



2000 Tower Oaks Boulevard
Rockville, Maryland 20852
www.toweroaks.com

TOWER OAKS BOULEVARD



LEED® PLATINUM CERTIFIED
LOCATED ALONG THE EVER-GROWING I-270
TECHNOLOGY CORRIDOR IN A PARK-LIKE SETTING.

BUILDING SPECIFICATIONS

SIZE:	200,000 Square Feet
WINDOW MULLION SPACING:	5 FT TBC
NUMBER OF FLOORS:	9
TYPICAL FLOOR PLATE:	23,000 BOMA RSF
HVAC:	High Efficiency Central Plant with Low Temp Chilled Water, Air Exchange Every 51 Minutes
FINISHED CEILING HEIGHT:	9'3"
ELECTRICAL SYSTEM:	480/277 Volt Mains with BUS Duct Risers to Typical Floors, 1 WATT/SF Lighting Building Allowance (120 VOLT Plugs)
FLOOR LOAD CAPACITY:	80 LBS/SF Live Load, Plus 20 PSF Partitions, Total 120 PSF
PARKING:	654 Parking Spaces, Structured Parking
ELEVATORS:	4, Plus Separate 5TH Reserved For Freight
BUILDING SLABS:	Reinforced Concrete Building with Space for Vertical Transportation (I.E. Private Stairs) Possible
COLUMN SPACING:	20 X 40 CLEAR SPAN TYPICAL
LOADING ACCESS:	2 Full Size Loading Docks

CONTINUED ON BACK

Become part of growing national trend that will benefit your clients, the community and the environment! A community where people work and live in a healthier environment.

AMENITIES

- Sun-filled offices and panoramic window vistas
- Pre-wired for cellular service
- Security desk and on-site concierge
- Green roof, lush garden lobby, high quality finishes and original art in public spaces
- 2500 sq. ft. fitness facility including lockers rooms, showers, and exercise and meditation rooms
- On-site property management
- Café serving organic food on main floor
- Minutes from Rockville Pike restaurants and shops
- Vedic architecture technologies to promote greater success, clarity and imagination.
- LEED® Platinum certified
- Rockville Town Center
- Clyde's
- 12 acre park surrounds the building
- Landscaped Plaza

ACCESS

- 20 minutes from Downtown DC
- 2 Nearby Metro Stations: White Flint and Twinbrook
- Ride On bus service available to Metro Stations
- Direct access to I-270
- Within two minutes of 495-Capital Beltway

HEALTH AND ECONOMIC BENEFITS FOR TENANTS

- Healthier building reduces sick time and increases worker retention
- Efficient design reduces energy by 28%
- Water consumption reduced by 41%
- Three-stage outside air filtration system removes 95% of airborne pollutants, recycles air every 51 minutes, and maintains a steady, comfortable temperature

NEARBY TENANTS

- American Express Financial Advisor
- Bank of America
- Booz Allen Hamilton
- Clyde's
- EDS Information Services LLC
- Telenor
- U.S. Department of Health and Human Services



2000 TOWER OAKS CLIENT RESPONSES:

"The building gives me a boundless feeling that is energizing, there is camaraderie, we all have higher expectations as a result of our surroundings."

"Other than the incredible daylight and renewed energy the office has given me, I must say that it's the serenity I feel with the space that sets it apart, even over the voices that attempt to break the cadence of that serenity. All of this has given me more focus and desire to achieve greatness in what I do."

"I feel energized!! I am able to concentrate on my task for the day more. The stress of a work day doesn't get to me like it used to. The natural sunlight and view makes a difference, and makes me calm and happy!!"

"The building gives you a feeling of pride, one that almost makes you feel that this is your business and home base and you want to make it the best it can be."

"It's very comforting being here – like being at home. In fact, when things are stressful at home this is the first place I think to go to."