

RESEARCH OFFICE CENTER I

2277 Research Boulevard | Rockville, MD



FEATURES & AMENITIES

- Class A 7-Story building
- 138,095 SF with 21,500 SF floor plates
- Unparalleled visibility on I-270 in the Shady Grove area
- Conference center and café on-site, with restaurants, hotels and shopping nearby
- Attractive park-like setting with ceremonial entrance
- Certified Silver by WiredScore
- Surface parking ratio of 3.5 per 1,000 square feet leased with in-building executive parking
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- Online tenant resource system
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust

for more information:

JERRY KILKENNY
703.205.0847

Jerry.Kilkenny@bdnreit.com

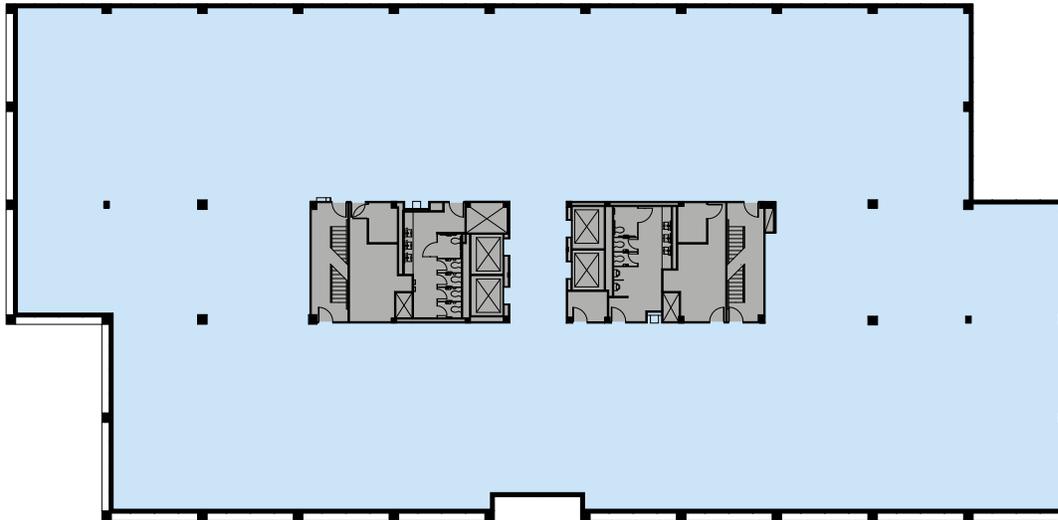
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TYPICAL FLOOR PLAN



1676 International Drive
Suite 1350, Tysons, VA 22102

www.brandywinerealty.com



Brandywine Realty Trust is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

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PROPERTY DESCRIPTION

OWNER:	Brandywine Realty Trust and Davidson Kempner
SIZE:	138,095 SF
STORIES:	Seven
TYPICAL FLOOR PLATE:	21,533 SF
CEILING HEIGHT:	Slab-to-Slab: 10' Finished: 8'3"
COLUMN SPACING:	20'6"
ELEVATOR CABS:	4 elevators
PARKING RATIO:	3.48/1,000
LOADING DOCK:	Covered loading dock
HVAC SYSTEM:	Perimeter console heat pumps with central AHU and two BAC 600-ton cooling towers
SECURITY:	Afterhours access via access card only
BUILDING HOURS:	Monday – Friday 8:00 AM – 6:00 PM; Saturday 9:00 AM – 1:00 PM
FINISHES:	Sorrento-Rex Bianchi porcelain floor and marble grey porcelain walls
YEAR BUILT:	1986
YEAR RENOVATED:	2014

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