

# 1010 WAYNE AVENUE

Silver Spring, MD



## FEATURES & AMENITIES

- Class A, 13-Story building
- Lively 24/7 urban environment with abundant eateries, shops, entertainment venues and numerous hotels and conferencing facilities
- Centrally located to all three regional airports
- Conveniently located one block from Red Line Metro/Marc Rail Station; adjacent to Sarbanes Transit Center and proposed Purple Line
- Conference center with a private balcony
- Renovated plaza with free wifi
- Parking ratio of 0.8 per 1,000 square feet leased and adjoins 1,800 space public garage
- Wired Certified Gold by WiredScore
- Online tenant resource system
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust

for more information:

JEB BOLAND

703.205.0854

[Jeb.Boland@bdnreit.com](mailto:Jeb.Boland@bdnreit.com)

STEPHANIE MORGAN

703.205.0840

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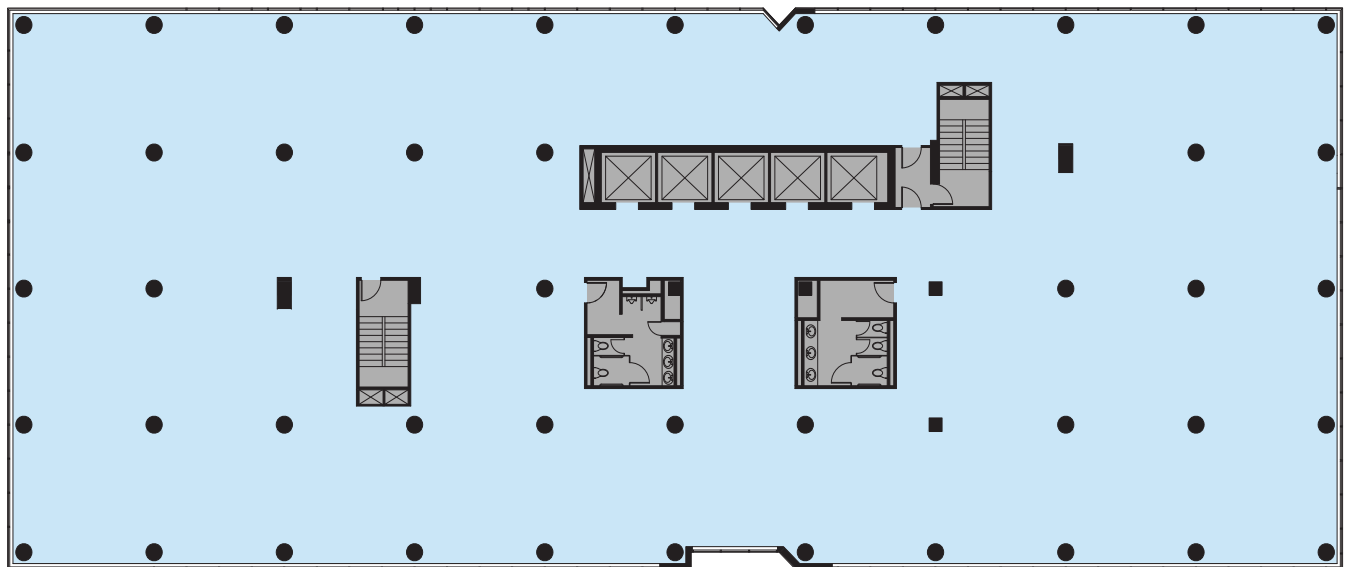
1676 International Drive  
Suite 1350, Tysons, VA 22102

[www.brdnwinerealty.com](http://www.brdnwinerealty.com)





## TYPICAL FLOOR PLAN



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## PROPERTY DESCRIPTION

<b>OWNER:</b>	Brandywine Realty Trust
<b>SIZE:</b>	202,121 SF
<b>STORIES:</b>	Above-Grade: 13 Levels Below-Grade: 2 Levels
<b>TYPICAL FLOOR PLATE:</b>	17,000 SF
<b>CEILING HEIGHT:</b>	Slab-to-Slab Height: 10' 3 1/2" Finished Ceiling Height: 8' 1"
<b>COLUMN SPACING:</b>	20' x 20'
<b>ELEVATOR CABS:</b>	Five Dover overhead traction controlled elevators at 3,000 lb capacity, fully modernized in 2011 by Schindler Elevator Corp. and feature glass wall panels, stainless steel basket weave wainscot panels and porcelain tile floors with carpet tile fields. Two elevators travel to the parking garage.
<b>PARKING RATIO:</b>	0.8:1,000
<b>LOADING DOCK:</b>	One at-grade, covered bay loading area located at the rear of the building off of the alley between Bonifant Street and Wayne Avenue.
<b>HVAC SYSTEM:</b>	Heating, cooling and ventilation is provided by 672 water-source heat pumps (average of 56 units per floor) heating and cooling the perimeter tenant spaces and 12 McQuay water-source packaged air conditioning units ranging in size from 10 to 15 tons cooling the interior tenant spaces.
<b>FINISHES:</b>	Façade: Features contrasting white precast panels and a ribbon window system with green-tinted glass and balconies on the top two floors. Lobby: Two story atrium, porcelain tile with carpet-inlaid flooring, decorative drywall reveals, cherry wood accents and floating curvilinear opalescent panels.
<b>YEAR BUILT:</b>	1987

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