

The Offices at Westview



YOUR FULL SERVICE
OFFICE EXPERIENCE

5255 • 5265 • 5275 • 5285 • 5295 WESTVIEW DRIVE, FREDERICK MD

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ACCESS AND AMENITIES

Conveniently located off I-270 and within a half mile of I-70 providing immediate access to the major roadways. The site is surrounded by shopping centers and within walking distance to several hotels, fitness, restaurants, retail and entertainment options.

WESTVIEW PROMENADE 6 MINUTES AWAY

IHOP
Cafe Rio
Champion Billiards
Chipotle
Krispy Kreme
Matutake Sushi & Steak

McDonald's
MOD Pizza
MOM's Market
PNC Bank
Poke Bowl
Regal Cinema

Starbucks
TGI Friday's
The UPS Store
Wild Berries

FRANCIS SCOTT KEY MALL 8 MINUTES AWAY

Applebee's
Auntie Anne's
CAVA
Chick-fil-A
Chopsticks Express

Jersey Mike's Subs
Olive Garden
Panera Bread
Red Robin
Rosa's Pizza

Staples
Taco Bell
Tanzo Japanese Steakhouse
UNO Pizzeria & Grill

FREDERICK CROSSING 7 MINUTES AWAY

Arby's
Bank of America
Blues BBQ
Burger King
Checkers

Longhorn Steakhouse
McDonalds
Papa John's
Popeyes
Ruby Tuesday

Sonic
Subway
The Common Market
Walmart



BUILDING SPECS



Typical Floor Plate _____	41,000 SF	Floor Loads _____	100+ lbs/SF
Year Built _____	1999 - 2000	Generator _____	250 KW currently feeds 5265 & 5275
Total RBA _____	246,473 SF	Structure _____	Steel reinforced concrete frame
5255 Westview RBA _____	83,040 SF	Utilities	
5265 Westview RBA _____	40,831 SF	Water _____	2" cold water service
5275 Westview RBA _____	122,602 SF	Sanitary _____	4" service
Slab Height		Gas _____	2.0 PSI natural gas service
First Floor _____	14'-4"	Fiber _____	Comcast, Verizon
Second Floor _____	15' 10"	5255 Power _____	3,000 Amps/480 Volt
Ceiling Height		5265 Power _____	2,000 Amps/480 Volt
5255 Westview _____	13'7"	5275 Power _____	5,000 Amps/480 Volt
5265 Westview _____	14'8"	Fire Suppression _____	6" fire service & fully addressable fire alarm system
5275 Westview _____	13'7"		
Building Amenities _____	Loading dock, multiple conference rooms, tenant lounge, outdoor patios		



