



# GREENCOURT

INNOVATION CENTER



EXCELLENCE

BUILDINGS & SITES JURY CITATIONS



AIA Washington, D.C. Chapter Award of Excellence  
in Adaptive Reuse Greencourt Innovation Center

AIA Maryland  
Honor Award



# TOMORROW TODAY

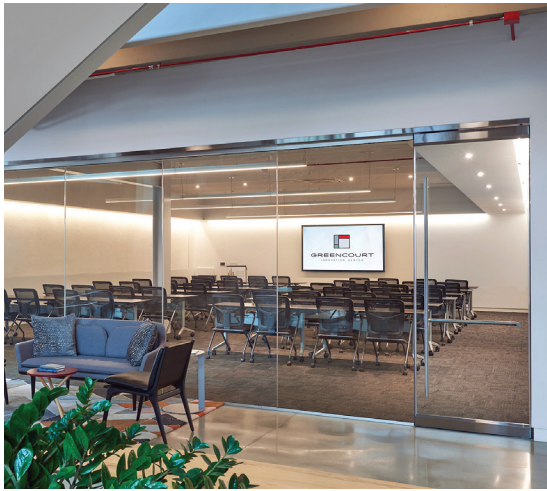
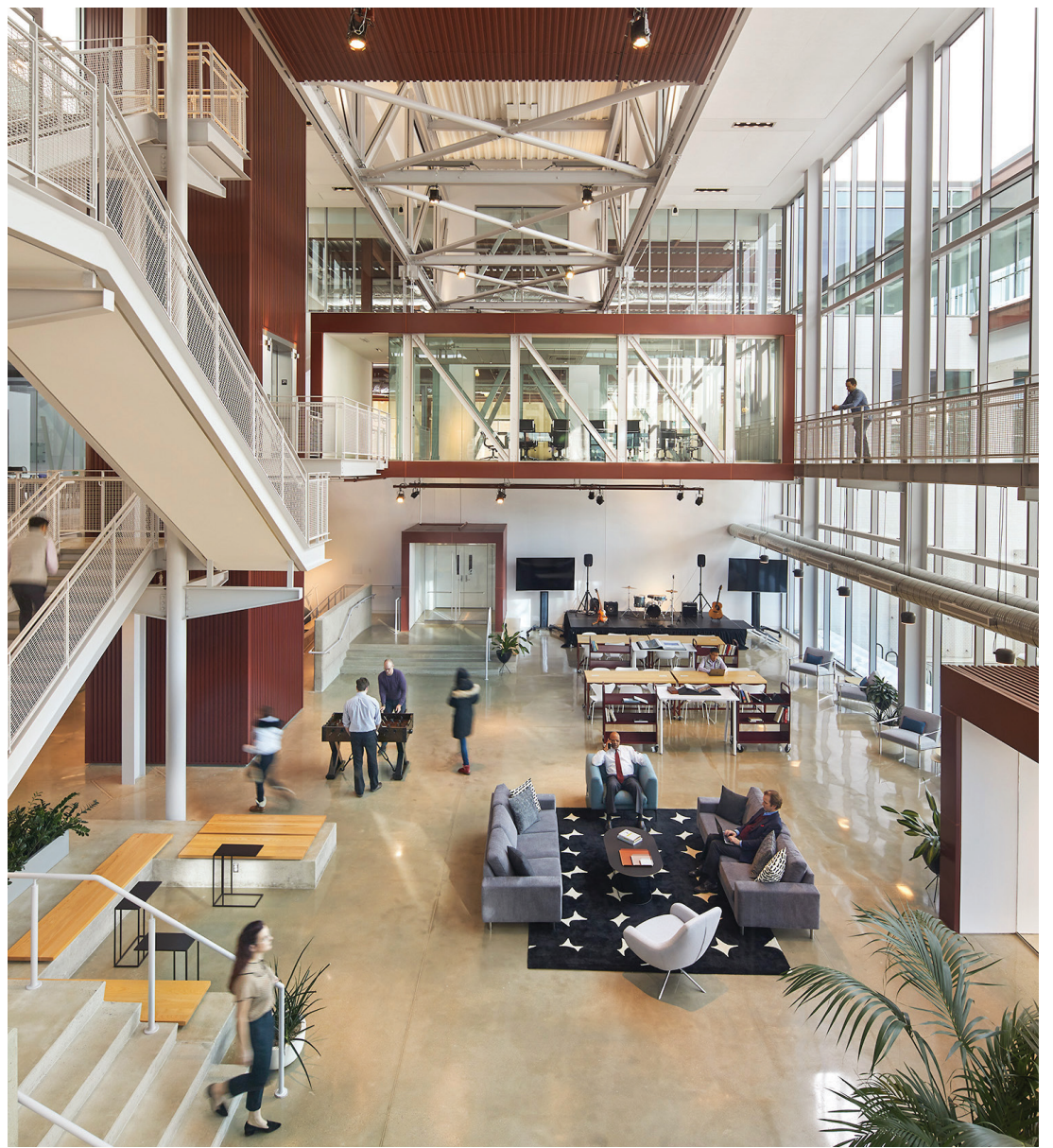
12358 PARKLAWN DRIVE | NORTH BETHESDA, MD 20852



