



TWO
DiscoveryPoint 

NOW IS THE TIME, THIS IS THE PLACE.

The next phase of College Park's transformation starts at Discovery Point, a vibrant and collaborative community that offers incredible retail, office and residential space. Curated for thinkers, tinkers, & pioneers, Discovery Point is part of the Discovery District Research Park that serves as a natural extension of the University of Maryland's renowned research enterprise.

FIVE ACRE

MIXED USE NEIGHBORHOOD

550,000 SF

TROPHY, INNOVATIVE WORKSPACE

200,000 SF

MULTIFAMILY SPACE

50,000 SF

ACTIVATED OUTDOOR SPACE

ADJACENT

TO UNIVERSITY OF MARYLAND'S CAMPUS





AT A GLANCE.

Situated along Testudo Way and Baltimore Ave, Two Discovery Point is a visually striking addition to the Discovery District research park. The 60,400 sq.ft. mixed-use building consists of two distinct components— a three-story glass pavilion and a four-story mixed-use building, fully equipped to host a combination of office and retail.

Architecturally distinct, the three-story glass pavilion provides column free interior space—an ideal configuration for the functionality and visibility of the pavilion’s signature retail tenant. With direct access to the glass pavilion, the four-story portion of the building pulls inspiration from One Discovery Point, with a matching brick base and large glass openings, creating a cohesive and familiar feel within the innovation district.

TWO DISCOVERY POINT:

4 STORIES

60,400 SF TROPHY MIXED-USE BUILDING



SUSTAINABLE DESIGN

Discovery Point prioritizes and celebrates sustainability and wellness through a variety of design strategies:



ABUNDANCE OF NATURAL
LIGHT WITH DOUBLE-HEIGHT
GLASS PANELS



DYNAMIC NETWORK
OF OUTDOOR
COLLABORATION SPACE



OCCUPIABLE ROOF
TERRACE & INTERMEDIATE
BALCONIES



STATE-OF-THE-ART
BUILDING SYSTEMS



BIOPHILIA THROUGHOUT
COMMON SPACES



OPTIMIZED FRESH
AIR INTAKE



The Brandywine Difference

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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