



# Westview Business Park

MD Route 85 at Pegasus Court

Frederick, MD 21704



## About Westview Business Park

Westview Business Park is a 49-acre business community located off Maryland Route 85 at Pegasus Court in Frederick, Maryland.

The unified architecture of St. Johns Properties' eleven buildings, comprising 439,710 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 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](http://sjpi.com/westview)*



## Flex/R&D Space

### Flex/R&D Buildings

5103 Pegasus Court	33,560 SF
5104 Pegasus Court	40,120 SF
5107 Pegasus Court	35,560 SF
5108 Pegasus Court	34,120 SF
5111 Pegasus Court	45,120 SF
5112 Pegasus Court	66,240 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	2,520 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

5100 Pegasus Court	Chili's	6,084 SF
5101 Pegasus Court	Texas Roadhouse	8,000 SF
5102 Pegasus Court	Mission BBQ	8,515 SF
5105 Pegasus Court	Bright Eyes Early Learning Center	8,515 SF





# Westview Business Park

MARYLAND  
85

BUCKEYSTOWN PIKE

WESTVIEW  
PROMENADE



70 270

BRIGHT EYES EARLY LEARNING  
CHILD CARE



5101

5105

5100

5102

GOVERNOR'S WAY

5103 Pegasus Court  
33,560 SF  
L K J H G F E D C B A

5104 Pegasus Court  
40,120 SF  
A B C D E F G H J K L M N P  
LOADING AREA

5107 Pegasus Court  
33,560 SF  
M L K J H G F E D C B A

5108 Pegasus Court  
34,120 SF  
A B C D E F G H J K L M

5111 Pegasus Court  
45,120 SF  
R O P N M L K J H G F E D C B A

5112 Pegasus Court  
66,240 SF  
A B C D E F G H I J K L M N P Q R S T U V W X Y Z

5115 Pegasus Court  
45,120 SF  
R O P N M L K J H G F E D C B A

5119 Pegasus Court  
53,600 SF  
U T S R Q P N M L K J H G F E D C B A

5123 Pegasus Court  
69,240 SF  
Z Y X W V U T S R Q P N M L K J H G F E D C B A

DWIGHT D. EISENHOWER MEMORIAL HIGHWAY

270

TO WASHINGTON, D.C.





**Distances to:**

- Interstate 270 ..... 0.5 miles
- Interstate 70 ..... 2 miles
- Frederick Airport ..... 5 miles
- Leesburg, VA ..... 26 miles
- Interstate 495 (Capital Beltway) ..... 31 miles
- Dulles Airport ..... 39 miles
- Washington, D.C. (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 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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