



UNIVERSITY OF
MARYLAND
DISCOVERY DISTRICT

Rivertech Court

Riverdale, MD 20737



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

SJPI.COM | 410.788.0100

ABOUT DISCOVERY DISTRICT



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

DISCOVERY DISTRICT BY THE NUMBERS

60+

Companies &
Federal Agencies

2M+

Square Feet of
Development

162

Acres of Trails
and Parks

6,500+

Community
Members



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.



Culture & Recreation

Over 160 acres of trails and parks including 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.



Transportation

Tenants and visitors are able to easily commute to and visit the Discovery 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.



Eateries & Retail

The Hall at CP, a food, art and collaborative environment from UMD alumnus Scott Plank, was developed to advance the area's start-up culture.

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.

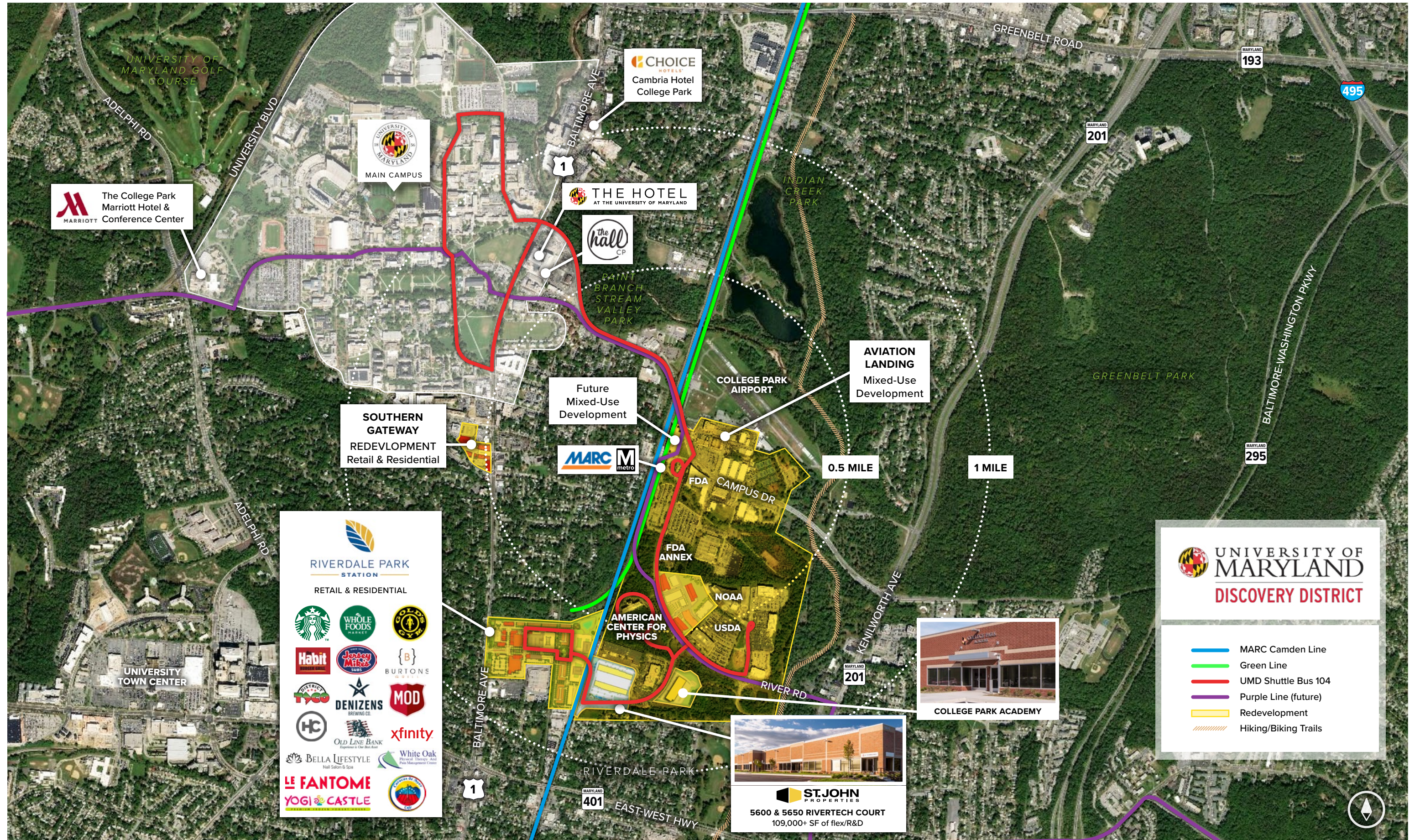
Over 50 restaurants reside within a one mile radius of the Discovery District, offering a variety of dining options for both tenants and visitors.



