BUILDING SIZE

- Total Building: 110,000 square feet
- Typical Floor: 11,100 square feet

BUILDING FEATURES

- HVAC System – VAV, self-contained, condenser water system, with package floor units
- Finished ceiling height of 8´6˝ throughout the tenant space
- Parking – .45 space available for every 1,000 square feet leased (self parked); additional spaces available at 7600 Wisconsin Avenue
- Three high-speed elevators with destination control systems
- Column Spacing – 20´ x 20´
- Façade – Glass curtain wall on the North and East facades, with punched windows and metal panels on the South facade, the West facade is punched windows with brick wall
- Lobby finishes – Stone flooring with wood accents
- Electrical Power – 1.5 watts per foot for lighting; 6 watts per square foot for power

BUILDING AMENITIES

- Fitness Center – approximately 1,700 square feet of workout space in addition to men's and women's locker rooms, showers and towel service
- Rooftop Terrace – approximately 1,200 square feet of event space framed by a planted and landscaped green roof
- Same block as Bethesda Metro Station (red line)
- Easy walking distance to the best retail and service amenities in the Washington Metropolitan area
- LEED Gold; sustainable features include:
  - + Bicycle storage and changing facilities are among features supporting cleaner modes of transportation.
  - + Water-saving fixtures contribute to a 35 percent reduction in water use.
  - + Low-emitting materials and ample ventilation increase air quality.
  - + Abundant daylight and views enhance quality of life and overall work environment.
  - + Construction incorporated 20 percent recycled content and recycled more than 50 percent of waste generated.
  - + 35 percent of the building's power is derived from a green power source.
  - + Average energy use is nearly 20 percent less than non-LEED certified buildings.
- Award-winning Akridge property management

Akridge ROCKWOOD CAPITAL

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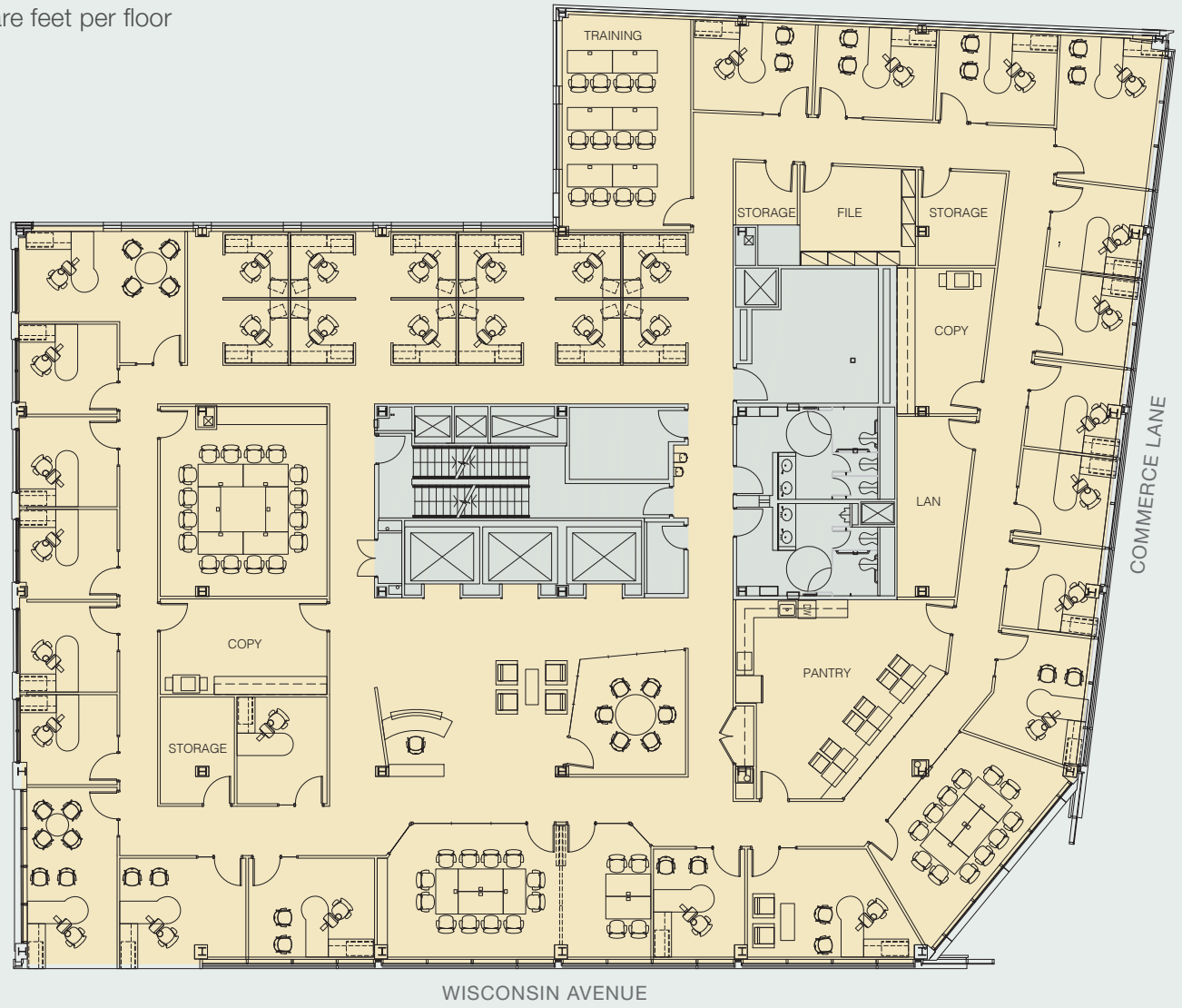
Jones Lang LaSalle at 301.214.1144

