

Frederick Maryland

- 40 miles to Washington D.C. and Baltimore, MD
- Situated as the northern anchor of the I-270 Tech corridor
- Less than an hour from Dulles, BWI and Washington National airports
- Home to 2nd busiest general aviation airport in Maryland
- Direct connect with MARC train service to Washington, D.C.

RiversideFive's superb Frederick, Maryland location is among its greatest assets. The second largest city in Maryland, Frederick is home to an ever-expanding population of over 290,000, with growth outpacing the rest of the state by 6% since 2000. Intersected by two major interstates, Frederick is home to 5,760 businesses employing nearly 100,000 workers.

Prominent area employers:

- Fort Detrick
- Bechtel
- Wells Fargo Home Mortgage
- National Cancer Institute (NCI)
- SAIC-F
- BP Solar
- CitiMortgage
- MAMSI
- MedImmune
- State Farm Insurance
- Lockheed Martin



As a city steeped in rich heritage, Frederick offers an exceptional quality of life combined with a balanced and thriving economy. With the distinction of being named one of America's smartest cities by Forbes.com, Frederick like many robust regional cities is in a period of unprecedented business expansion. With over half of the labor force college educated, Frederick affords companies the ability to compete on a global basis. And with area housing averaging 52% less than neighboring Montgomery County and 56% less than Washington, D.C., and the incentive of a reduced commute time, Frederick provides a modern day work/life balance for employees.

It's easy to see why businesses are attracted to Frederick. From its world-class business parks and affordable commercial corridors to its award winning historic district, Frederick offers dynamic opportunities for businesses, corporate offices, technology companies and start-ups. As Frederick's largest employer, Fort Detrick is also fueling demand for all types of real estate within the county, and with a three-billion dollar expansion underway, Fort Detrick is drawing biotechnology companies to Frederick's growing base of research facilities.



Photo by Tim Jacobsen, Courtesy of City of Frederick Economic Development

About Fort Detrick:

- 1,200 acre Army Medical Command Installation
- Only post in the country that houses five cabinet level agencies:
 - ▶ Department of Agriculture
 - ▶ Department of Defense
 - ▶ Department of Health and Human Services
 - ▶ Department of Homeland Security
 - ▶ Department of Veterans Affairs
- Home to centers for cancer and AIDS research including:
 - ▶ Home to the new National Interagency Biodefense Campus
 - ▶ National Cancer Institute
 - ▶ 38 additional tenants with over 8,000 employees on post
 - ▶ \$3.2 billion in expansion over the next 10 years

Top transportation priority has been given for county and city road construction improvements to support the area's rapid growth. Facilitating access to Fort Detrick and downtown Frederick, the new infrastructure will ensure that commuting is quick and easy.



Courtesy of Fort Detrick Alliance

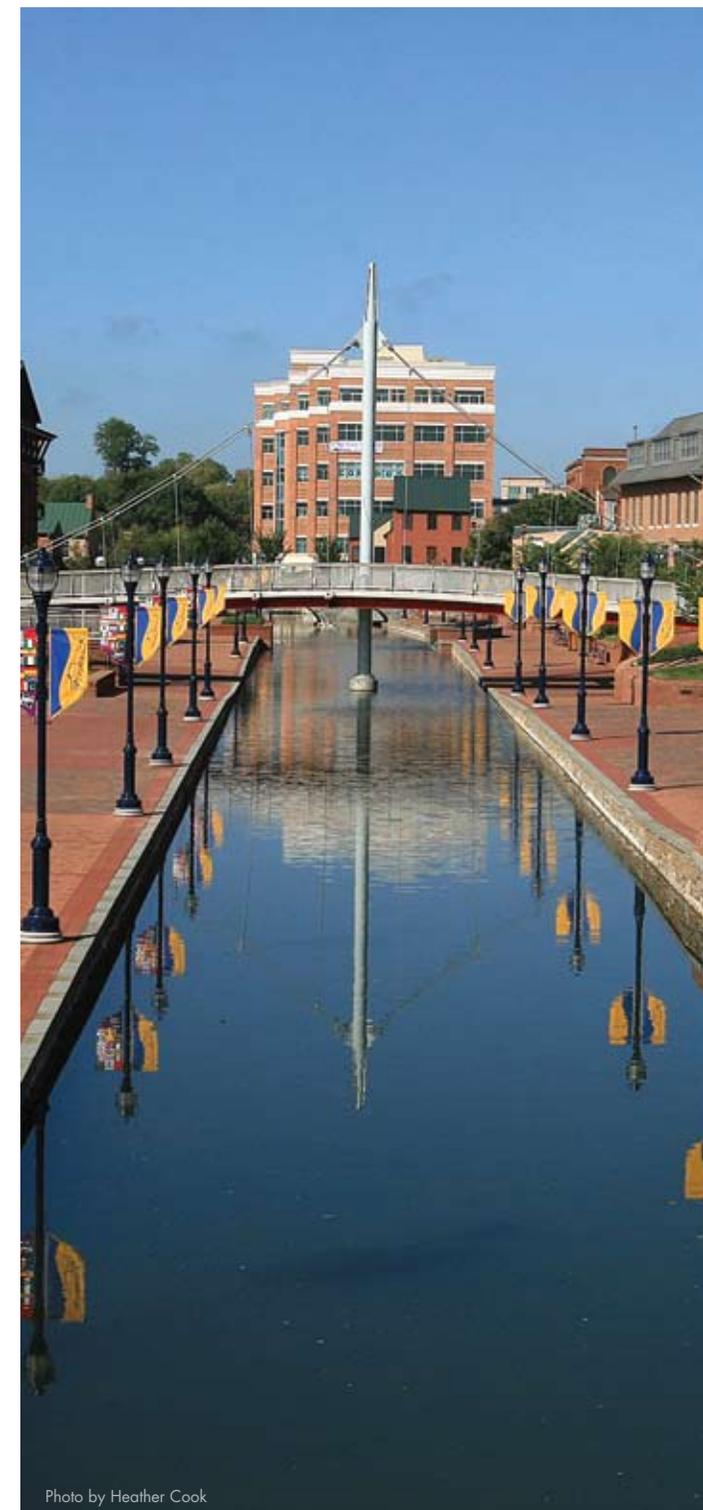


Photo by Heather Cook

An Enviable Location

RiversideFive has so much to offer. The nearby Route 26 corridor, with its plentiful array of shops, restaurants, banks, grocery stores and services, is rapidly emerging as a premier Frederick location for Class A office space. Loaded with amenities and convenient to all locations in Frederick, as well as Washington, D.C., Baltimore, and Pennsylvania, "the corridor" is the sought after place to live and work. RiversideFive is also adjacent to Riverside Research Park, Frederick's first research park, and is in close proximity to downtown Frederick and Fort Detrick.

RiversideFive offers tenants easy access to:

- Amenity-rich Route 26 corridor
- Fort Detrick and downtown Frederick
- Frederick Municipal Airport
- Monocacy Boulevard extension to I-70 and I-270
- Affordable residential communities
- Clustered Spires Golf Course

