

COPT Defense Properties + UMD Invite You to Join Discovery District

> OFFICE LEASING OPPORTUNITIES



Access Maryland's academic research + opportunities for economic partnerships

The University of Maryland's (UMD) Discovery District research park is an approximate 3 million* square foot (SF) office and technology park that physically and programmatically links university researchers, students and staff with federal laboratories and private sector companies. COPT Defense Properties (COPT Defense) is developing office facilities in the park specifically for public and private companies involved in research, national security and public policy. COPT Defense offers flexible office solutions from incubator space for start-up companies to build-to-suit options for larger technology clients.

COPT Defense and UMD invite you to discover the benefits of joining this innovation ecosystem.

**COPT Defense and other private sector companies collectively have built-out 1.4 million SF, and plan to build another 1.5 million SF.*



5801 UNIVERSITY RESEARCH COURT



MEET YOUR NEIGHBORS



National Oceanic and Atmospheric Administration (NOAA)



United States Department of Agriculture (USDA)



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)



American Center for Physics (ACP)



Center for Advanced Study of Language (CASL)

**OUR NEW 400,000 – 600,000 SF
CAMPUS IS UNDERWAY**

4400–4700 River Road

The planned campus offers build-to-suit opportunities to meet your space and branding requirements. COPT Defense can provide from 100,000 to 420,000 SF of customized buildings for your requirements, with the potential for more than 600,000 SF of total development capacity. Continuing COPT Defense’s commitment to sustainability, all buildings are targeted for LEED® Silver certification.

The campus will be an urbanized, amenitized, experience driven workplace. Building lobbies provide comfortable seating and breakout spaces for gathering, with flexible designs that blur the lines between indoor and outdoor spaces.

Walk to WMATA Green Line Metro, MARC, and two future MTA Purple Line Light Rail stations. Shuttle buses and the bike share program are a quick mode of transportation for getting around town.



TWO PURPLE LINE STATIONS, UNDER CONSTRUCTION ALONG RIVER ROAD, WILL CONNECT UMD'S CAMPUS TO THE VAST WMATA TRANSIT SYSTEM

4600 RIVER ROAD FEATURES A DYNAMIC,
LANDSCAPED COURTYARD WITH UNIQUE SEATING
AREAS AND EXTERIOR GATHERING SPACES



NORTH 

UNIVERSITY OF MAR

THE STATION AT
RIVERDALE PARK

4

5

USDA

RIVER ROAD

PURPLE
LINE STATION
COMING 2025

YLAND – MAIN CAMPUS

THE HOTEL
AT UMD

M
metro

FDA

FDA

CENTER FOR THE ADVANCED
STUDY OF LANGUAGE (CASL)

6

2

1

3

UNIVERSITY RESEARCH COURT

PROPERTIES

- 1 5825 University Research Court
- 2 5850 University Research Court
- 3 5801 University Research Court
- 4 4600 River Road

FUTURE DEVELOPMENT

- 5 4500 River Road // 140,000 SF

CONTROLLED LAND

- 6 12 acres // 500,000 developable SF

A GREAT PLACE TO WORK

Discovery District Community + Amenities

From world-class research and opportunities for economic partnerships, to surrounding mixed-use communities and convenient transportation, UMD's Discovery District is an environment where companies and employees thrive.



