



EastPark

Monocacy Blvd. at E. Church St. & Schifferstadt Blvd.
Frederick, MD 21701



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM/CENTRALMD | 301.682.9215

About EastPark

EastPark, a new 77-acre development by St. John Properties, is the premier business community in the City of Frederick. Phase I of the project will consist of over 284,800 square feet of flex/R&D space fully utilizing its by-right “dual” zoning (M-1 and GC) which allows for a wide-range of uses including biotech, office, distribution, and manufacturing. The buildings will feature dock and drive-in loading with ample parking in a professional campus environment.

Located within one of the nations’ foremost biotech hubs, EastPark provides close proximity to Fort Detrick, USAMRIID, NIH’s National Cancer Institute, and Frederick Municipal Airport—Maryland’s second busiest airport. EastPark has convenient connections to Interstates 70, 270 and US 15, linking it to the population centers in and around Washington, D.C., Northern Virginia and Baltimore.

Abundant retail amenities surround EastPark including Historic Downtown Frederick, Carroll Creek Linear Park, Clemson Corner, Market Square, and more.

For more information on EastPark, visit:
sjpi.com/eastpark

Phase I Flex/R&D Buildings

Building A	43,080 SF
Building B	47,160 SF
Building C	42,120 SF
Building D	38,120 SF
Building E	38,120 SF
Building F	38,120 SF
Building G	38,120 SF

Phase I Flex/R&D Specifications

Suite Sizes	2,760 up to 47,160 SF
Ceiling Height	16–18 ft. clear minimum
Loading	Dock and drive-in
Roof	TPO
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Heat	Natural Gas
Zoning	M-1 & General Commercial

Available Pad Sites

C-Store Pad	2.37 Acres
Self-Storage Pad	3.08± Acres





EastPark | Site Plan



PHASE II

FUTURE FLEX/HIGH-BAY DEVELOPMENT
BY ST. JOHN PROPERTIES

BUILDING G
59,160 SF
FF 296.0

BUILDING H
59,160 SF
FF 292.0

BUILDING I
33,040 SF
FF 284

BUILDING H
37,120 SF
FF 286

BUILDING G
34,120 SF
FF 286

BUILDING J
48,120 SF
FF 280

BUILDING K
33,120 SF
FF 276

BUILDING G 38,120 SF

BUILDING F 38,120 SF

BUILDING E 38,120 SF

BUILDING D 38,120 SF

BUILDING B 47,160 SF

BUILDING C 42,120 SF

BUILDING A 43,080 SF

SELF STORAGE

C-STORE

SCHIFFERSTADT BLVD.

E. CHURCH ST.

11,923
VEHICLES/DAY



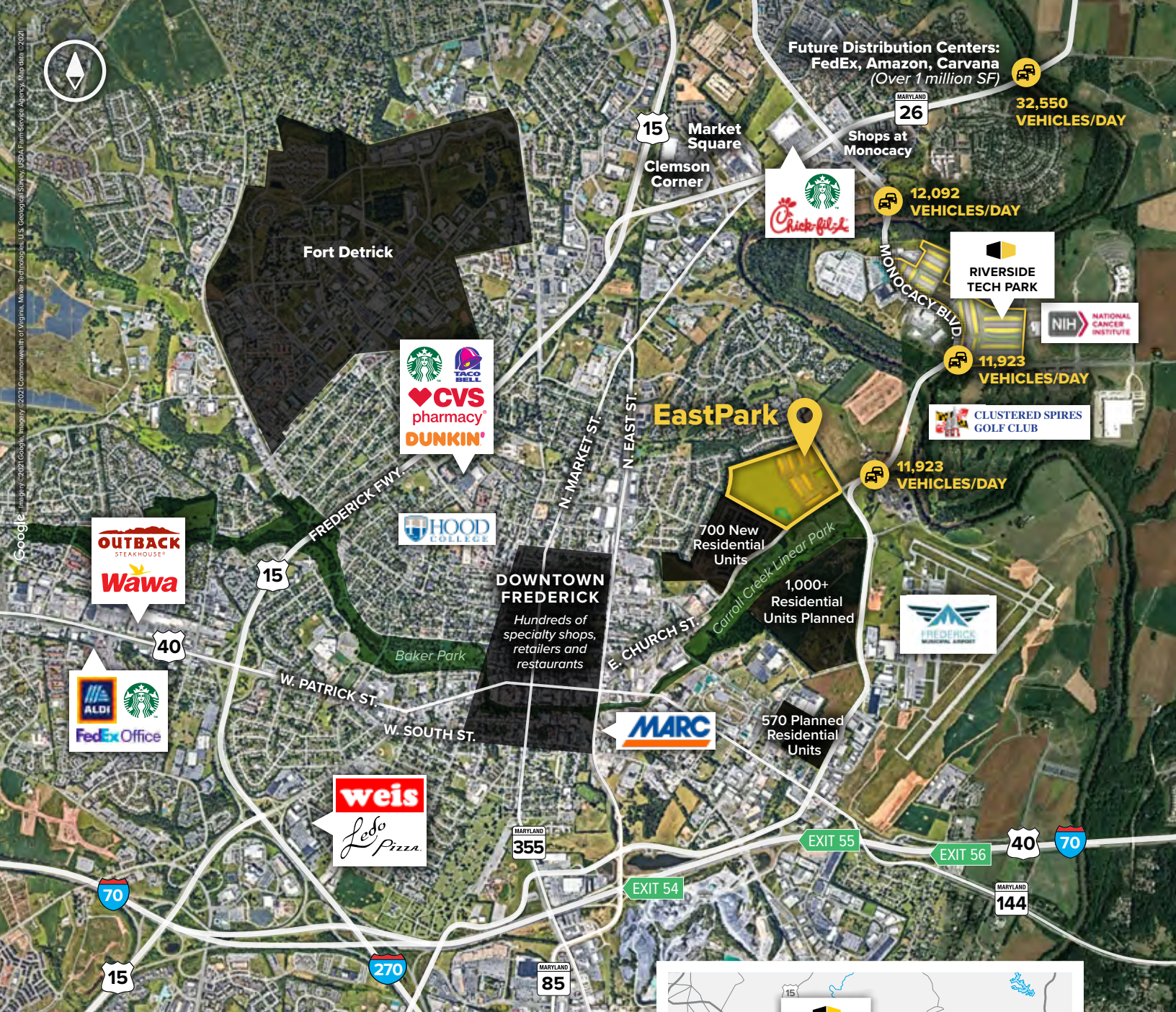
MONOCACY BLVD.

Carroll Creek Linear Park

▼ To Downtown Frederick

To I-70/I-270 ▼





Contact Us

For additional leasing information or to schedule a tour, contact:

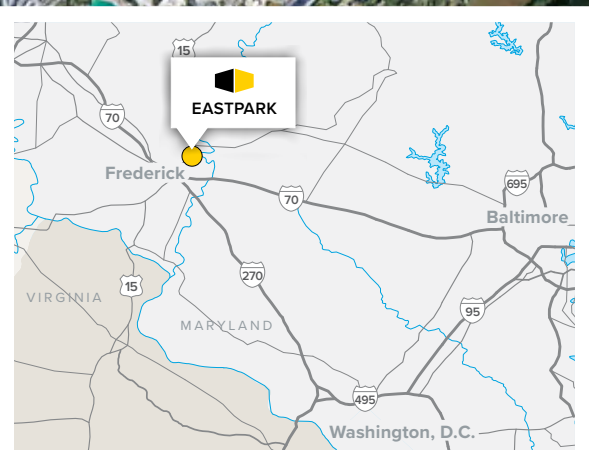
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