

4600 RIVER ROAD

UMD
DISCOVERY
DISTRICT

COLLEGE
PARK,
MARYLAND



STATS

- > Building Size: 105,000 SF
- > Building Type: Class A
- > Parking Ratio: 3/1,000 SF
- > Exterior: Precast and Glass
- > Ceiling Height: 9'



HIGHLIGHTS

- > State-of-the-art energy management system
- > Fiber optics available
- > Highly appointed common area finishes
- > Free onsite parking
- > Less than 1/2 mile to Metro



AMENITIES

- > Excellent access and transportation alternatives including Metro, MARC Train and shuttle services
- > Easy access to Washington, DC, the Washington, DC Beltway and I-95
- > 50+ restaurants within a one mile radius
- > Onsite property management by COPT Property Management Services, national award winner for tenant satisfaction



NEIGHBORS

- > 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)

SAMPLE FLOOR PLATE

> 26,982 RSF