50+
Restaurants
WITHIN A ONE
MILE RADIUS



**Whole Foods
NEARBY**



**Food Truck
HUB**



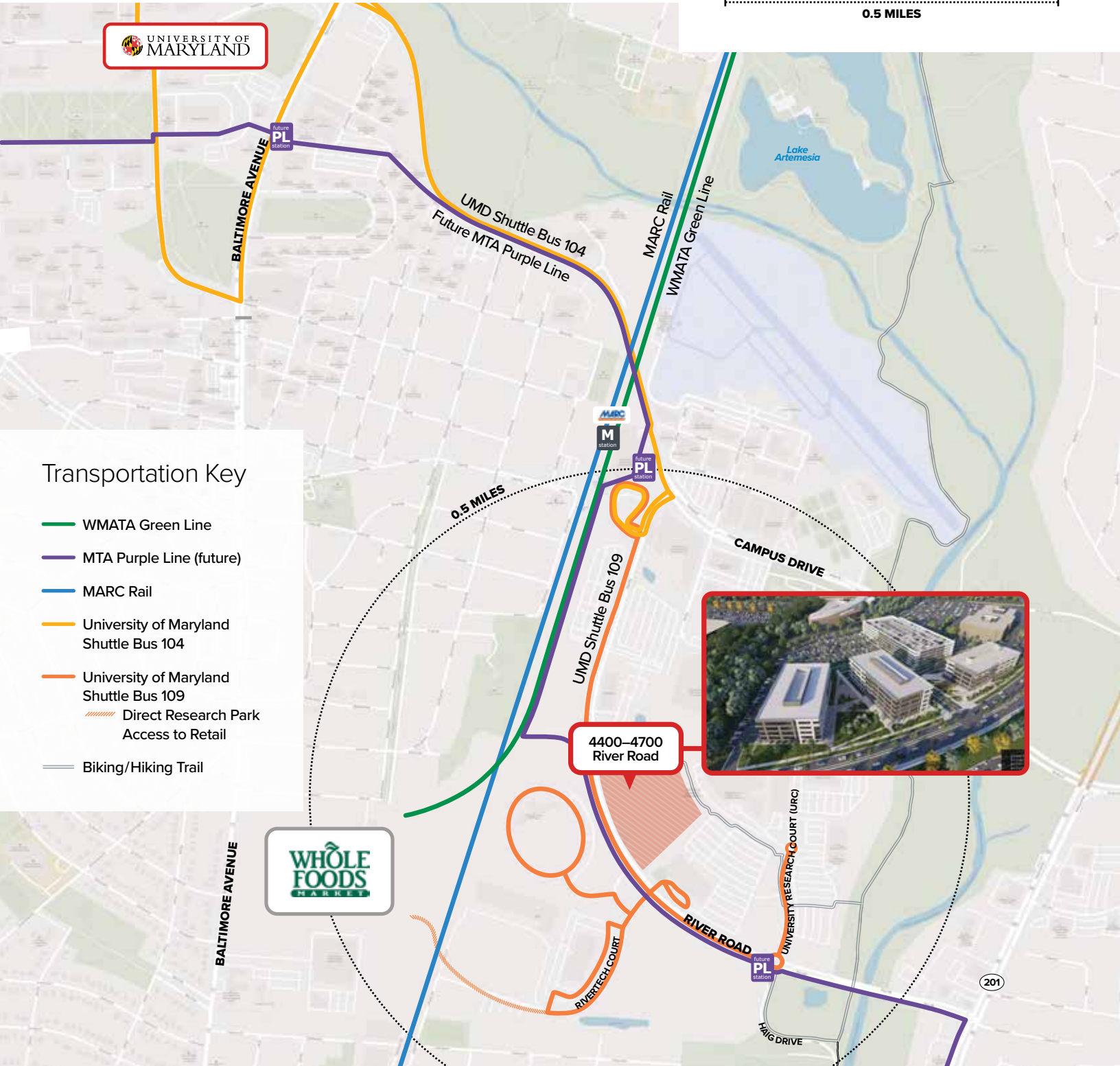
- > 10 minutes to Metro/MARC
- > 5 minutes to Light Rail
- > 15 miles of walking trails



- > Bike share

Scale

0.5 MILES



Transportation Key

- WMATA Green Line
- MTA Purple Line (future)
- MARC Rail
- University of Maryland Shuttle Bus 104
- University of Maryland Shuttle Bus 109
- - - - - Direct Research Park Access to Retail
- Biking/Hiking Trail