The workplace of tomorrow is more than an office— it's a collaborative environment where innovation can thrive.

# GREENCOURT INNOVATION CENTER

brings that workplace to Montgomery County—today.



# PROPERTY DESCRIPTION

## BUILDING ADDRESS

12358 Parklawn Drive  
North Bethesda, MD 20852

## BUILDING SIZE

104,365 RSF

## NUMBER OF FLOORS

3

## FLOOR RENTAL AREA

1st Floor 10,918 RSF  
2nd Floor 39,046 RSF  
3rd Floor 37,898 RSF

## CEILING HEIGHTS

From 14'- 19' slab to slab  
From 9'- 14' finished ceiling

## OCCUPANCY

Immediate

## INTERNET PROVIDER

Comcast & Verizon

## CABLE TELEVISION

Verizon Fios/Comcast X-Finity

## PROPERTY MANAGER

*Sunwater Property Management LLC*

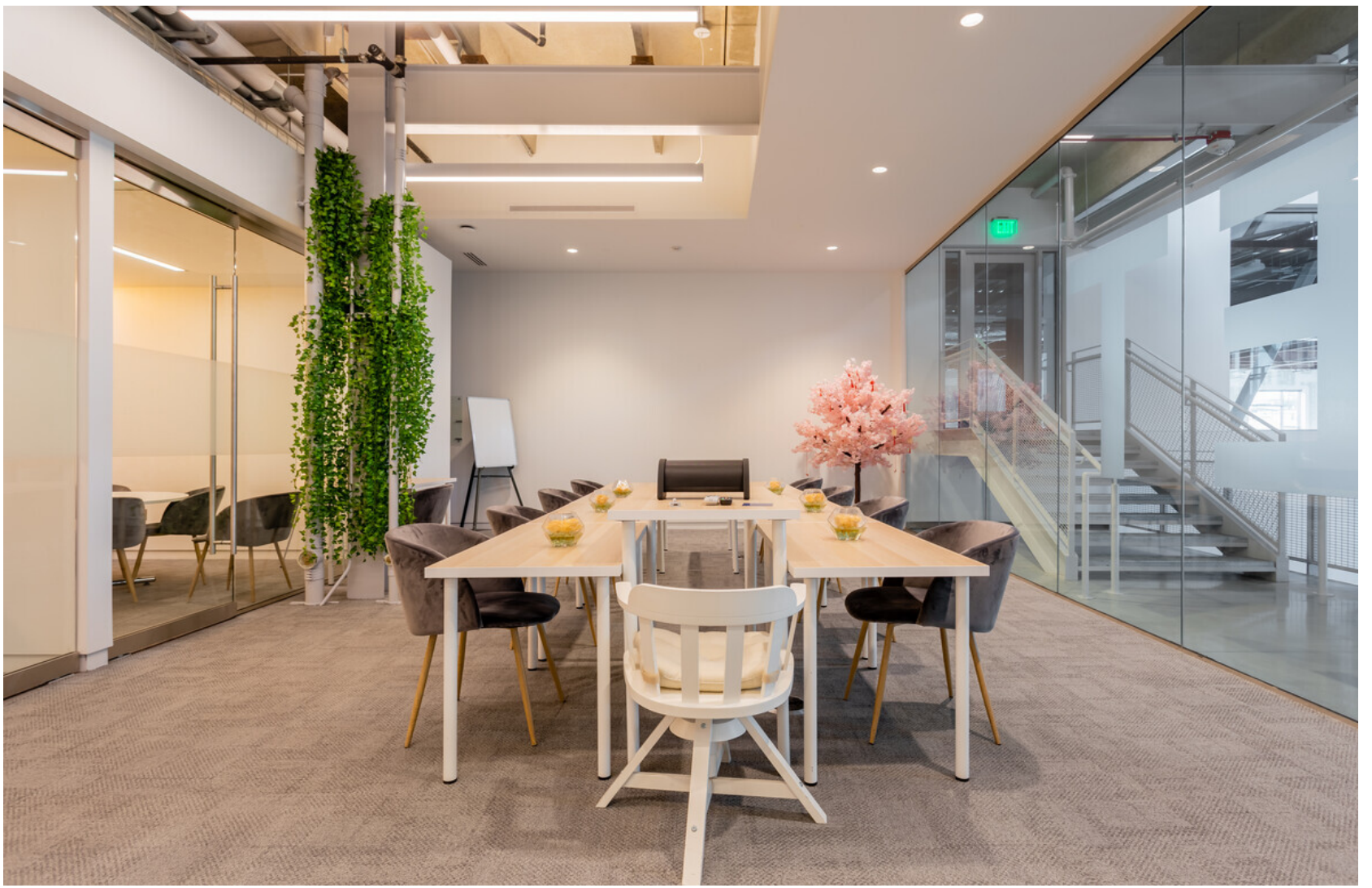
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- Fitness center, with lockers, showers, and towel service
  - Conference centers with Smart Technology
  - Event space for 150 people accompanied by a large stage
  - Two electric car chargers
  - Two lush courtyards
  - Common area Wi-Fi
  - Free Shuttle service to Metro
  - Open Air Bridge



**GREENCOURT**  
INNOVATION CENTER

For more information please contact:

THE GREENCOURT INNOVATION CENTER  
12358 Parklawn Drive  
North Bethesda, MD 20852  
greencourtinnovationcenter.com  
240.673.1680  
GIC@SUNWATERPM.COM



