



ONE
DiscoveryPoint 

NOW IS THE TIME, THIS IS THE PLACE.

The next phase of College Park's transformation starts at Discovery Point, a vibrant and collaborative community that offers incredible retail, office, and residential space. Curated for thinkers, tinkers, & pioneers, Discovery Point is part of the Discovery District Research Park that serves as a natural extension of the University of Maryland's renowned research enterprise.

FIVE ACRE

MIXED-USE NEIGHBORHOOD

550,000 SF

TROPHY, INNOVATIVE WORKSPACE

200,000 SF

MULTI-FAMILY SPACE

50,000 SF

ACTIVATED OUTDOOR SPACE

ADJACENT

TO UNIVERSITY OF MARYLAND'S CAMPUS



> UMD CAMPUS LINE



AT A GLANCE.

Located at the intersection of Baltimore Avenue and Campus Drive, One Discovery Point represents a vibrant, dynamic development conveniently situated within the Discovery District's burgeoning innovation district. The nine-story, 250,700 square foot building is primarily comprised of Class A office space and features a prominent location for retail and dining tenants on the ground floor. Sited for maximum exposure up and down Route 1, One Discovery Point's curved facade and interwoven balconies create an intentionally inviting experience.

ONE DISCOVERY POINT:

9 STORIES

250,700 SF TROPHY OFFICE BUILDING

DESIGN OVERVIEW

The building's angled massing creates an iconic form that reveals the innovation and collaboration that is happening on-site. Inside, full-height glass windows offer abundant natural light and unmatched views. While One Discovery Point is a sight to see, tenants and visitors also benefit from nearby scenery:

- » TO THE NORTH: The building's northern edge hugs Campus Drive, affording dramatic views to Paint Branch Park from its upper floors.
- » TO THE WEST: Looking to the west, there are unobstructed views of University of Maryland's campus.
- » TO THE SOUTH: The building forms an urban pedestrian passage, with ground floor uses opening onto dynamic open space.

Distinct in its design, One Discovery Point features a modern mix of natural and man-made materials—from natural stone to glass to steel—providing a fresh feel, while pulling inspiration from the University of Maryland's traditional campus architecture.



WORKPLACE, EVOLVED.

To attract today's best people, workplaces need to be anything but ordinary. That's why One Discovery Point is designed to be visually impressive from the exterior, and impressively versatile on the inside — which provides you with an endless configuration of flexible workspace.

FLOOR PLATE:

28,000 SF

CEILING HEIGHT:

9'+ FINISHED CEILING

COLUMN SPACING:

24'X24'

SLAB TO SLAB:

13'

PANORAMIC VIEWS

OF NEARBY SITES INCLUDING UMD CAMPUS,
PAINT BRANCH PARK AND MORE





FORM, MEET FUNCTION.

At One Discovery Point, amenities are plentiful and fine-tuned for the benefit of those who work here. Convenient exterior walkways, a boldly-designed ground floor lobby, and circulating stair to the 2nd floor conference center set the expectation for nine floors of spacious and flexible space.



STATE-OF-THE-ART
FITNESS CENTER



GROUND FLOOR
BIKE STORAGE



PREMIER CONFERENCE
CENTER



ROOFTOP TERRACE WITH
SPECTACULAR VIEWS



GROUND FLOOR RETAIL
& OUTDOOR SPACE



ON-SITE DINING &
ADJOINING PLAZA



***Note:** Images featured on this page are precedent images from other projects in Brandywine Realty Trust's life-science & office portfolio*



SUSTAINABLE DESIGN

Discovery Point prioritizes and celebrates sustainability and wellness through a variety of design strategies:



ABUNDANCE OF NATURAL
LIGHT WITH DOUBLE-HEIGHT
GLASS PANELS



DYNAMIC NETWORK
OF OUTDOOR
COLLABORATION SPACE



OCCUPIABLE ROOF
TERRACE & INTERMEDIATE
BALCONIES



STATE-OF-THE-ART
BUILDING SYSTEMS



BIOPHILIA THROUGHOUT
COMMON SPACES



OPTIMIZED FRESH
AIR INTAKE



BUILDING DESCRIPTION

| | |
|---------------------|---------------------------------------|
| OWNER | BRANDYWINE REALTY TRUST |
| SIZE | 250,700 SF |
| STORIES | NINE STORIES + MECHANICAL PENTHOUSE |
| TYPICAL FLOOR PLATE | APPROX. 28,000 SF |
| CEILING HEIGHT | 9' FINISHED CEILING HEIGHT THROUGHOUT |
| COLUMN SPACING | 24' X 24' PER SD NARRATIVE |
| SLAB TO SLAB | 1ST FLOOR: 16'; 2ND-9TH FLOORS: 12'8" |
| ELEVATOR CABS | 5 PASSENGER & 1 PASSENGER/FREIGHT |
| LOADING DOCK | 2-BAY LOADING DOCK |
| PARKING RATIO | TARGETING 2.5/1000 SF |
| SECURITY | ACCESS CONTROL & VIDEO SURVEILLANCE |





The Brandywine Difference

Brandywine Realty Trust (NYSE: BDN) 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.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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