The Offices at Westview SITE PLAN

The Offices at Westview

COLLABORATION

AT ITS FINEST

CLICK OR SCAN
FOR INTERACTIVE
360° TOUR



Existing Lobby



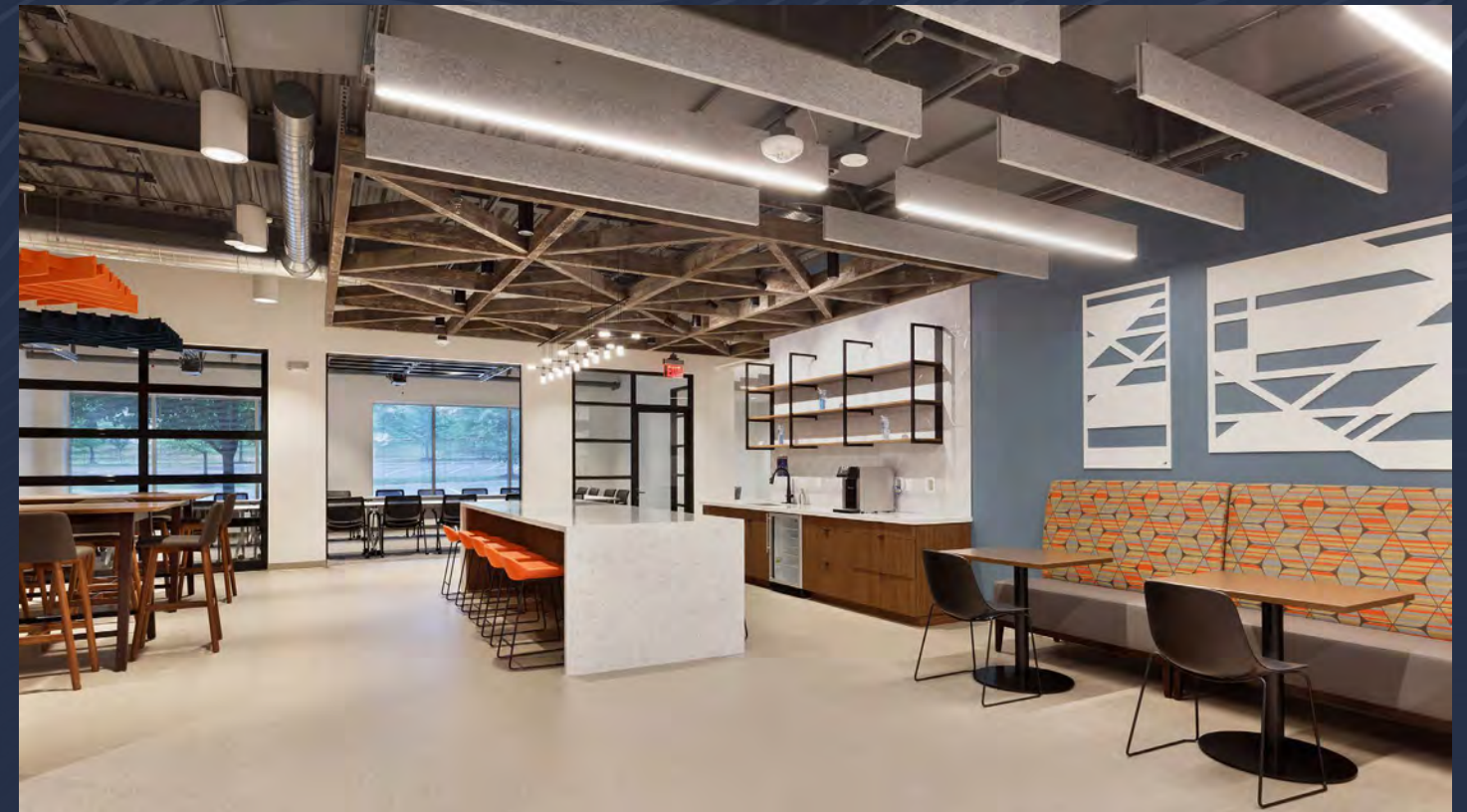
Entrance



Outdoor Patio

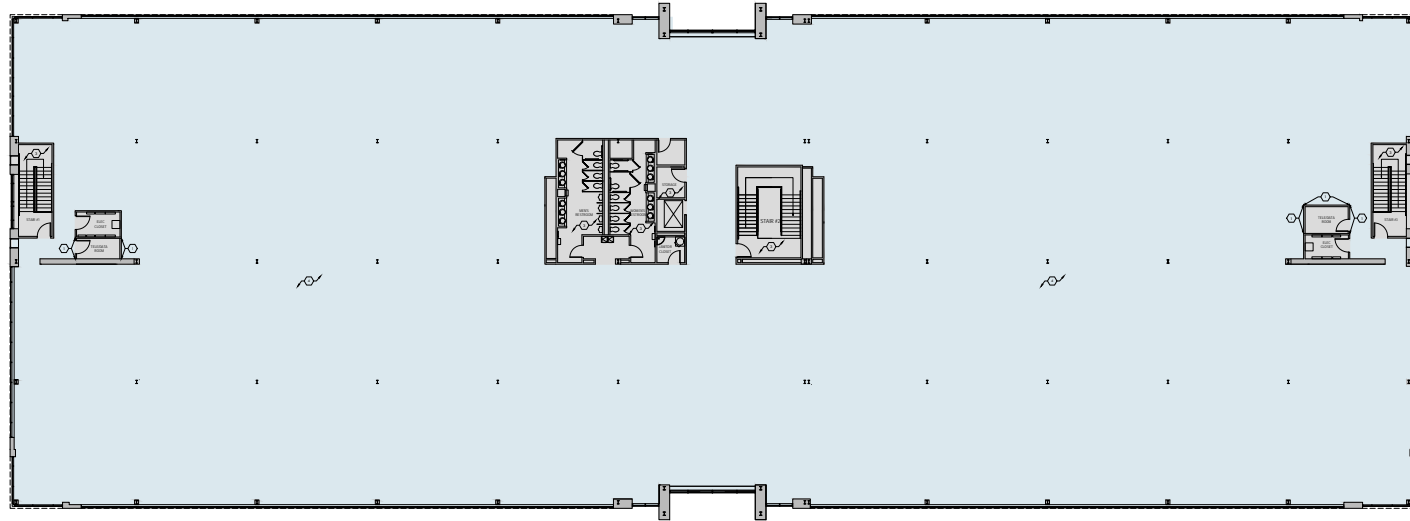


Newly Renovated Conference Center



