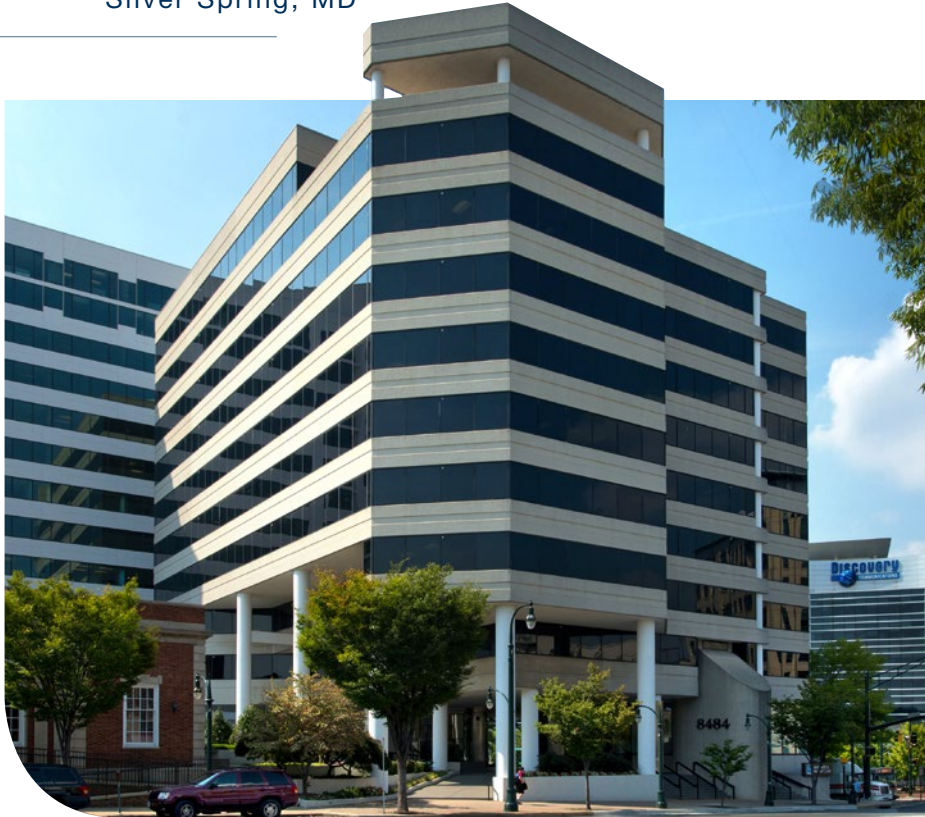


8484 GEORGIA AVENUE

Silver Spring, MD



FEATURES & AMENITIES

- Class A, 10-Story building
- Lively 24/7 urban environment with abundant eateries, shops, entertainment venues and numerous hotels and conferencing facilities
- 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 0.8 per 1,000 square feet leased and adjoins 1,800 space public garage
- New conference center
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- Dedicated to sustainability through Brandywine's company-wide program, Brandywine Environments
- 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

STEPHANIE MORGAN

703.205.0840

Stephanie.Morgan@bdnreit.com

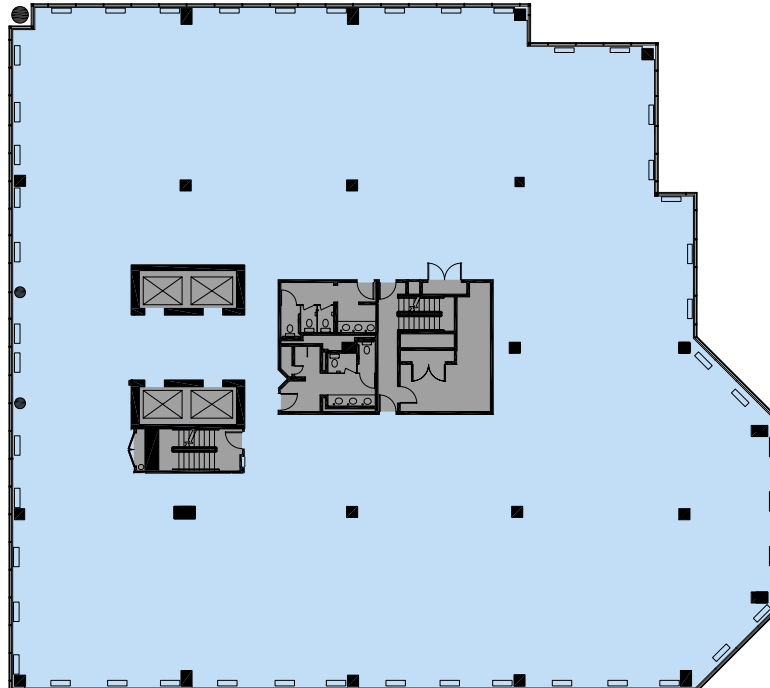
1676 International Drive
Suite 1350, Tysons, VA 22102

www.brandywinerealty.com





TYPICAL FLOOR PLAN



for more information:

JEB BOLAND
703.205.0854
Jeb.Boland@bdnreit.com

STEPHANIE MORGAN
703.205.0840
Stephanie.Morgan@bdnreit.com

1676 International Drive
Suite 1350, Tysons, VA 22102

www.brandywinerealty.com



8484 GEORGIA AVENUE

Silver Spring, MD

PROPERTY DESCRIPTION

OWNER:	Brandywine Realty Trust
SIZE:	142,862 SF
STORIES:	Above-Grade: 10 Levels Partially Above-Grade: 1 Level Below-Grade: 2 Levels
TYPICAL FLOOR PLATE:	15,500 SF
CEILING HEIGHT:	Slab-to-Slab Height: 11' 0" Finished Ceiling Height: 8' 1"
COLUMN SPACING:	30' x 30'
ELEVATOR CABS:	Four Westinghouse overhead traction controlled elevators at 2,500 lb capacity, fully modernized by Schindler Elevator Corp. in 2011 featuring back painted glass, cherry paneling and porcelain tile finishes. Two elevators travel to the parking garage.
PARKING RATIO:	0.8:1,000
LOADING DOCK:	One covered bay located at the rear of the building off of the alley between Bonifant Street and Wayne Avenue.
HVAC SYSTEM:	Heating, cooling and ventilation is provided by 423 water-source heat pumps (average of 47 units per floor) heating & cooling the perimeter tenant spaces and 10 McQuay water-source packaged air conditioning units ranging in size from 10 to 15 tons cooling the interior tenant spaces.
FINISHES:	Façade: Energy-efficient grey ribbon windows and architectural pre-cast concrete spandrel panels. Lobby: Floor-to-ceiling glass, cherry paneling, stainless steel accents and porcelain wall and floor tiles.
YEAR BUILT:	1984

for more information:

JEB BOLAND
703.205.0854
Jeb.Boland@bdnreit.com

STEPHANIE MORGAN
703.205.0840
Stephanie.Morgan@bdnreit.com

1676 International Drive
Suite 1350, Tysons, VA 22102

www.brandywinerealty.com

