



5202

PRESIDENTS COURT



Frederick / Maryland

**DESIGNED
WITH YOU
IN MIND**

presidentscourt.com

TENANT AMENITIES

- Wi-Fi enabled lounge which includes indoor area as well as outdoor plaza for building tenants and guests.
- Audio / video enabled conference center with a maximum capacity of 50 seats, auditorium style and 30 seats, classroom style.
- Spacious, full service cafe with seating area offers fresh and healthy meals daily. Conveniently located in your building, so that you don't have to drive to get your breakfast, lunch or afternoon snack. Catering services available as well.
- Newly built, state-of-the art fitness center with latest equipment, showers and locker rooms available exclusively for tenant use.



- **WI-FI LOUNGE & CAFETERIA**
- **TENANT ONLY FITNESS CENTER**
- **SHARED CONFERENCE FACILITY**



UPGRADED AREAS



- 235,000 RSF, three-story, office building with spacious 70,000 SF floor plates and soaring 9' ceilings.
- Recently renovated common areas, including building lobby featuring modern design and upgraded finishes.
- On-site concierge service available Monday - Friday and security guard during non-business hours.
- State-of-the-art security and video monitoring systems that provide coverage for the building from 18 interior and 14 exterior locations.
- Proximity Card Access security system at 8 locations throughout the building, 3 exterior and 5 interior.
- Ample parking at a rate of 4.5 / 1,000 SF
- Abundant amenities within walking distance include Westview Corner, Westview Promenade and Westview Village.
- A Starbucks, over a dozen restaurants, five hotels, a 16-screen IMAX movie theater, banks and many more retailers are within walking distance.
- Located in the center of premier corporate neighborhood that hosts such companies as SAIC, Bechtel Power Corporation, Frederick Memorial Hospital and Experient.



REDUNDANT SYSTEMS



- 6,000 amp, 480/270 volt, three-phase, four-wire electrical system in place.
- Back-up power provided by three 1,500 KW diesel generators with a 20,000 gallon fuel tank providing 100% power to the building for 8-10 days.
- Raised flooring throughout for maximum cabling and workstation flexibility.

AREA AMENITIES



5202 Presidents Court is located just south of the City of Frederick, which is located in the center of Frederick county. The City of Frederick, Baltimore and Washington D.C. form the points of triangle connected by Interstate 270 running southeast from Frederick to Washington, Interstate 70 running east from Frederick to Baltimore and Interstate 95 running southwest from Baltimore to Washington.

The state-operated MARC commuter train provides service between the City of Frederick and Washington's Union Station. Amtrak, Baltimore/Washington International Airport (BWI), Dulles International Airport and Reagan national Airport serve the region as well.

- 5202 Presidents Court is conveniently located at the intersection of Interstates 270 and 70 which is just south of the City of Frederick.
- Proximate amenity base includes Westview Corner, Westview Promenade, Westview Village and Francis Scott Key Mall.
- The site is surrounded by several shopping centers and within walking distance to several hotels, fitness center, restaurants, retail and entertainment options.

ACCESS & LOCATION



DRIVING TIMES

- Frederick Municipal Airport
4.5 miles | 13 minutes
- BWI Airport
60 miles | 60 minutes
- Dulles International Airport
47 miles | 59 minutes
- Reagan National Airport
48 miles | 58 minutes
- Baltimore
50 miles | 54 minutes
- Washington, DC
47 miles | 65 minutes

Leasing Information:

**AVISON
YOUNG**

avisonyoung.com

11921 Rockville Pike
Suite 200
Rockville, MD 20852

Jack McShea
Principal
301.417.1070
jack.mcshea@avisonyoung.com

Rusty McCabe
Vice President
301.417.1089
rusty.mccabe@avisonyoung.com

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