



THE OFFICES AT **WESTVIEW**

REDISCOVER YOUR POTENTIAL
IN A BEAUTIFUL OFFICE CAMPUS SETTING



REDISCOVER YOUR POTENTIAL

5265 Westview Drive is a Class-A, 44,510 SF, 2-story asset within a 5-building office park, conveniently located at the intersection of I-270 and Route 85 providing easy access to the major arteries of Frederick County.

The office park is located within Westview Corporate Center - a 1.5 million square feet host of more than 350,000 square feet of restaurants, retail and entertainment options. A hub to several advanced technology companies, Westview Corporate Center is the home to global corporations specializing in engineering, bio and life sciences, IT and pharmaceuticals.



RECONNECT WITH FRIENDS

The Offices at Westview is raising the bar and has added new exciting tenant amenities such as newly renovated building lobby with modern finishes, lighting, and seating areas as well as a conference suite on the second floor.

The conference suite features a conference room for 15 - 20 people and a pre-function area with ample counter space, a mini fridge, and casual seating. All available to the building's tenants and guests.



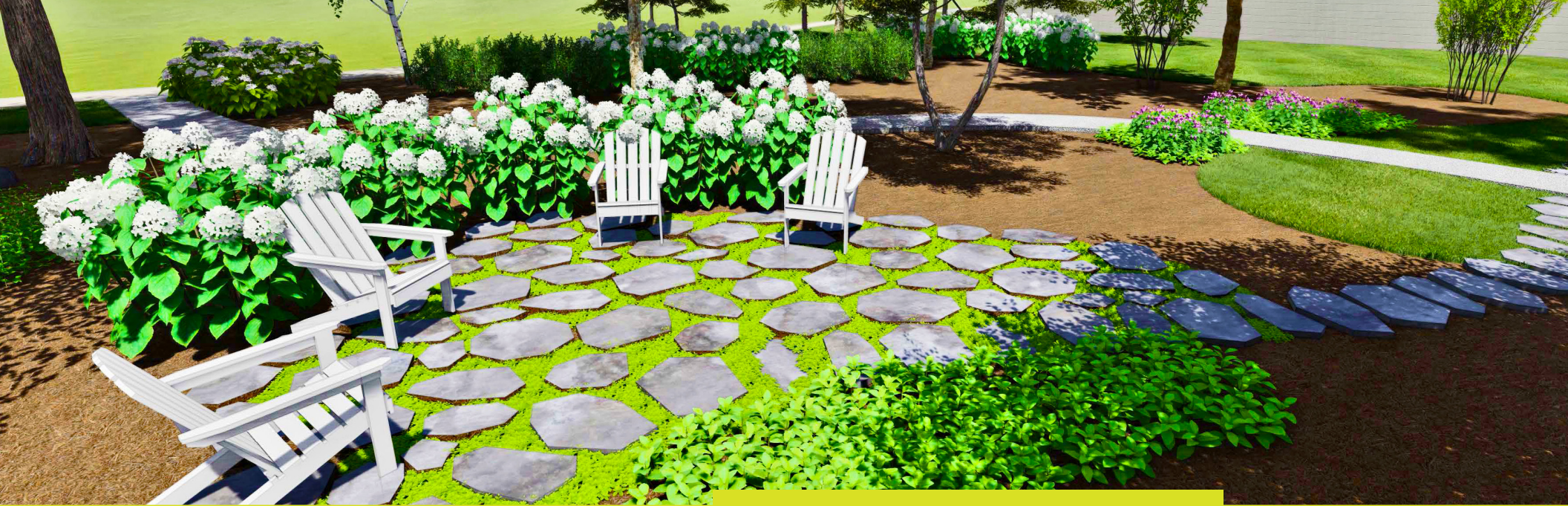
NEWLY RENOVATED BUILDING LOBBY



REPRESENT YOUR VISION

Speak up and stand out - our brand new conference center is located at 5265 Westview Drive and open to all tenants on the campus.

This shared, expansive conference facility can accommodate small and large gatherings and seats up to 500 guests. Scalable and divisible into multiple conference areas, the center features the latest AV equipment, multiple focal points with TVs, and pre-function area.



RECHARGE OUTDOORS

Walk your day off, recharge, and get a breath of fresh air at our recently renovated outdoor space. Featuring multiple beautifully hardscaped patios with ample seating and conversation areas, it is a perfect place to unwind and enjoy the wonderful scenery.

With constantly increasing land use density, not so many assets can offer plentiful outdoor space anymore. Enjoy this opportunity at The Offices at Westview.



OUTDOOR PATIO



REINVENT HAPPY HOURS

Everything you need to keep your lifestyle productive and balanced is here. Literally. Shopping, dining, entertainment, banking, fitness, daycare, hotels, and more are just a short distance away.

With several regional shopping centers nearby, you can pack a punch of entertainment options into your day, happy hour, or get-together with friends and colleagues.