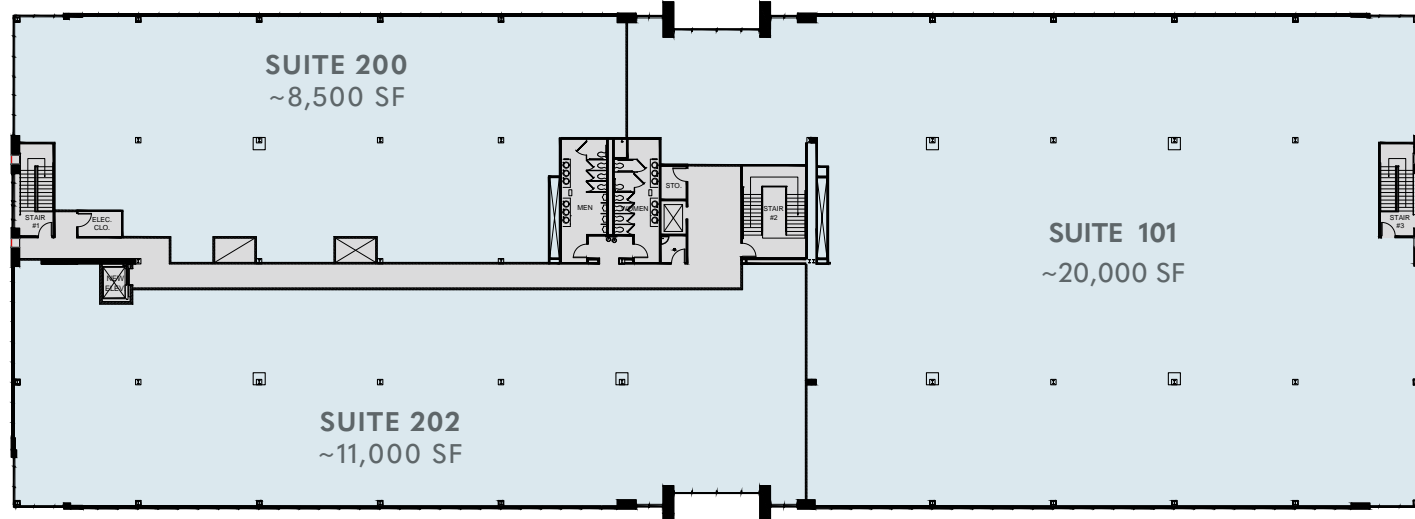
Newly Renovated Town Hall

2ND FLOOR PLAN
41,103 SF

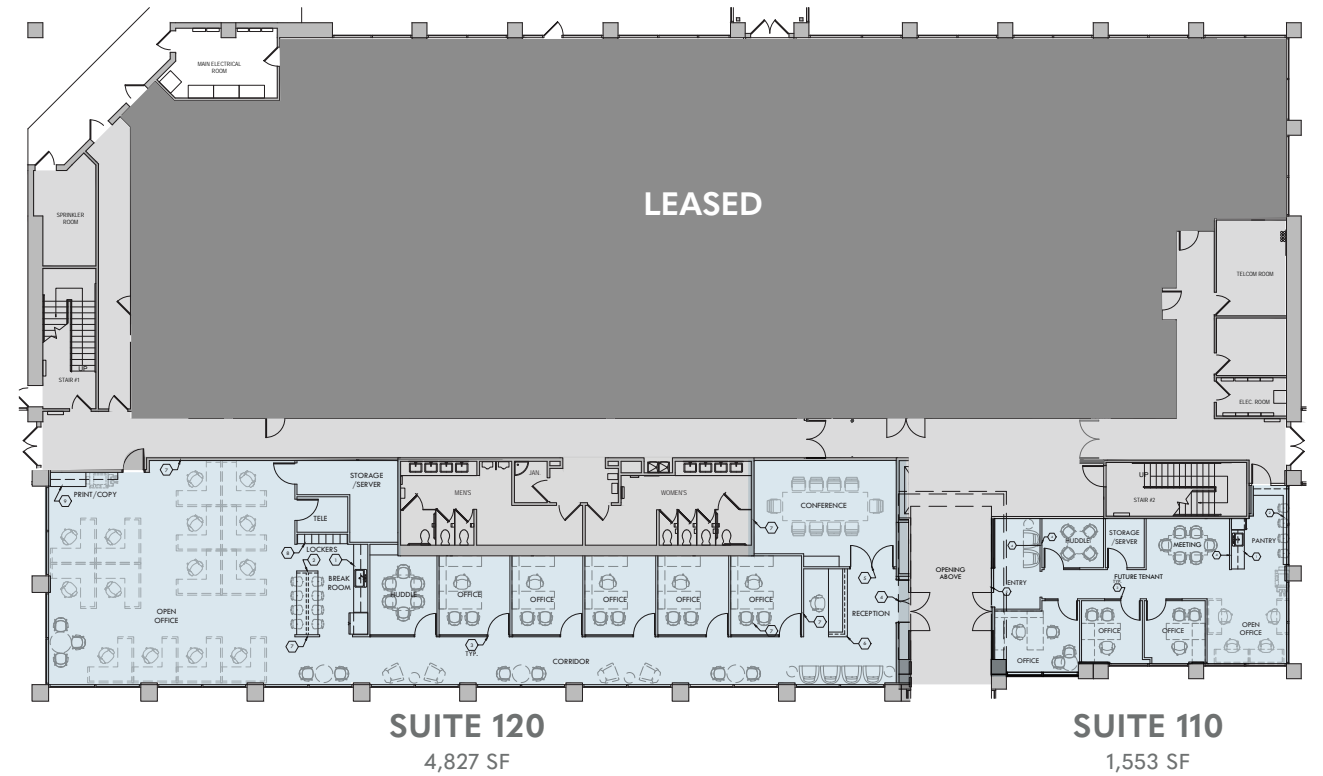


2ND FLOOR BLOCKING PLAN
