

RESEARCH OFFICE CENTER III

2273 Research Boulevard | Rockville, MD



FEATURES & AMENITIES

- Class A, 7-story building
- 157,379 SF with 23,419 SF floor plates
- Unparalleled visibility on I-270 in the Shady Grove area
- Conference center, fitness facility and café on-site, with restaurants, hotels and shopping nearby
- Attractive park-like setting with ceremonial entrance
- Certified Silver by WiredScore
- Spec suites available
- 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

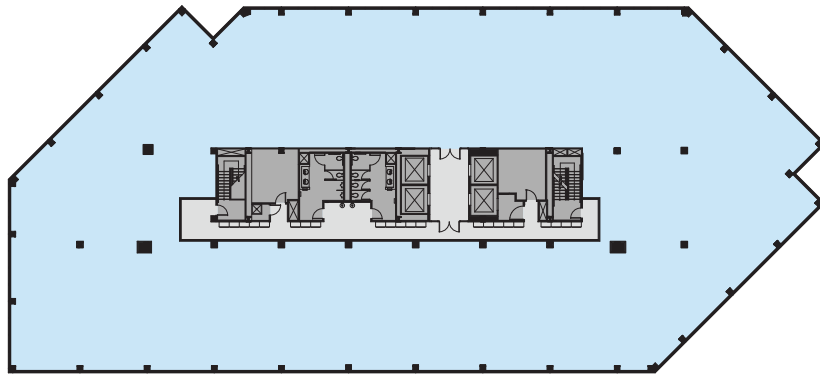
STEPHANIE MORGAN
703.205.0840

Stephanie.Morgan@bdnreit.com





TYPICAL FLOOR PLAN



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.



1676 International Drive
Suite 1350, Tysons, VA 22102

www.brandywinerealty.com



for more information:

JERRY KILKENNY
703.205.0847
Jerry.Kilkenny@bdnreit.com

STEPHANIE MORGAN
703.205.0840
Stephanie.Morgan@bdnreit.com



RESEARCH OFFICE CENTER III

2273 Research Boulevard | Rockville, MD

PROPERTY DESCRIPTION

OWNER:	Brandywine Realty Trust
SIZE:	147,689 SF
STORIES:	Seven
TYPICAL FLOOR PLATE:	23,419 SF
CEILING HEIGHT:	Slab-to-Slab: 9' Finished: 8'6"
COLUMN SPACING:	20' middle to middle
ELEVATOR CABS:	4 elevators
PARKING RATIO:	3.48/1,000
LOADING DOCK:	Covered loading dock
HVAC SYSTEM:	Split System
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:	Makore wood walls and granite flooring
YEAR BUILT:	1999
YEAR RENOVATED:	2014

for more information:

JERRY KILKENNY
703.205.0847
Jerry.Kilkenny@bdnreit.com

STEPHANIE MORGAN
703.205.0840
Stephanie.Morgan@bdnreit.com

1676 International Drive
Suite 1350, Tysons, VA 22102

www.brandywinerealty.com



AMENITIES LIST

FALLSGROVE VILLAGE CENTER 0.8 MILES

DINING

- CheeBurger
- Chipotle Mexican Grill
- Krispy Kreme
- Mamma Lucia
- Moby Dick House of Kabob
- Panera Bread
- Taipei Tokyo
- Smoothie King
- Starbucks
- Wing Stop

RETAIL / CONVENIENCE

- Art and Framing Depot
- AT&T Mobility
- Bubbles Salon
- Capital One Bank
- FedEx Office
- GameStop
- GNC
- Hair Cuttery
- Mirage Nail Salon
- My Eye Dr.
- Palm Beach Tanning
- Pet Valu
- PNC Bank
- Safeway Food & Drug
- T-Mobile
- Washington First Bank
- The Wireless Center

RIO WASHINGTONIAN CENTER 1.6 MILES

DINING

- BGR The Burger Joint
- California Pizza Kitchen
- Chipotle
- Copper Canyon Grill
- Corner Bakery
- Guapo's Cantina & Grill
- IT'SUGAR
- Lilly Magilly's Cupcakery
- Nando's Peri-Peri
- Potbelly Sandwich Works
- Starbucks
- Tara Thai
- The Bench
- Uncle Julio's Rio Grande Cafe
- Union Jack's

RETAIL / CONVENIENCE

- Ann Taylor Loft
- Barnes & Noble
- Cahra Salon & Spa
- Charming Charlie
- ClubGolf Performance Center
- GNC
- JoS. A. Bank
- Justice
- Kohl's
- Pier 1 Imports
- Target
- White House Black Market
- Zips Dry Cleaning