FREDERICK CROSSING & EVERGREEN SQUARE



Arby's
Bank of America
Blues BBQ
Burger King
Checkers
Longhorn Steakhouse
McDonalds

Papa John's Pizza
Popeyes
Ruby Tuesday
Sonic
Subway
The Common Market
Walmart

FRANCIS SCOTT KEY MALL



Applebee's
Auntie Anne's
CAVA
Chick-fil-A
Chopsticks Express
Jesey Mike's Subs
Olive Garden

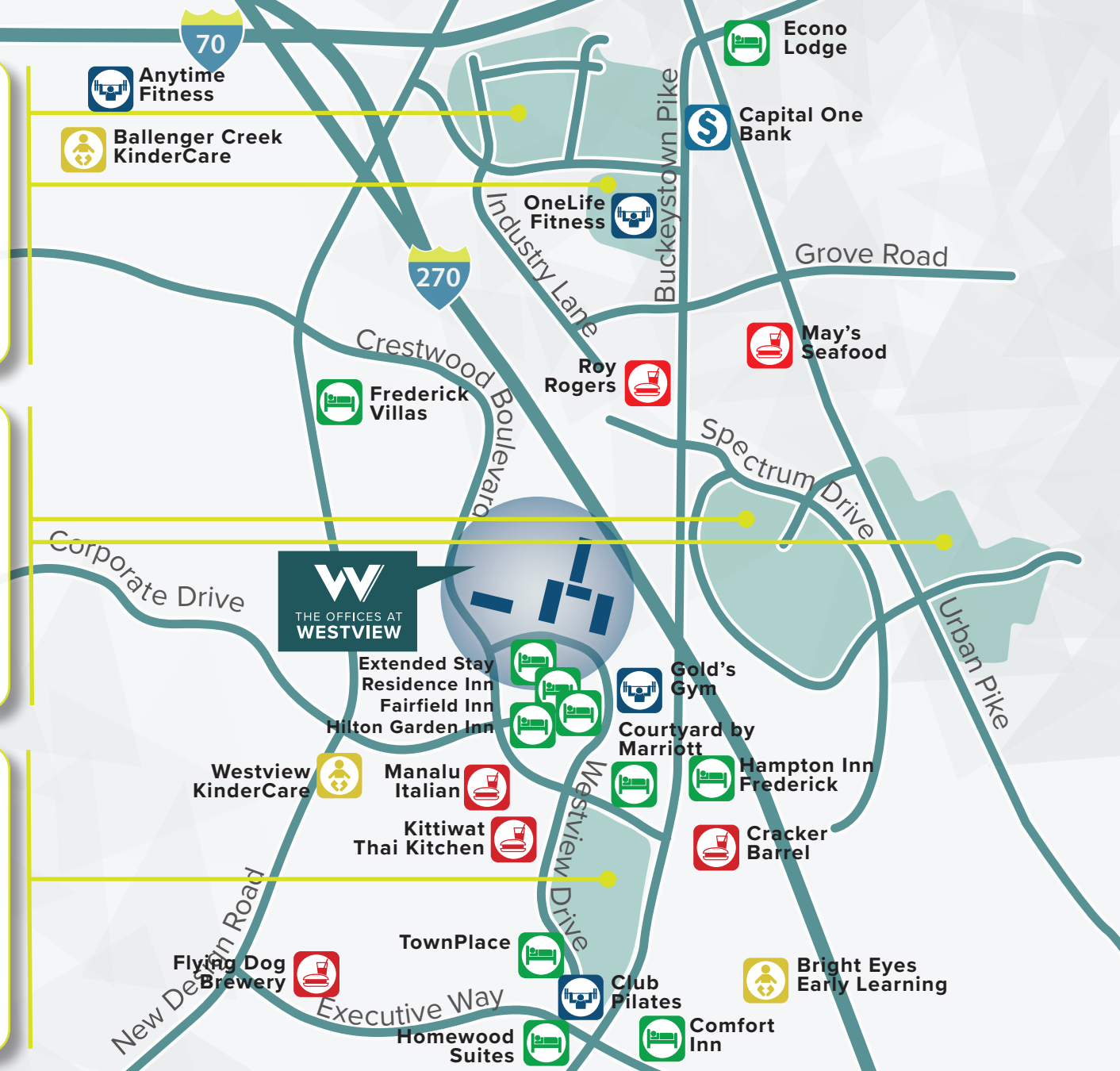
Panera Bread
Red Robin
Rosa's Pizza
Staples
Taco Bell
Tanzo Japanese Steak
UNO Pizzeria & Grill

WESTVIEW PROMENADE



IHOP
Café Rio
Champion Billiards
Chipotle Mexican Grill
Krispy Kreme
Matsutake Sushi & Steak
McDonald's
MOD Pizza

MOM's Market
PNC Bank
Poke Bowl
Regal Cinema
Starbucks
TGI Fridays
The UPS Store
Wild Berries



THE OFFICES AT
WESTVIEW

5265 WESTVIEW DRIVE, FREDERICK, MD

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1ST FLOOR | FULL FLOOR



2ND FLOOR | FULL FLOOR

19,185 SF



GET IN TOUCH WITH OUR TEAM

OWNERSHIP:



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