41,103 SF

CLICK OR SCAN
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360° TOUR



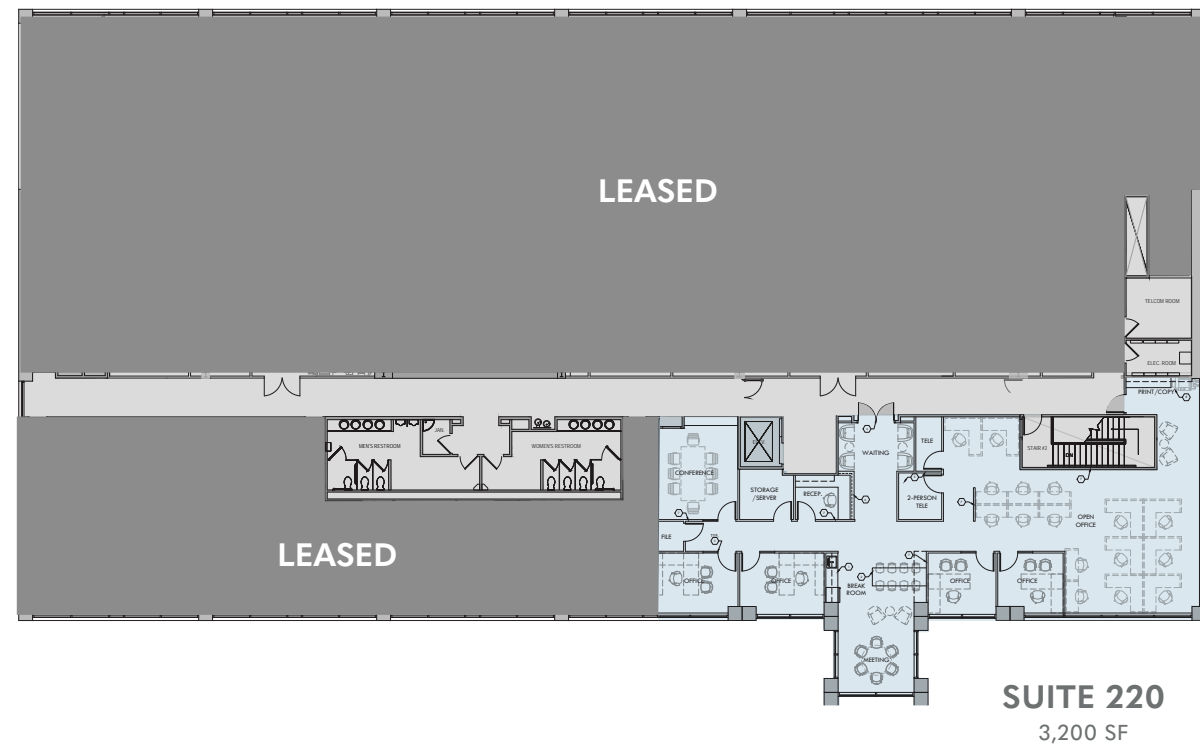
1ST FLOOR
