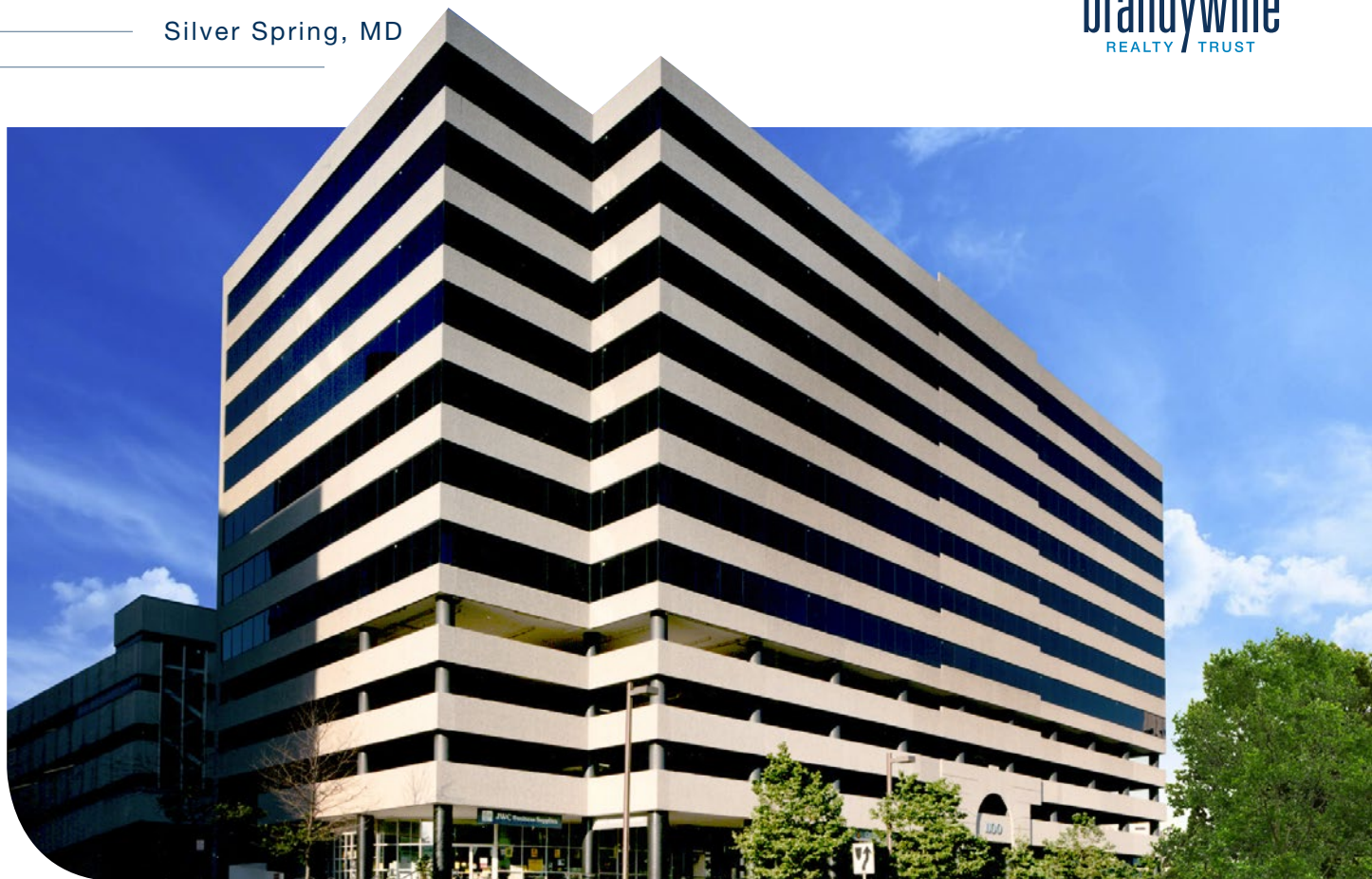


1100 WAYNE AVENUE

Silver Spring, MD



FEATURES & AMENITIES

- Class A, 12-Story building
- Lively 24/7 urban environment with abundant eateries, shops and entertainment
- Planet Fitness located within the building
- New conference center
- Conveniently located one block from Red Line Metro/Marc Rail Station; adjacent to Sarbanes Transit Center and proposed Purple Line
- Centrally located to all three regional airports
- Parking ratio of .8 per 1,000 square feet leased and adjoins 1,800 space public garage
- Online tenant resource system
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- Wired Certified Gold by WiredScore

for more information:

JEB BOLAND
703.205.0854

Jeb.Boland@bdnreit.com

STEPHANIE MORGAN
703.205.0840

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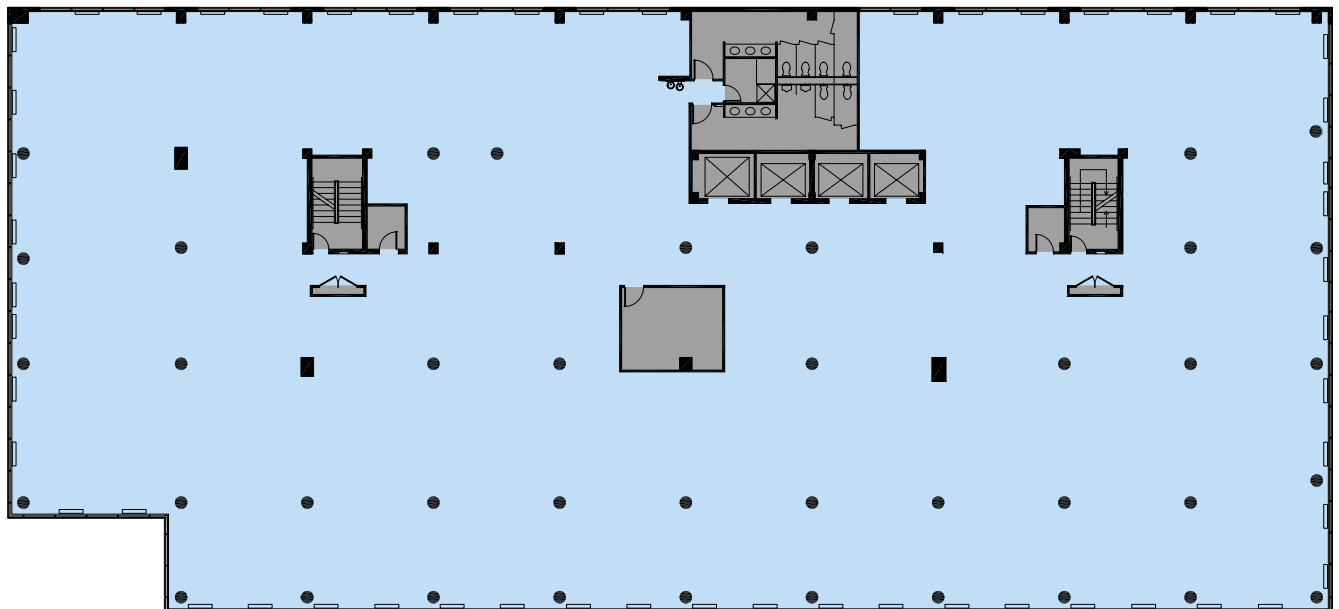
1676 International Drive
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TYPICAL FLOOR PLAN



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1100 WAYNE AVENUE

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PROPERTY DESCRIPTION

OWNER:	Brandywine Realty Trust
SIZE:	165,219 SF
STORIES:	Above-Grade: 11 Levels Below-Grade: 1 Level
TYPICAL FLOOR PLATE:	20,000 SF
CEILING HEIGHT:	Slab-to-Slab Height: 10' 1 1/2" Finished Ceiling Height: 8' 3"
COLUMN SPACING:	18' 6" x 20'
ELEVATOR CABS:	Four Dover overhead traction controlled elevators at 2,500 lb capacity feature cherry wood paneling, metal accents and granite floor tile. All elevators travel to the above ground parking garage
PARKING RATIO:	0.8 : 1,000
LOADING DOCK:	One at grade, covered bay, loading area located off of Dixon Street
HVAC SYSTEM:	Heating, cooling and ventilation is provided by 392 water-source heat pumps (average of 56 units per floor) heating & cooling the perimeter tenant spaces and 8 McQuay water-source packaged air conditioning units ranging in size from 10 to 25 tons cooling the interior tenant spaces
FINISHES:	Façade: Complimentary bands of ribbon windows and precast concrete panels, a two-story covered plaza with an outdoor seating area. Lobby: Features cherry wood paneling, aluminum metal reveal trim, polished granite floors, glass storefront and metal column wraps
YEAR BUILT:	1982

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