JLL

- Approximately 11,100 square feet per floor



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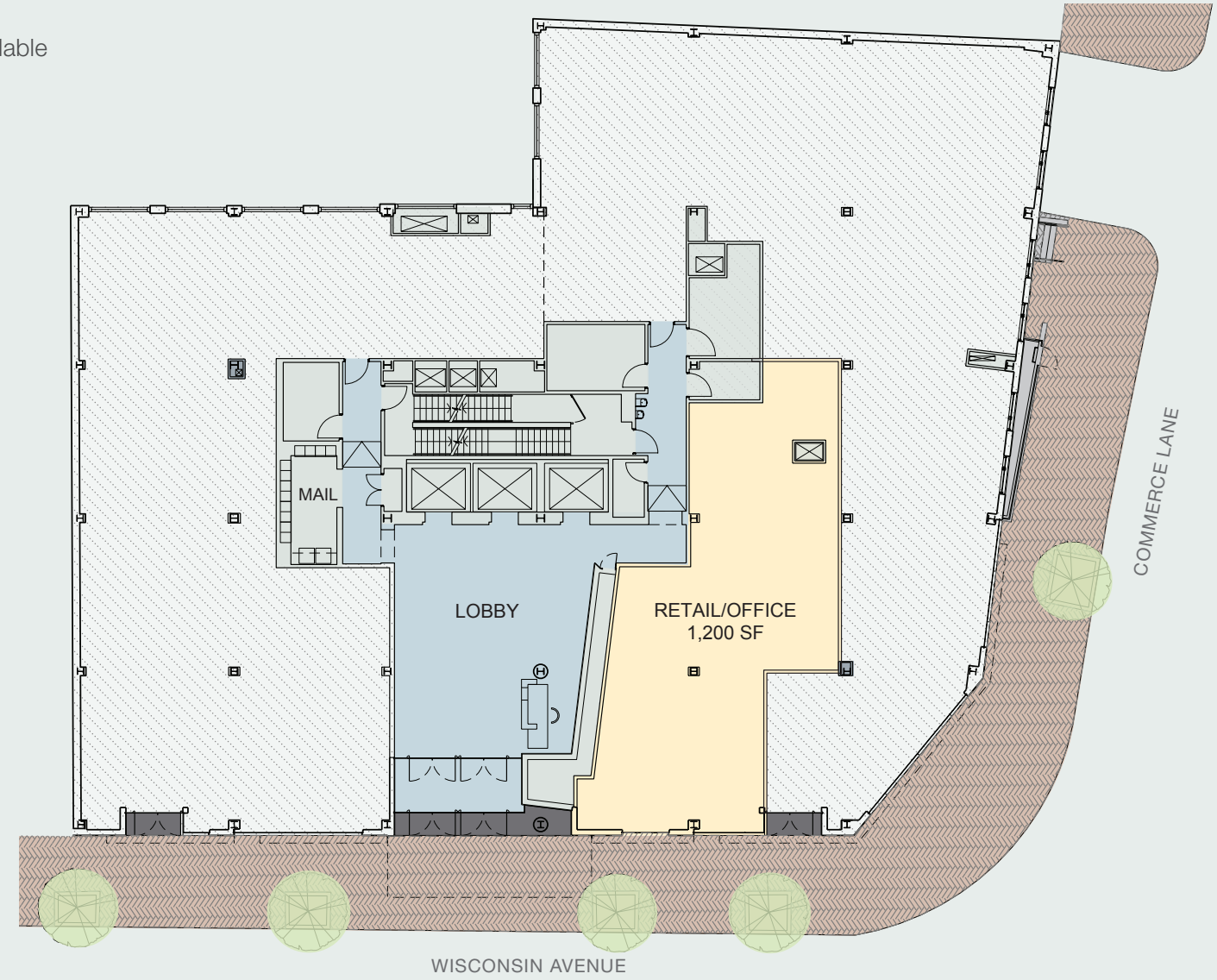
- 1,200 square feet available