1,553 - 6,380 SF
HYPOTHETICAL



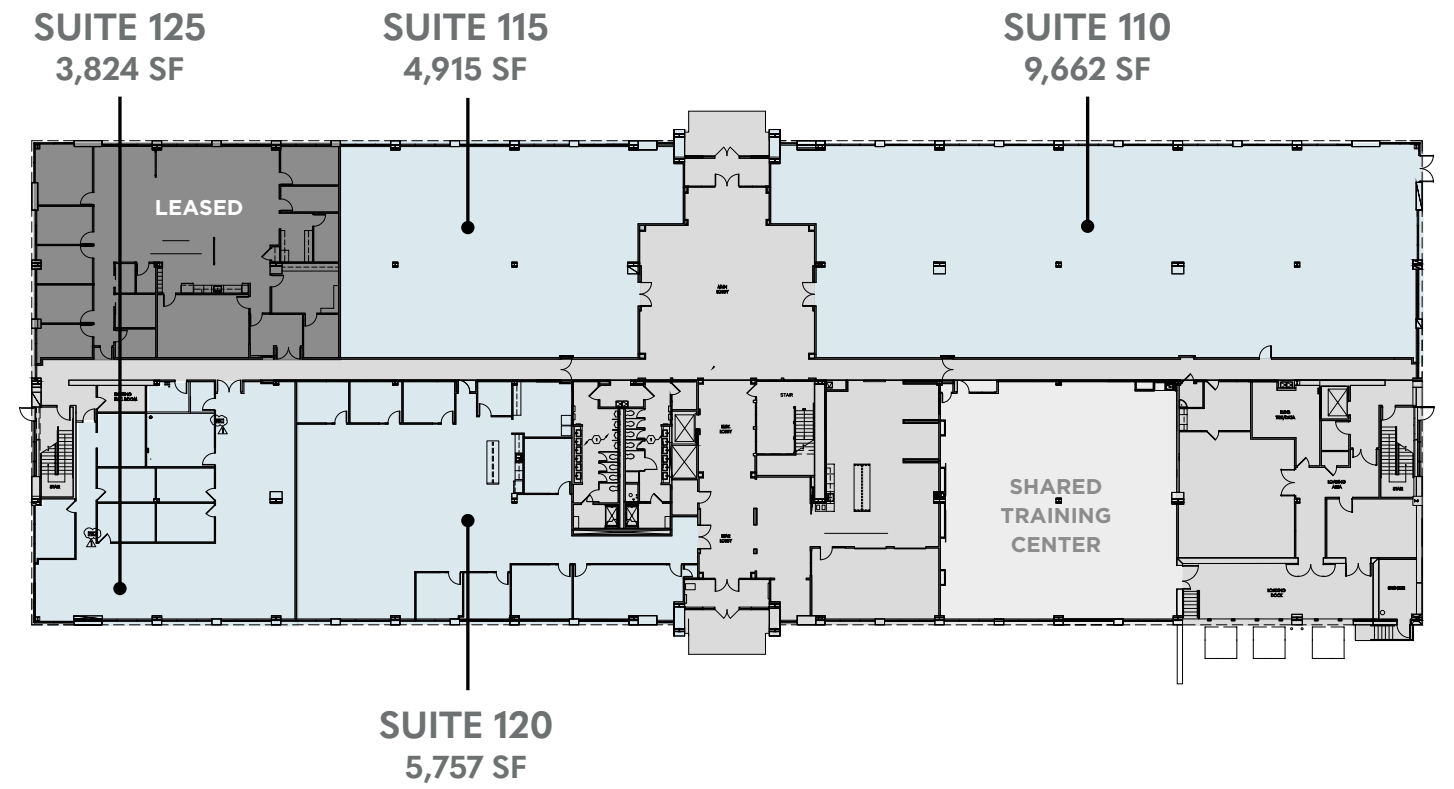
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2ND FLOOR
3,200 SF
HYPOTHETICAL

