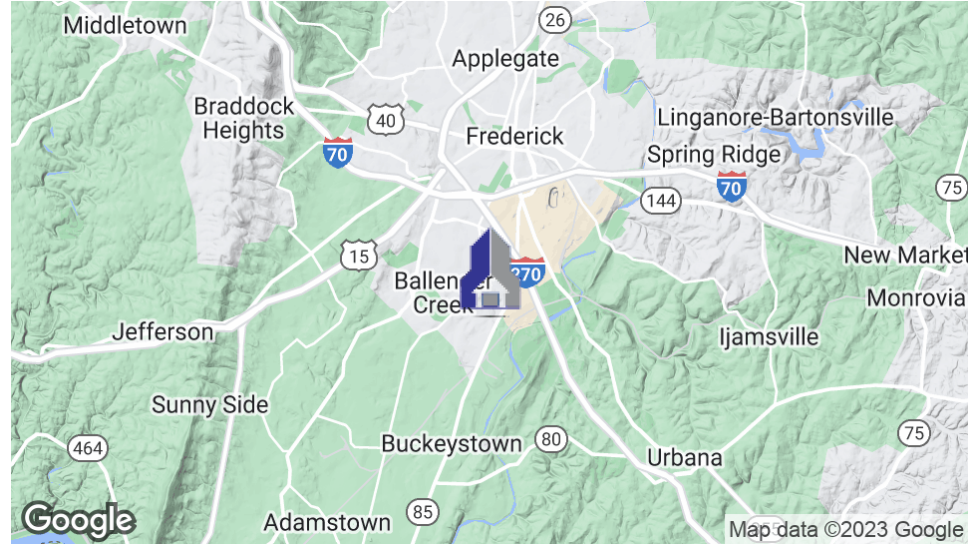


# WESTVIEW CORPORATE CENTER I

5291 Corporate Drive, Frederick Frederick, MD 21703



## OFFERING SUMMARY

Lease Rate:	\$25/sf/yr Full Service
Building Size:	26,624 SF
Available SF:	2,667 -6,497SF
Available Suite #:	202, 203 & 205
Year Built:	2004

## PROPERTY OVERVIEW

Class A office Suite available at Westview Office Complex

Various sizes from 2,667 SF up to 6,497 SF

Can be divided to smaller suite

Ample parking space with parking ratio 4.2 per 1,000 sf

Shopping, restaurants, and banking services within walking distance

Easy access to Rt 85, I-270, I-70, Rt 15 and the MARC station



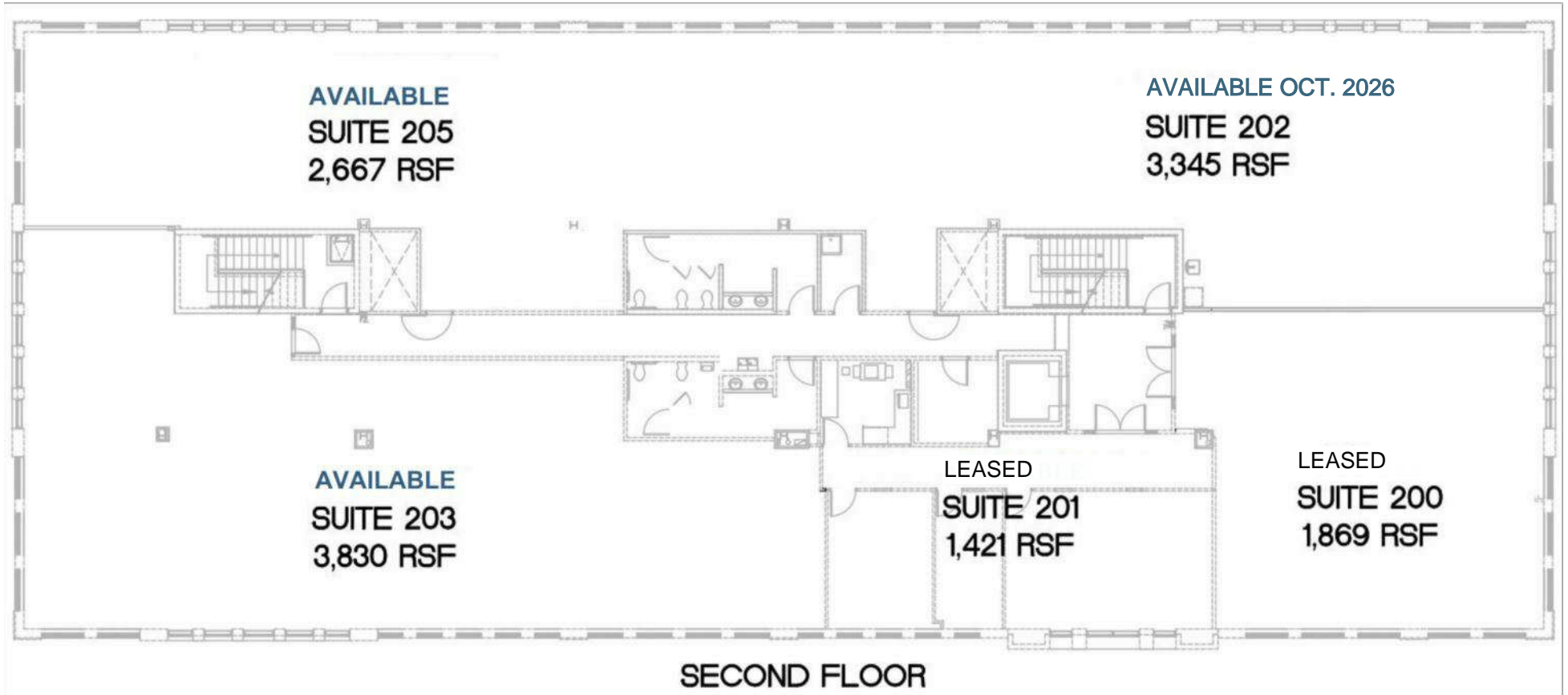
CapStar Commercial Realty  
 O: 301.738.7777  
 438 N. Frederick Avenue, #450  
 Gaithersburg, MD 20877

