


4600 RIVER ROAD

UMD's Discovery District // College Park, MD 20737





TWO PURPLE LINE STATIONS, UNDER CONSTRUCTION ALONG RIVER ROAD, WILL CONNECT 4600 RIVER ROAD TO THE UMD CAMPUS AND THE VAST WMATA TRANSIT SYSTEM

4600 River Road

- > Four stories, 105,000 SF, Class A office
- > Targeted for delivery June 2020
- > 25,000 SF floorplates
- > 3/1,000 SF parking ratio
- > Directly across from the American Center of Physics and adjacent to the FDA, NOAA and USDA buildings
- > Amenities: Dynamic, landscaped courtyard with unique seating areas, exterior gathering spaces and a planned cafe



FAQs:

Please direct media inquiries to Stephanie Krewson-Kelly
443.285.5453 // stephanie.kelly@copt.com

Q: What is UMD's Discovery District?

A: Encompassing over 150 acres that stretch from Baltimore Avenue to the research-rich community along River Road, UMD's Discovery District is the epicenter of academic, research and economic achievement. UMD and COPT, as its largest private partner, are transforming over 60 of those acres through a real estate development joint venture. To date, this partnership has developed 320,000 SF in three Class A office buildings predominantly occupied by research & technology, hi-tech and cybersecurity companies, and is breaking ground on its fourth, a 105,000 SF Class A office building at 4600 River Road. The UMD and COPT joint venture has over 1 million SF of additional development potential in UMD's Discovery District.

Q: How does COPT contribute to UMD's Discovery District?

A: COPT and other private sector companies collectively have built-out 1.4 million SF of commercial space, and plan to build another 1.5 million SF. COPT is developing office facilities in the park for particularly well-suited public and private companies involved in research, national security and public policy. COPT

offers flexible office solutions, from incubator space for start-up companies to build-to-suit options for larger users.

Q: What else will be built on the acreage where 4600 River Road will be built?

A: COPT and UMD plan to build a campus consisting of 100,000 to 300,000 SF of customized buildings with the potential for more than 600,000 SF of total development. The campus will be an urbanized, amenitized, experience-driven workplace. Building lobbies provide comfortable seating and breakout areas for gathering, with flexible designs that blur the lines between indoor and outdoor spaces.

Q: Is the building built to LEED® standards?

A: All COPT Discovery District buildings are targeted for LEED® Silver certification.

Q: Is there nearby Metro access?

A: UMD's Discovery District is transportation friendly with a short walk to the WMATA Green Line Metro, MARC, and two future MTA Purple Line Light Rail stations. Shuttle buses and the bike share program are a quick mode of transportation for getting around town.

Transportation Key

- WMATA Green Line
- MTA Purple Line (future)
- MARC Rail
- University of Maryland Shuttle Bus 104
- University of Maryland Shuttle Bus 109
- Direct Research Park Access to Retail
- Biking/Hiking Trail



UNIVERSITY OF MARYLAND

The University of Maryland, College Park is the state's flagship university and one of the nation's preeminent public research universities. A global leader in research, entrepreneurship and innovation, the university is home to more than 40,000 students, 10,000 faculty and staff, and 280 academic programs. For more information about the University of Maryland, visit www.umd.edu.

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FOR MEDIA INQUIRIES CONTACT:

> **Stephanie Krewson-Kelly**
Vice President, Investor Relations

> **Michelle Layne**
Manager, Investor Relations

ir@copt.com

main: 443.285.5400

facsimile: 443.285.7650

> **Alex Jackson**
Maroon PR

alex@maroonpr.com

direct: 443.864.4246

FOR LEASING CONTACT:



GREG PROSSNER
Senior Vice President
443.285.5710
greg.prossner@copt.com