1ST FLOOR
24,158 TOTAL SF

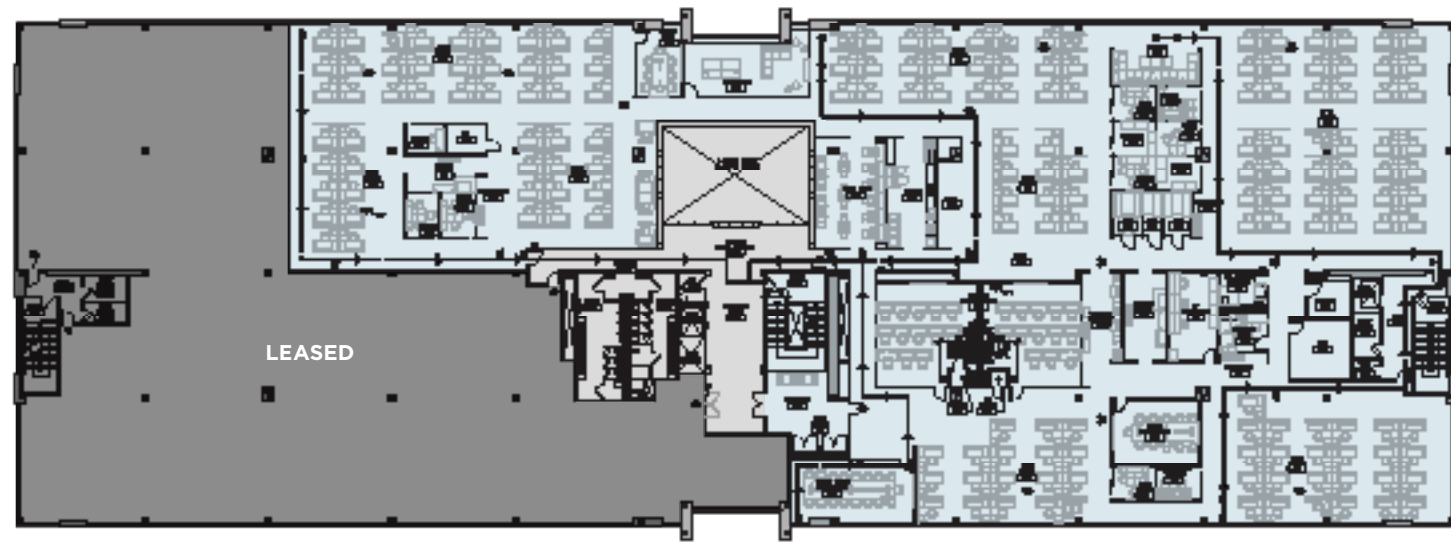


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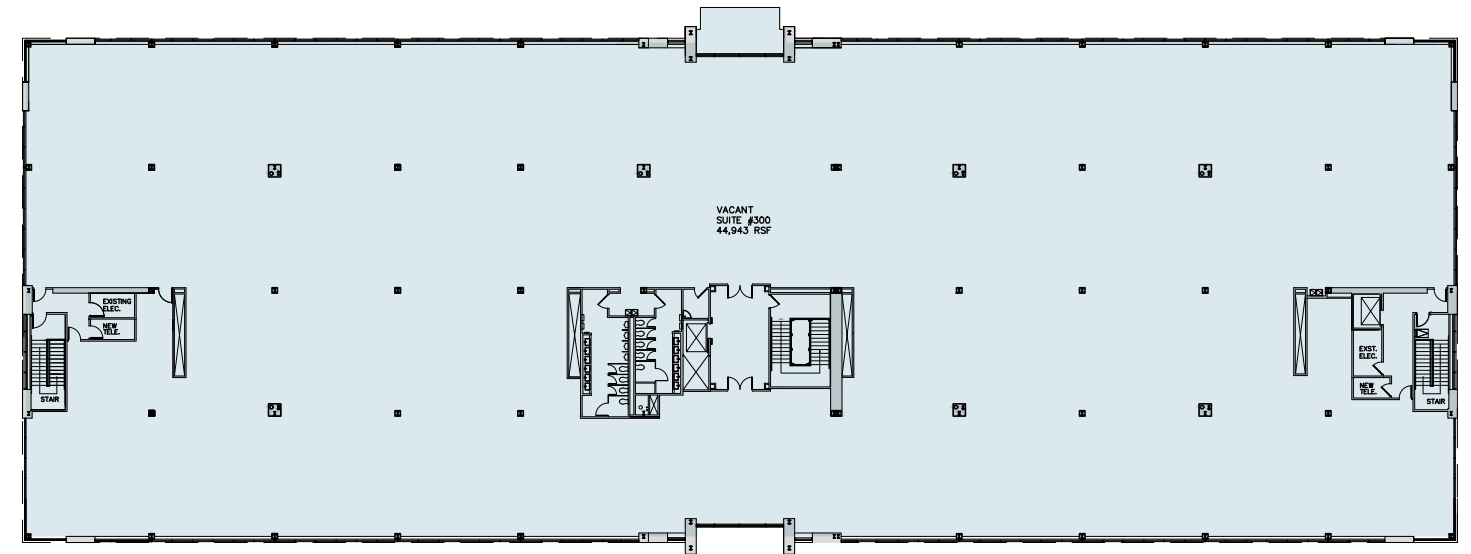