## FIRST FLOOR



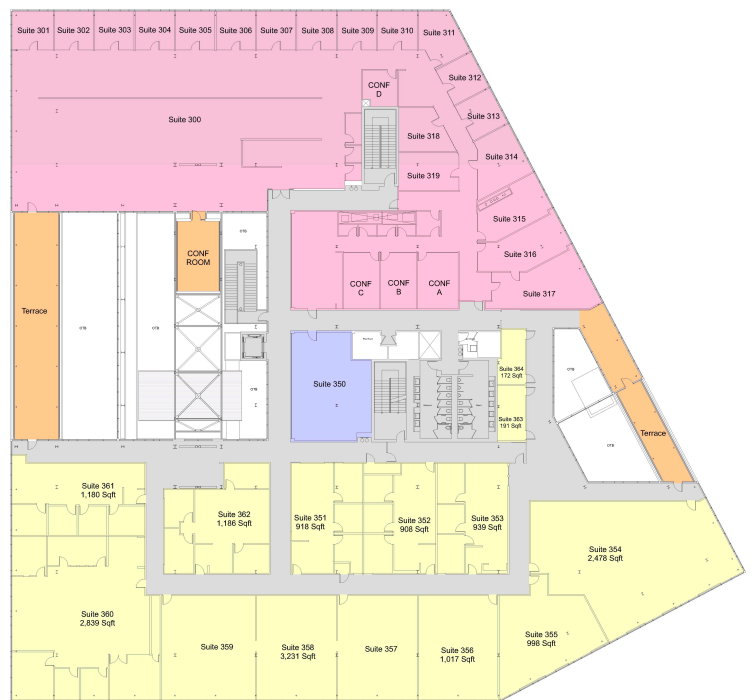
## GREENCOURT INNOVATION CENTER FLOOR PLAN KEY

