



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

TOWER OAKS BOULEVARD

2000 TOWER OAKS BLVD. BASE BUILDING LEED PLATINUM CERTIFIED

The first building in the state of Maryland to achieve Designed to Earn ENERGY STAR with a score of 87 recognized in a ceremony during the American Institute of Architects National Convention in Boston, May 2008.

Sustainable Sites

12 Points

- Natural habitat has been protected and open space has been maintained.
- Bicycle storage and showers in the fitness center are available for tenants.
- Outdoor lighting designed to minimize light pollution (“Dark Skies”).
- A high albedo (white) roof on the building and a vegetated (green) roof over the parking garage minimize the building’s contribution to the heat island effect.
- Tenant parking is 100% covered.
- Tenant education about green building practices.
- Dedicated parking is provided for hybrid and low-emission vehicles.

Water Efficiency

4 Points

- Water use is 41% lower than in typical office buildings through the use of waterless urinals, low-flow showerheads and lavatories, and sensor-operated faucets and toilets.
- Landscaping consists of water-efficient native or adapted plants.
- Condensate water from the air conditioning system is used to water the grass, thereby eliminating the need to use potable water for irrigation.

Energy & Atmosphere

11 Points

- High-efficiency curtain wall with low-e glass keeps the building cool in the summer and warm in the winter.
- Designed to use 28% less energy than a typical office building.
- Building energy management system saves energy by turning off lights at night and controlling the heating and cooling of the building to maximize efficiency.
- Tenants can monitor and control their energy use.
- The air conditioning equipment uses ozone-friendly substances that have minimal environmental impact.

CONTINUED ON BACK

Energy & Atmosphere (continued)

11 Points

- Energy efficient GEN2 Otis elevators.
- McQuay chillers with MagLev friction-less compressor technology.
- Heat wheel designed to capture the energy of heated and cooled air from the building exhaust to reduce energy usage in heating and cooling fresh air.
- Occupancy sensors in stairwells, bathrooms, and utility rooms automatically shut off lights in unoccupied areas.

Materials & Resources

6 Points

- Over 22% of this building was constructed using recycled materials.
- Over 22% of all materials in the building were extracted and manufactured within a 500-mile radius of the building.
- Over 85% of the building's construction waste was recycled.

Indoor Environmental Quality

8 Points

- 25% more fresh air is provided to occupants than required by code. The building system is capable of providing complete building air changes every 51 minutes.
- The paints and carpets, and the composite wood and agrifiber products, have no added urea-formaldehyde and have low levels of volatile organic compounds (VOCs).
- Two outdoor air delivery monitoring systems track CO2 levels in the occupied spaces and CO levels in the garage so fresh air is provided as needed.
- The outside air entering the building is filtered a minimum of 4 times (electronic, gas phase filtration, two separate particulate filters) before reaching the tenants, thereby controlling odors and removing contaminants.
- Tenant floors can be configured so over 90% of occupants can have views of the outside.

Innovation and Design

5 Points

- 100% of the electricity used in the building is offset by the purchase of Green-e certified wind power.
- Reduced mercury in fluorescent light bulbs.
- Green housekeeping practices.
- LEED AP participation in all phases of the project, design, construction and commissioning of building.
- EMF shielding of electrical main power.

TOTAL POINTS (LEED Platinum: 45-61Points)

46 Points



THE TOWER COMPANIES
Transcend.



LERNER ENTERPRISES