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SUITE 1
2,809 RSF

SUITE 2
3,119 RSF

SUITE 3
4,957 RSF

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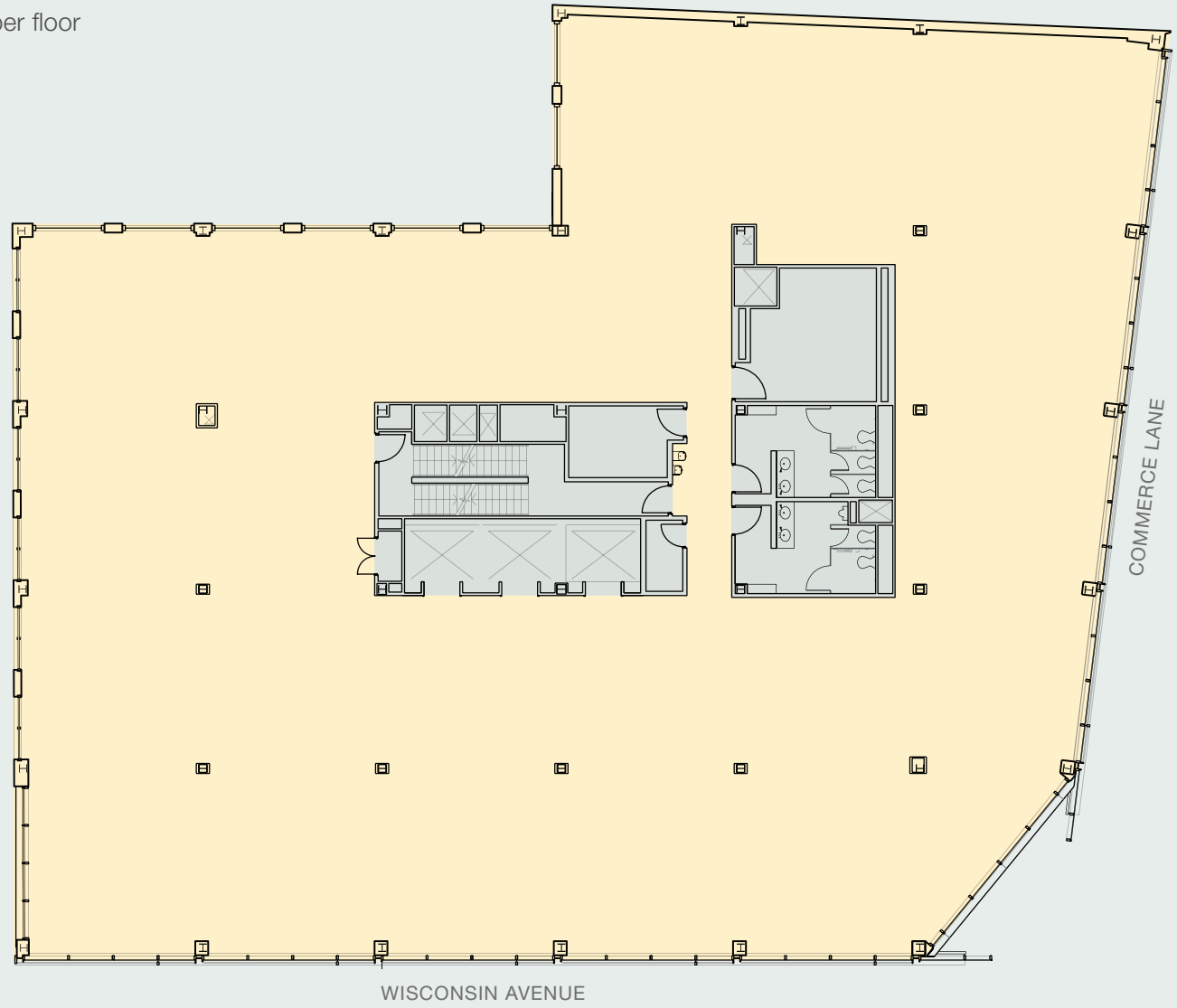
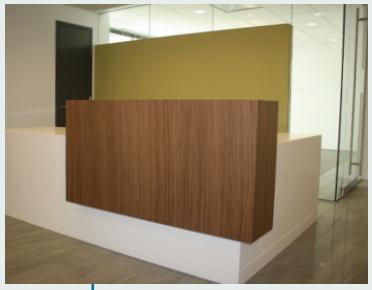
- Approximately 11,100 SF per floor

