



DEVELOPMENT SUMMARY

PIKE & ROSE

LOCATION: Rockville Pike (MD Rt. 355) between Montrose Parkway and Old Georgetown Road

- PHASE I:**
- Block 10: 493 Apartments
12,000 s.f. Retail
 - Block 11: 204,000 s.f. Commercial building
 - Retail: 90,000 s.f. (floors 1 – 4)
 - Office: 80,000 s.f. (floors 5 – 8)
 - Block 12: 174 Apartments
48,000 s.f. Retail
Please see Section 6 for future phases

TOTAL DEVELOPMENT CAPACITY: Pike & Rose at completion will provide:

- Retail: 450,000 s.f.
- Office: 1.0 million s.f.
- Residential: 1,602 units

LAND AREA: 24 acres

ZONING: CR

OWNER / DEVELOPER: Federal Realty Investment Trust (www.federalrealty.com)

PARKING - OFFICE: 2.5 spaces per 1,000 s.f. leased (Phase 1)

ARCHITECT: WDG Architects, PLLC

TRANSPORTATION: Located across from the White Flint Metro Station