



UNIVERSITY OF  
**MARYLAND**  
**DISCOVERY DISTRICT**

## **Rivertech Court**

Riverdale, MD 20737



2560 LORD BALTIMORE DRIVE | BALTIMORE, MD | 410.788.0100 | SJPI.COM

# 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](http://greatercollegepark.umd.edu)

## Discovery District at a glance

### Commercial Space

Multi-Story Class 'A' Office	<b>450,000 SF</b>
Flex/R&D	<b>619,200 SF</b>
Retail	<b>211,000+ SF</b>
Hotel (4)	<b>849-keys</b>

### Residential Space

Residentail units	<b>2,500+ Units</b>
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### Community Space

Hiking/Biking Trails
ArtWalk
Public Parks



## 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.*



### Art Walk

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 Discover 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, will be 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 are two Marriott hotels; the College Park Marriott Hotel & Conference Center and a Marriott Residence Inn, 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](http://sjpi.com/rivertechcourt)



Erco Memorial Park

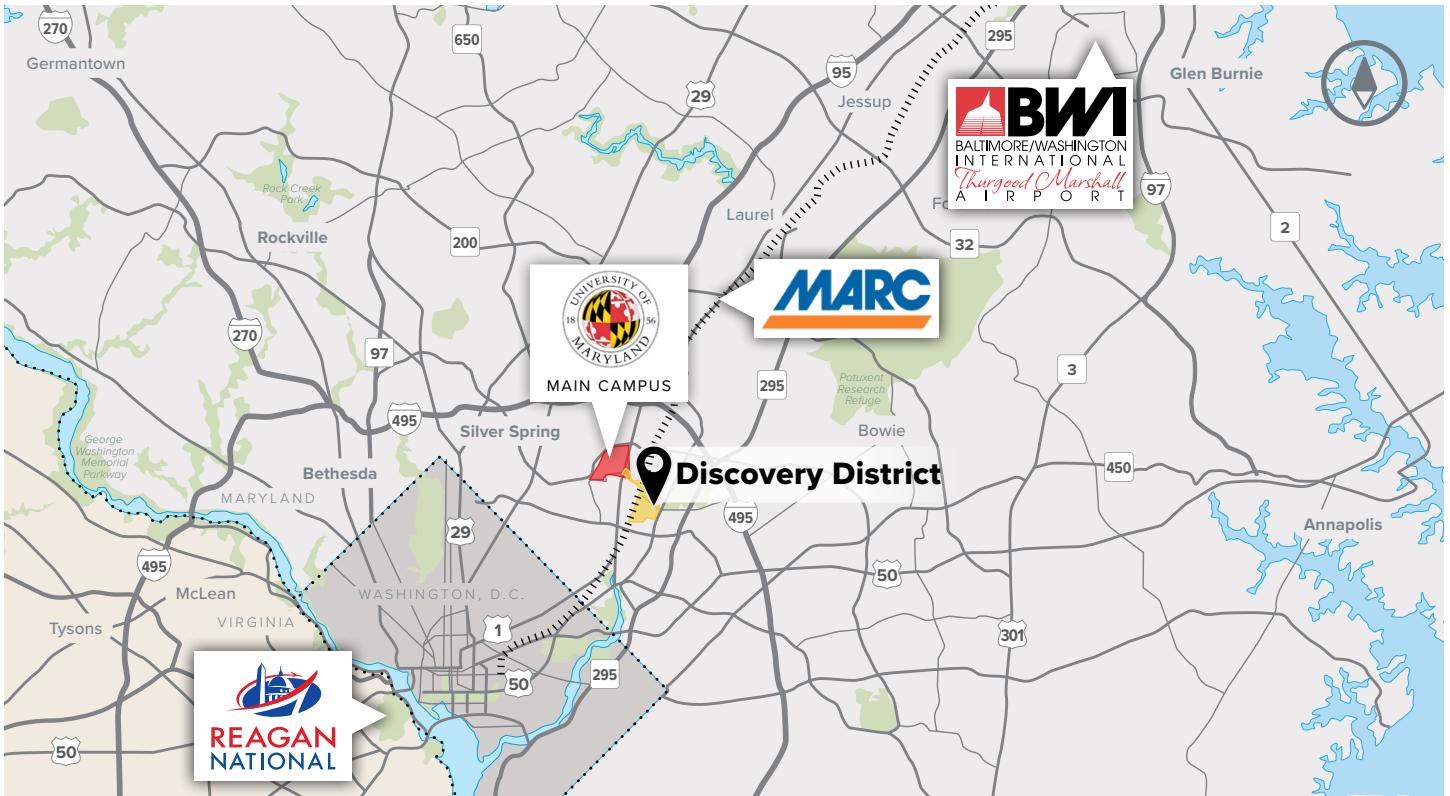
### Flex/R&D Space

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	
Offices	Build to suit	
Parking	4 spaces per 1,000 SF	
Exterior Walls	Brick on block	
Roof	TPO	
Loading	Dock or drive-in	





UNDER DEVELOPMENT

**Distances to:**

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

**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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