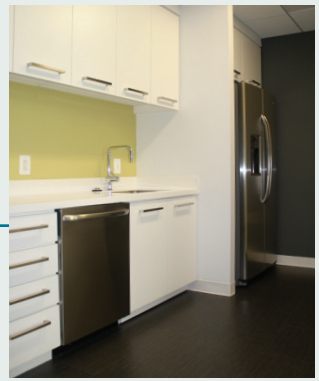


SPEC SUITE 401
2,795 RSF

SPEC SUITE 400
3,245 RSF

SPEC SUITE 401: 2,795 RSF





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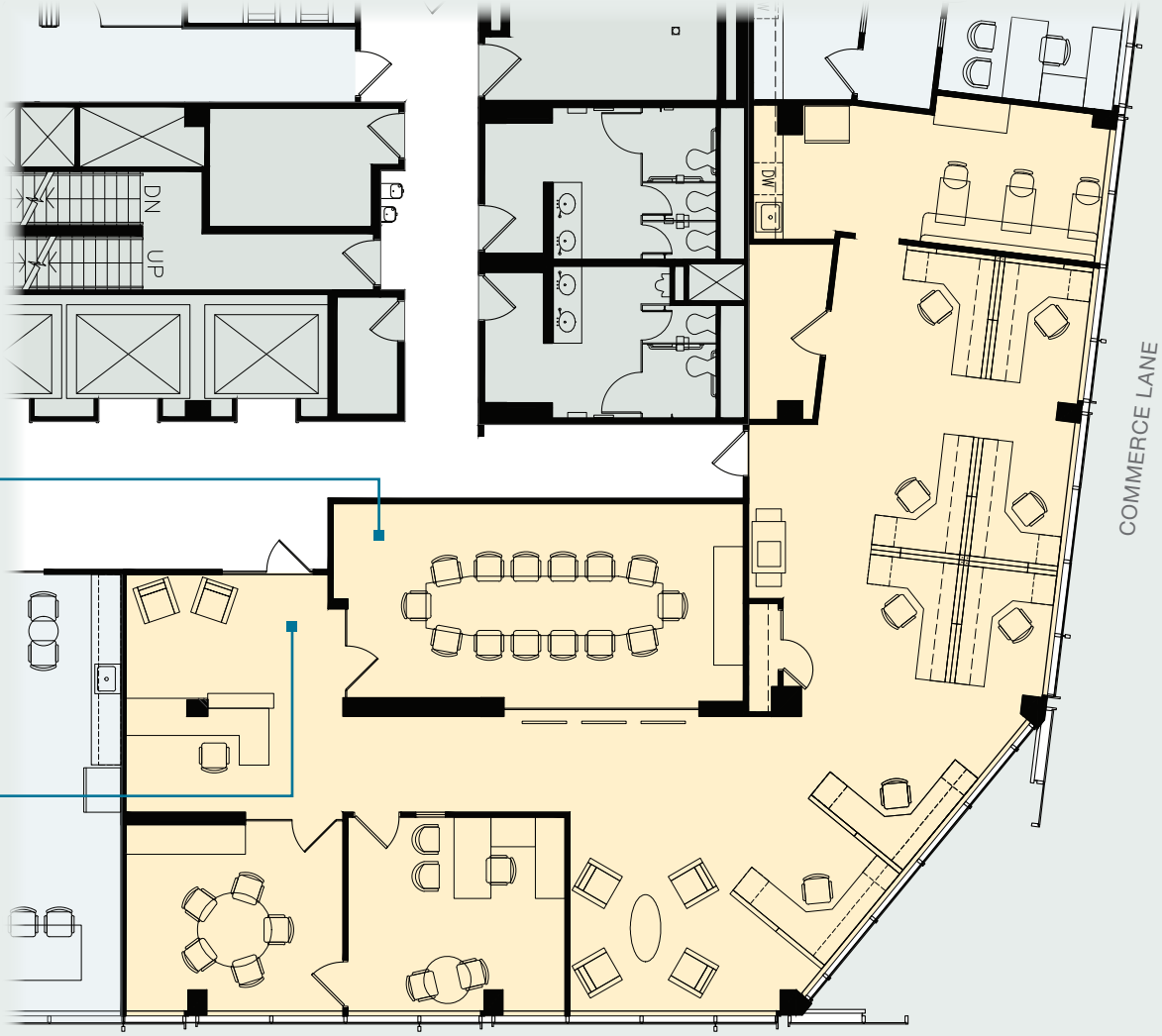
SPEC SUITE 400: 3,245 RSF



