

# RESEARCH OFFICE CENTER III

2273 Research Boulevard | Rockville, MD



## FEATURES & AMENITIES

- Class A, 7-story building
- 157,379 SF with 23,419 SF floor plates
- Unparalleled visibility on I-270 in the Shady Grove area
- Conference center, fitness facility and café on-site, with restaurants, hotels and shopping nearby
- Attractive park-like setting with ceremonial entrance
- Certified Silver by WiredScore
- Spec suites available
- Surface parking ratio of 3.5 per 1,000 square feet leased with in-building executive parking
- Energy Star rated building: uses on average 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere
- Online tenant resource system
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust

for more information:

JERRY KILKENNY  
703.205.0847

[Jerry.Kilkenny@bdnreit.com](mailto:Jerry.Kilkenny@bdnreit.com)

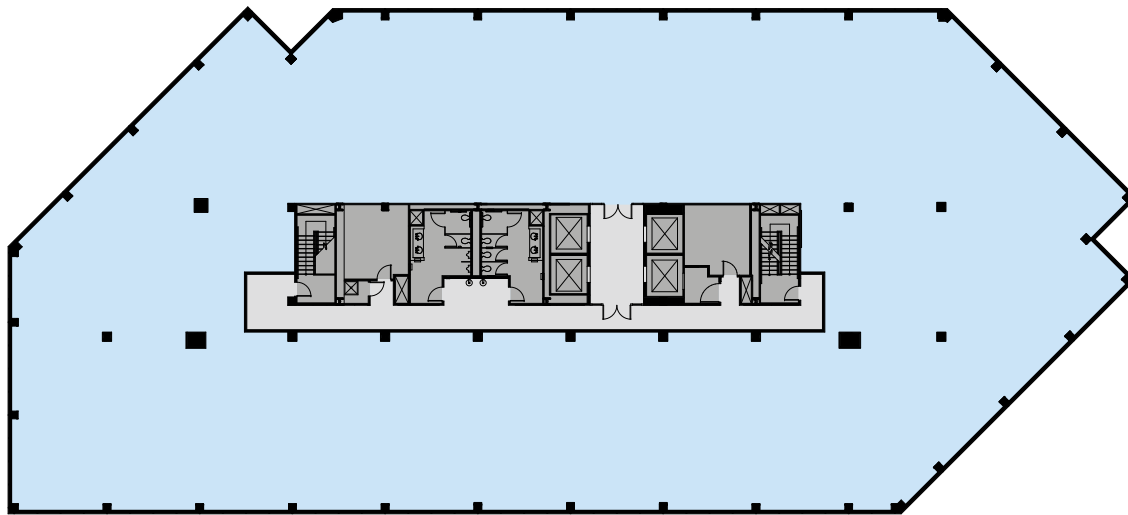
STEPHANIE MORGAN  
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## TYPICAL FLOOR PLAN



1676 International Drive  
Suite 1350, Tysons, VA 22102

[www.brandywinerealty.com](http://www.brandywinerealty.com)



Brandywine Realty Trust 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.

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## PROPERTY DESCRIPTION

<b>OWNER:</b>	Brandywine Realty Trust and Davidson Kempner
<b>SIZE:</b>	147,689 SF
<b>STORIES:</b>	Seven
<b>TYPICAL FLOOR PLATE:</b>	23,419 SF
<b>CEILING HEIGHT:</b>	Slab-to-Slab: 9' Finished: 8'6"
<b>COLUMN SPACING:</b>	20' middle to middle
<b>ELEVATOR CABS:</b>	4 elevators
<b>PARKING RATIO:</b>	3.48/1,000
<b>LOADING DOCK:</b>	Covered loading dock
<b>HVAC SYSTEM:</b>	Split System
<b>SECURITY:</b>	Afterhours access via access card only
<b>BUILDING HOURS:</b>	Monday – Friday 8:00 AM – 6:00 PM; Saturday 9:00 AM – 1:00 PM
<b>FINISHES:</b>	Makore wood walls and granite flooring
<b>YEAR BUILT:</b>	1999
<b>YEAR RENOVATED:</b>	2014

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