**Winy Zhang**  
 c: 240-994-5443  
 wzhang@capstarco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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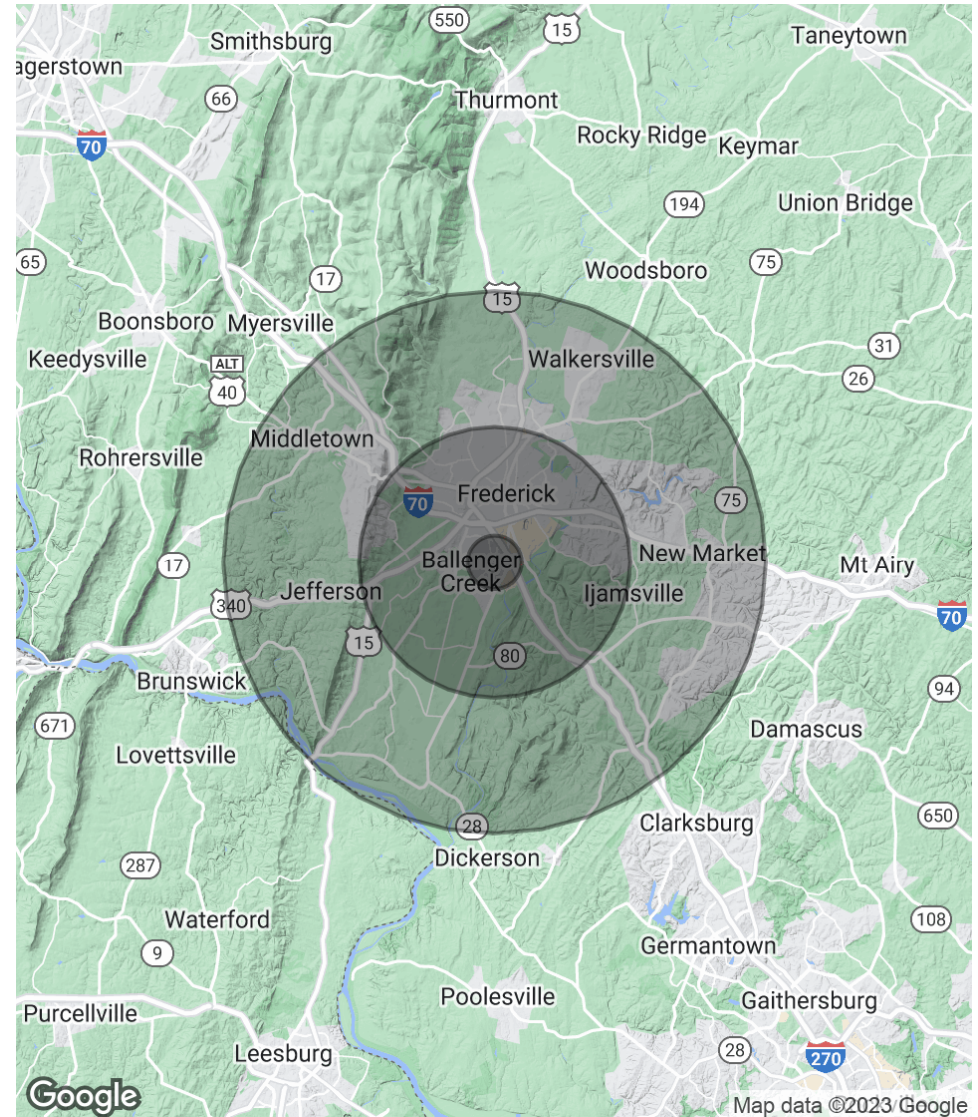
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,586	100,491	199,143
Average Age	31.9	33.8	36.6
Average Age (Male)	29.8	34.0	36.2
Average Age (Female)	33.0	34.0	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,897	38,960	74,272
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$80,410	\$80,578	\$93,303
Average House Value	\$279,017	\$360,596	\$379,192

\* Demographic data derived from 2020 ACS - US Census



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