/Flex/Office/Retail space, provides Westview Business Park a campus-like business environment. Tenant sizes from 2,520 square feet to 69,240 square feet of space offer businesses straightforward, economical and high-utility space in a covenant-protected, well-maintained atmosphere. Thirty foot wide spaces combined with 16 foot high ceiling heights offer maximum flexibility. Free, generous parking is available adjacent to the buildings.

*For more information on
Westview Business Park, visit:
sjpi.com/westview*



FLEX / R&D SPACE

SINGLE-STORY FLEX / R&D BUILDINGS

5104 Pegasus Court	40,120 SF
5108 Pegasus Court	34,120 SF
5112 Pegasus Court	66,240 SF
5103 Pegasus Court	33,560 SF
5107 Pegasus Court	35,560 SF
5111 Pegasus Court	45,120 SF
5115 Pegasus Court	45,120 SF
5119 Pegasus Court	53,600 SF
5123 Pegasus Court	69,240 SF

FLEX / R&D SPECIFICATIONS

Suite Sizes	3,000 up to 69,240 SF
Ceiling Height	16 ft. clear minimum
Loading	Dock or drive-in
Roof	EPDM Rubber
Walls	Brick on block
Office	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Zoning	LI - Light Industrial



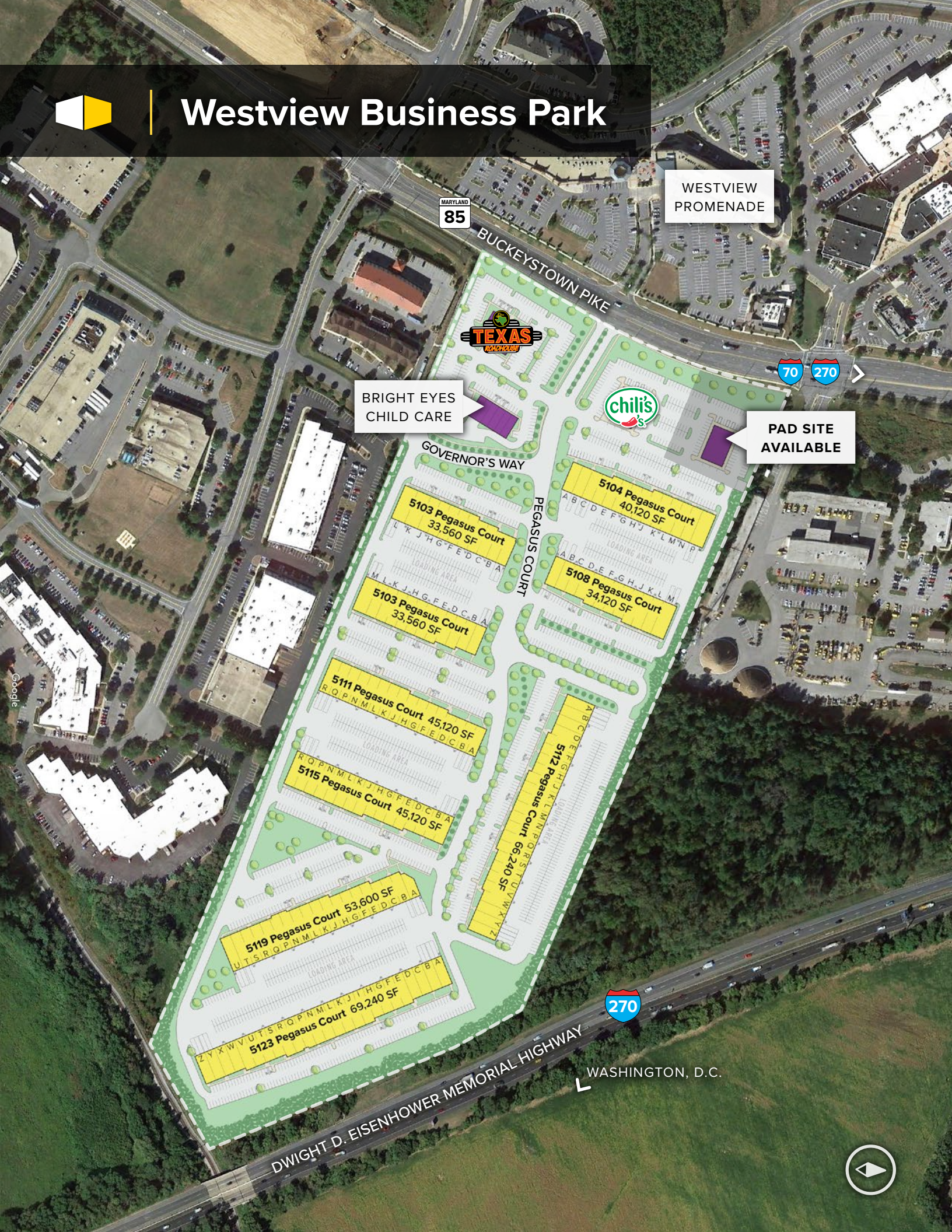
RETAIL SPACE

RETAIL BUILDINGS

Texas Roadhouse	8,000 SF
Bright Eyes Early Learning Center	8,515 SF
Chili's	6,500 SF
Available Pad Site: Lot 15	Up to 8,515 SF



Westview Business Park



WESTVIEW PROMENADE



BRIGHT EYES
CHILD CARE



PAD SITE
AVAILABLE



GOVERNOR'S WAY

PEGASUS COURT

5103 Pegasus Court
33,560 SF

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40,120 SF

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DWIGHT D. EISENHOWER MEMORIAL HIGHWAY

WASHINGTON, D.C.





Distances to:

- Interstate 270 0.5 miles
- Interstate 70 2 miles
- Frederick Airport 5 miles
- Leesburg 26 miles
- Interstate 495 (Capital Beltway) 31 miles
- Dulles Airport 39 miles
- Washington, DC (Downtown) 42 miles
- BWI Airport 48 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 18.5 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.



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 MD | CO | LA | NV | PA | UT | VA | WI

Connect with us @stjohnprop    



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