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2ND FLOOR
24,339 TOTAL SF

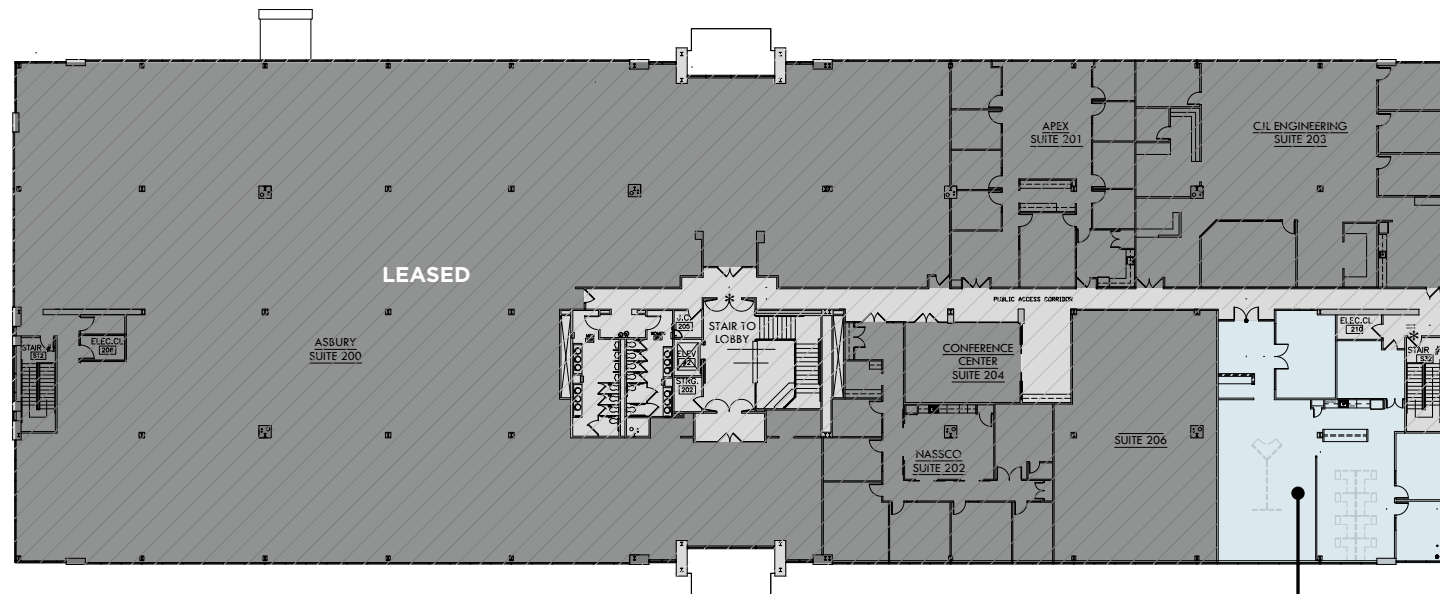


3RD FLOOR
44,943 SF



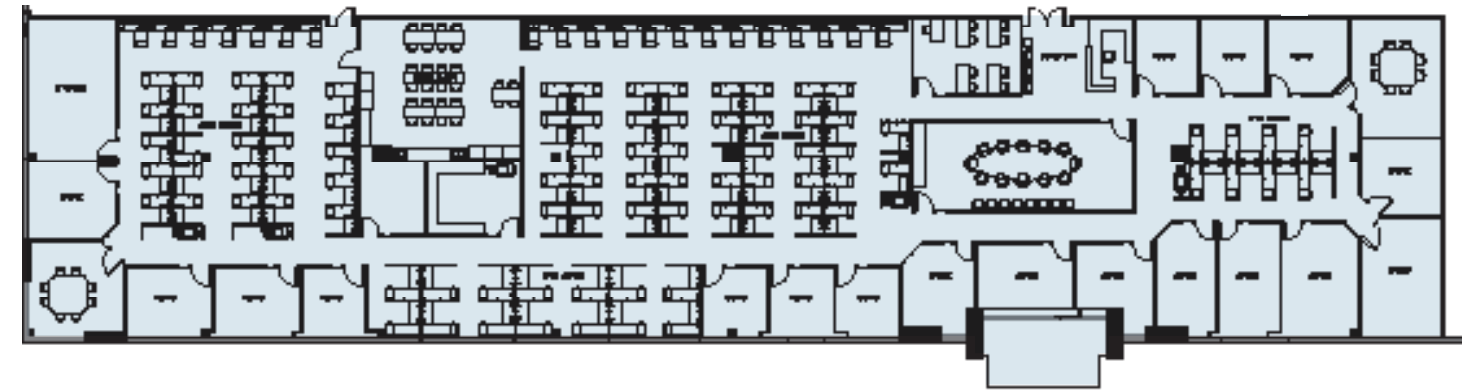
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SUITE 204
3,400 SF



SUITE 204
3,400 SF

SUITE 225
15,537 SF



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FOR MORE INFORMATION CONTACT:

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