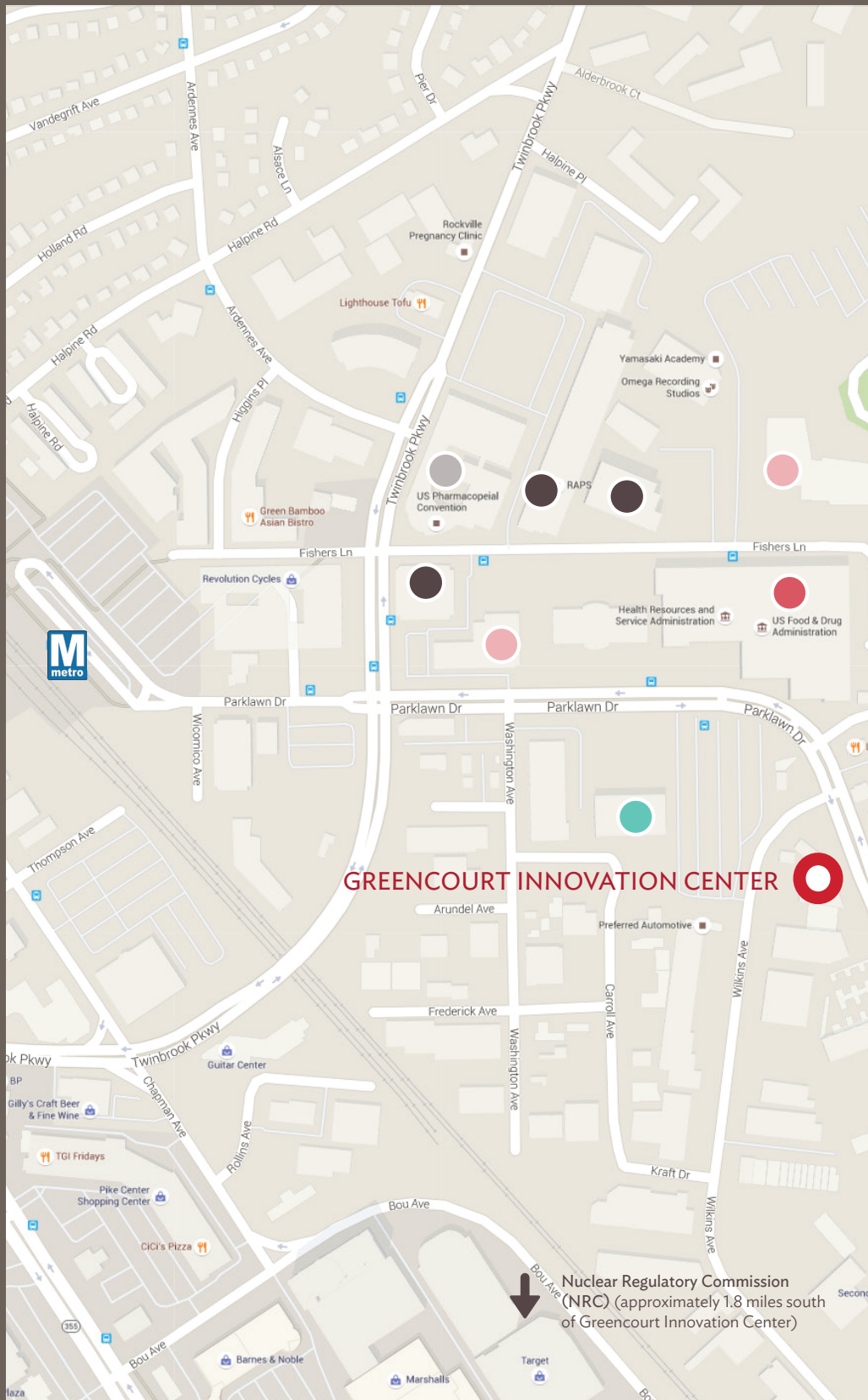
- OFFICE
- LABS
- AMENITIES
- UNDEVELOPED
- HALLWAYS
- CO-WORKING