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 is a Marriott hotel; the College Park Marriott Hotel & Conference Center, 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



Erco Memorial Park

Flex/R&D Buildings

5600 Rivertech Court	52,680 SF	LEED GOLD
5650 Rivertech Court	57,120 SF	LEED GOLD
5751 Rivertech Court	50,107 SF	LEED GOLD

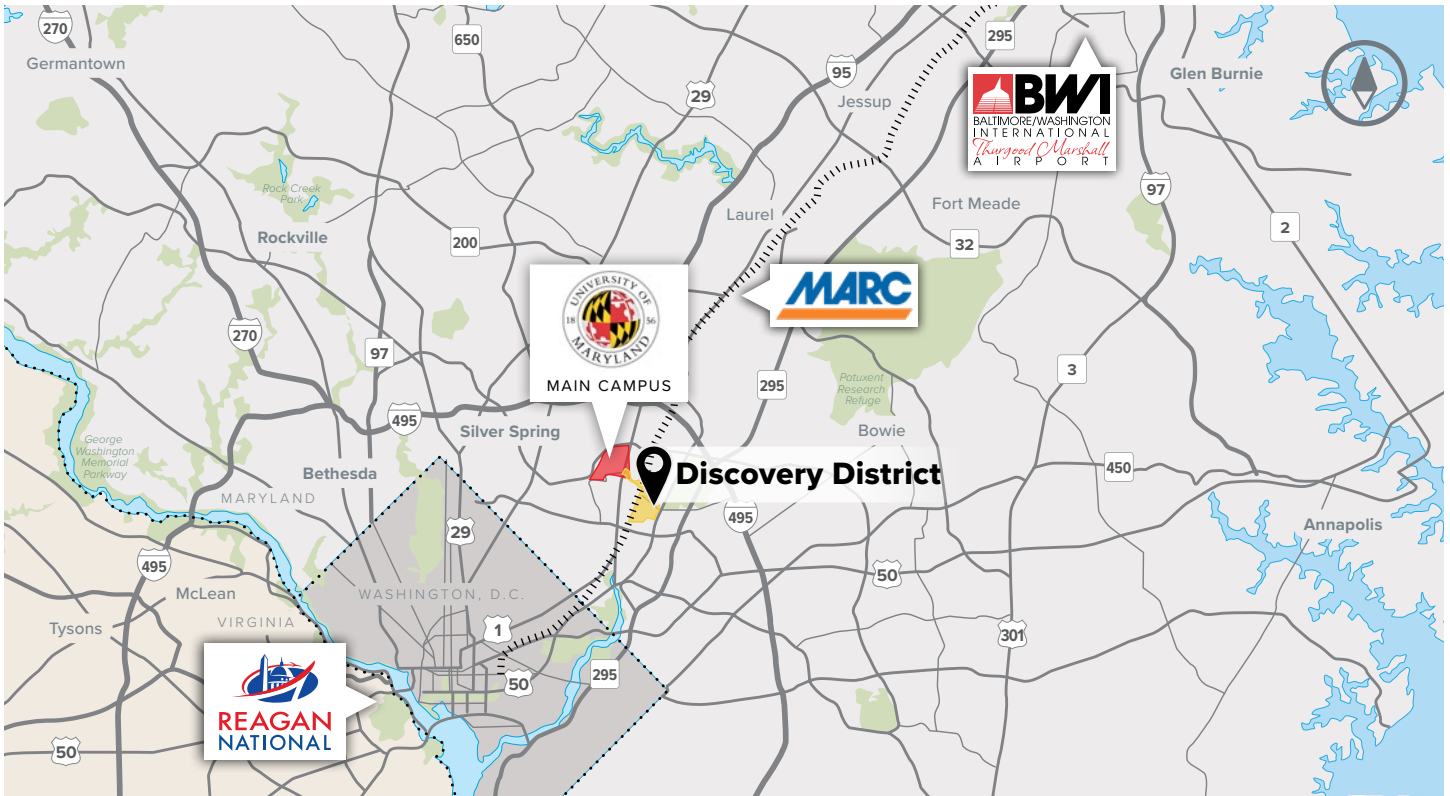
Flex/R&D Specifications

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





UNDER DEVELOPMENT



Distances to:

College Park Airport	1 mile
Metro/MARC	1 mile
UMD College Park Main Campus	1 mile
Interstate 495 (Capital Beltway)	3.5 miles
MD 295	4 miles
Interstate 95	7.5 miles
Washington, D.C. (Downtown)	11 miles
BWI Airport	24 miles
Interstate 695 (Baltimore Beltway)	25 miles
Baltimore, MD (Downtown)	35 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

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

Claire Metz

Leasing Representative

CMetz@sjpi.com | 410.369.1274

Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

410.788.0100 | SJPI.COM

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and multifamily space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 12/25