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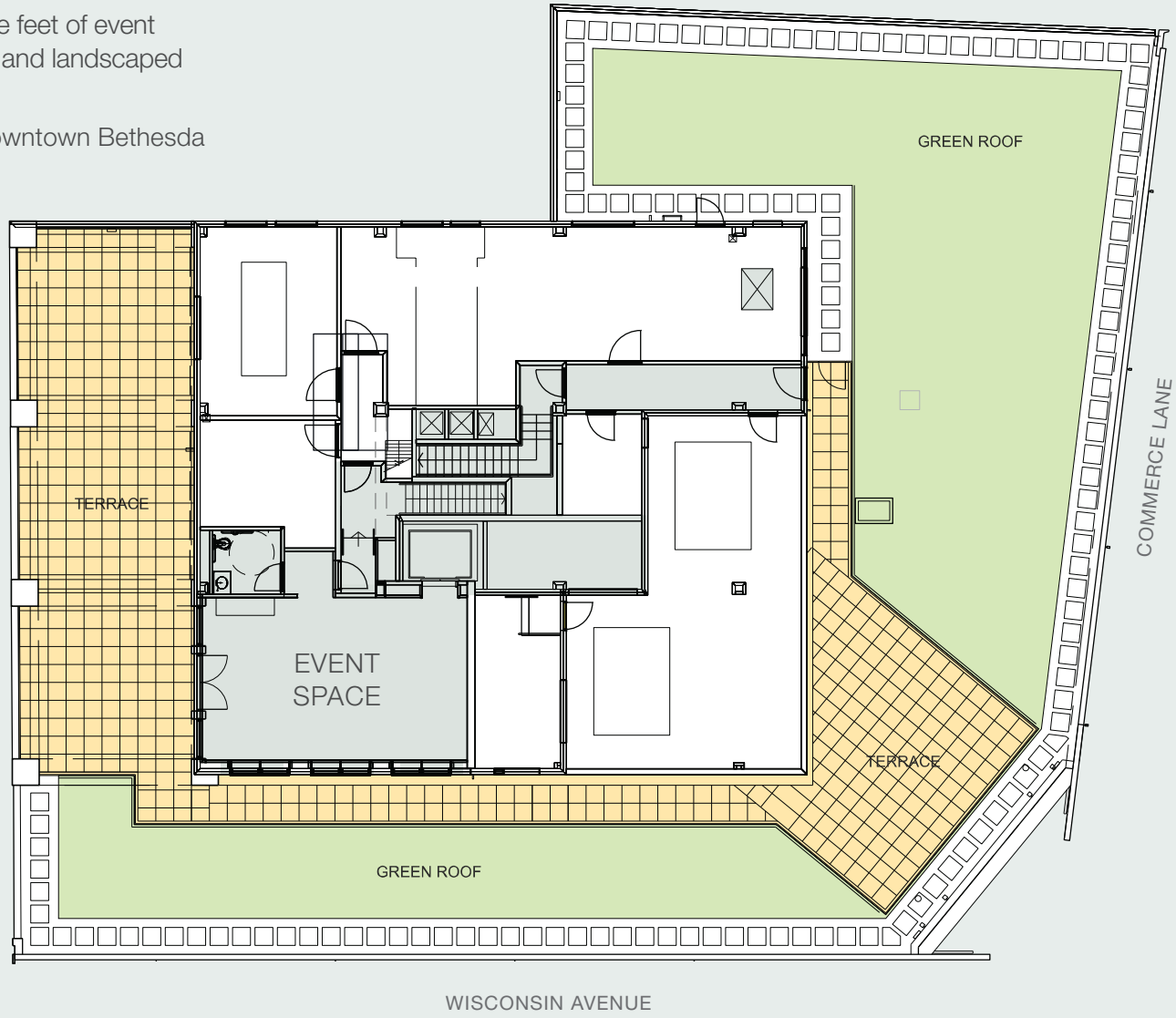
- Approximately 1,200 square feet of event space framed by a planted and landscaped green roof
- Unprecedented views of downtown Bethesda



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