## SECOND FLOOR



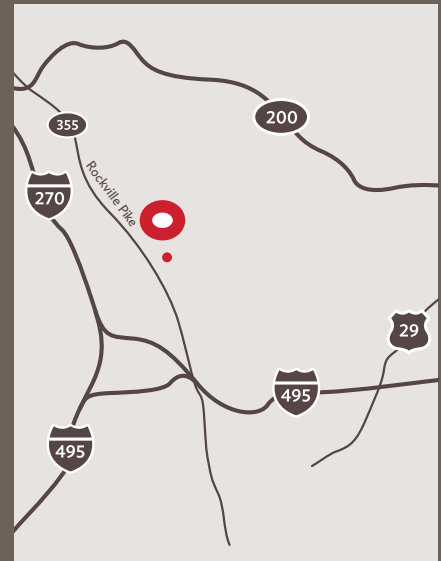
## THIRD FLOOR





## MAP KEY

-  U.S. Department of Health and Human Services (HHS)
-  U.S. Food and Drug Administration (FDA)
-  National Institutes of Health (NIH)
-  National Institute for Allergies and Infectious Diseases (NIAID)
-  U.S. Pharmacopeial Convention (USP)



**GREENCOURT INNOVATION CENTER**

Nuclear Regulatory Commission (NRC) (approximately 1.8 miles south of Greencourt Innovation Center)



GOLD LEED® CERTIFIED



EXPANSIVE, HIGH PERFORMANCE GLAZED WINDOWS AND HIGH CEILINGS



LOW-ENERGY LED LIGHTING WITH AUTOMATIC DAYLIGHT CONTROLS



# PROGRESSIVE WORKPLACE DESIGN + GROUNDBREAKING TECHNOLOGY

Forward-thinking features can **spark industry-leading ideas**.

Conceptualized by award winning McInturff Architects, Greencourt Innovation Center is the **epitome of bold design** and a **standard of efficiency**.

- Open, contemporary interior layout with large floor plans and floor to ceiling windows
- Three-story glass atrium
- Finished ceiling heights to 17 feet
- Surface and covered executive parking
- Convenient shuttle service to the Twinbrook and White Flint Metro Stations
- Two electric car chargers
- Conference facilities with state-of-the-art audio visual and teleconferencing capabilities
- Common Area Wi-Fi
- Fitness center with lockers, showers, and towel service
- Collaborative common-areas including two lush courtyards designed as open air breakout space
- Bicycle racks



SUSTAINABLE HVAC  
TECHNOLOGIES, INCLUDING  
VRF, ENERGY RECOVERY, AND  
CONDENSING BOILERS



WATER  
CONSERVATION  
PLUMBING  
FIXTURES

**YOUR FUTURE  
IS GREEN**



# EXPERIENCE TOMMOROW **TODAY.**

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