> UMD shuttle routes



> MARC train to Union Station, Washington, DC and Camden Station, Baltimore

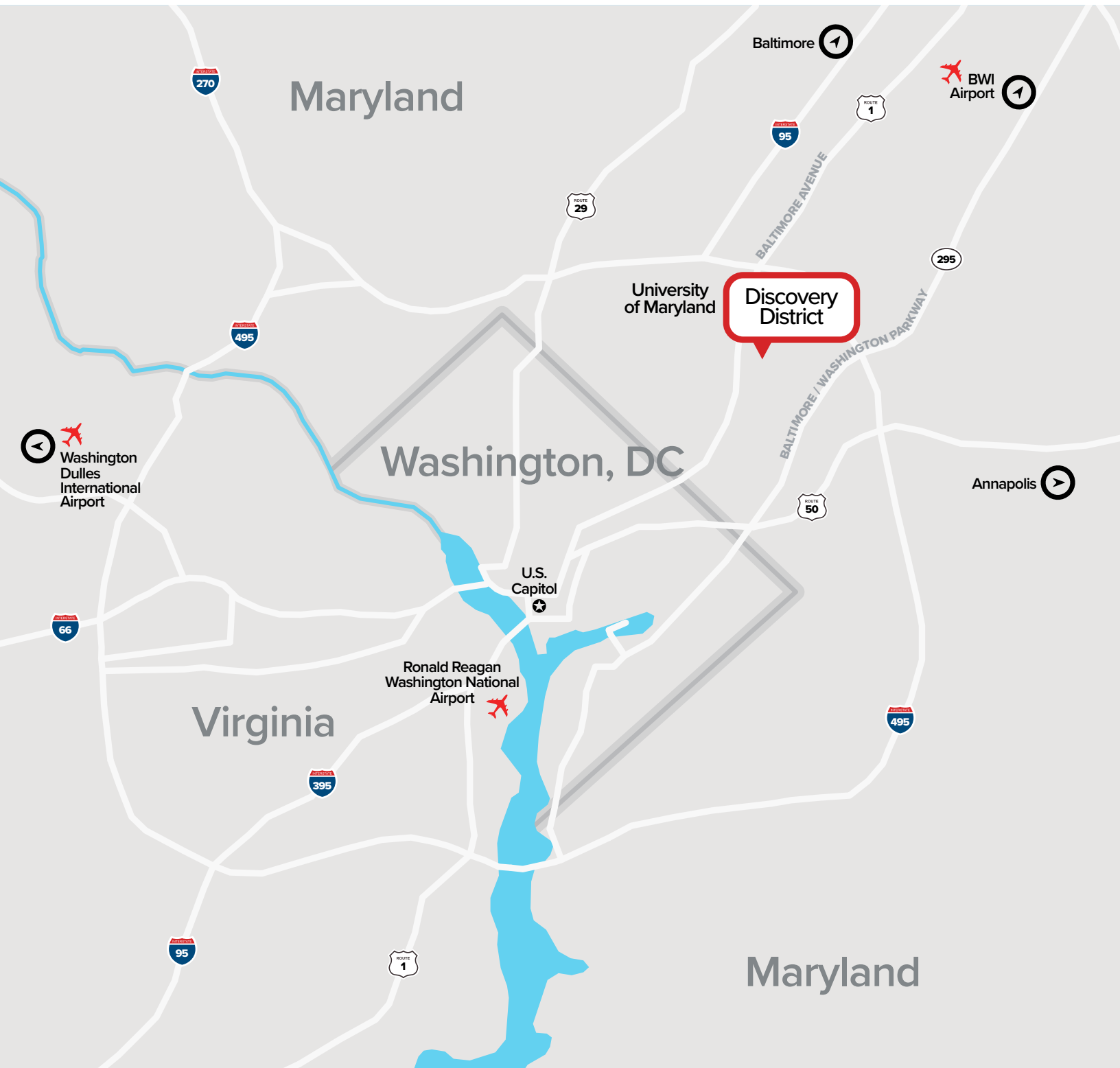
> Metro—connected to UMD’s campus and the WMATA system via Green Line

> Purple Line Light Rail

The Power of Connectivity



-
- > 10 miles to U.S. Capitol/DC
 - > 26.5 miles to State Capital/Annapolis
 - > 30 miles to Baltimore
-



- > 16.5 miles to Ronald Reagan Washington National Airport
- > 23.5 miles to Baltimore/Washington International Thurgood Marshall Airport
- > 40 miles to Washington Dulles International Airport

UNIVERSITY OF MARYLAND

The University of Maryland, College Park is the state's flagship university and one of the nation's preeminent public research universities. A global leader in research, entrepreneurship and innovation, the university is home to more than 40,000 students, 10,000 faculty and staff, and 280 academic programs. For more information about the University of Maryland, visit umd.edu.

COPT DEFENSE PROPERTIES

We are a real estate investment trust (REIT) focused on owning, operating, and developing mission critical facilities that support key U.S. Government defense installations and defense contractors. An S&P 400 Company, our shares are listed on the New York Stock Exchange under the ticker symbol CDP.

JLL

JLL is a financial and professional services firm specializing in commercial real estate services and investment management. With 60,000 employees across 280 corporate offices worldwide, JLL serves the local, regional and global real estate needs of corporations and investors in more than 80 countries. For more information about JLL visit, jll.com.



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