



PARK
POTOMAC

12435 PARK POTOMAC
AVENUE

Potomac | MD

 TRANSWESTERN®


FOULGER-PRATT



EVERYTHING IN ONE PLACE MUCH MORE THAN A WORKPLACE

12435 Park Potomac Avenue offers much more than a workplace. As the premier location in Montgomery County, Park Potomac is a first-class mixed-use development where professionalism and high-end community lifestyle intersect. Amenitized with some of the Washington metro area's most trendy restaurants, retail shops, vibrant residential living and trophy-quality office space, Park Potomac is equipped to help companies recruit and retain employees for the long-term.

131k
RSF

21k
RETAIL

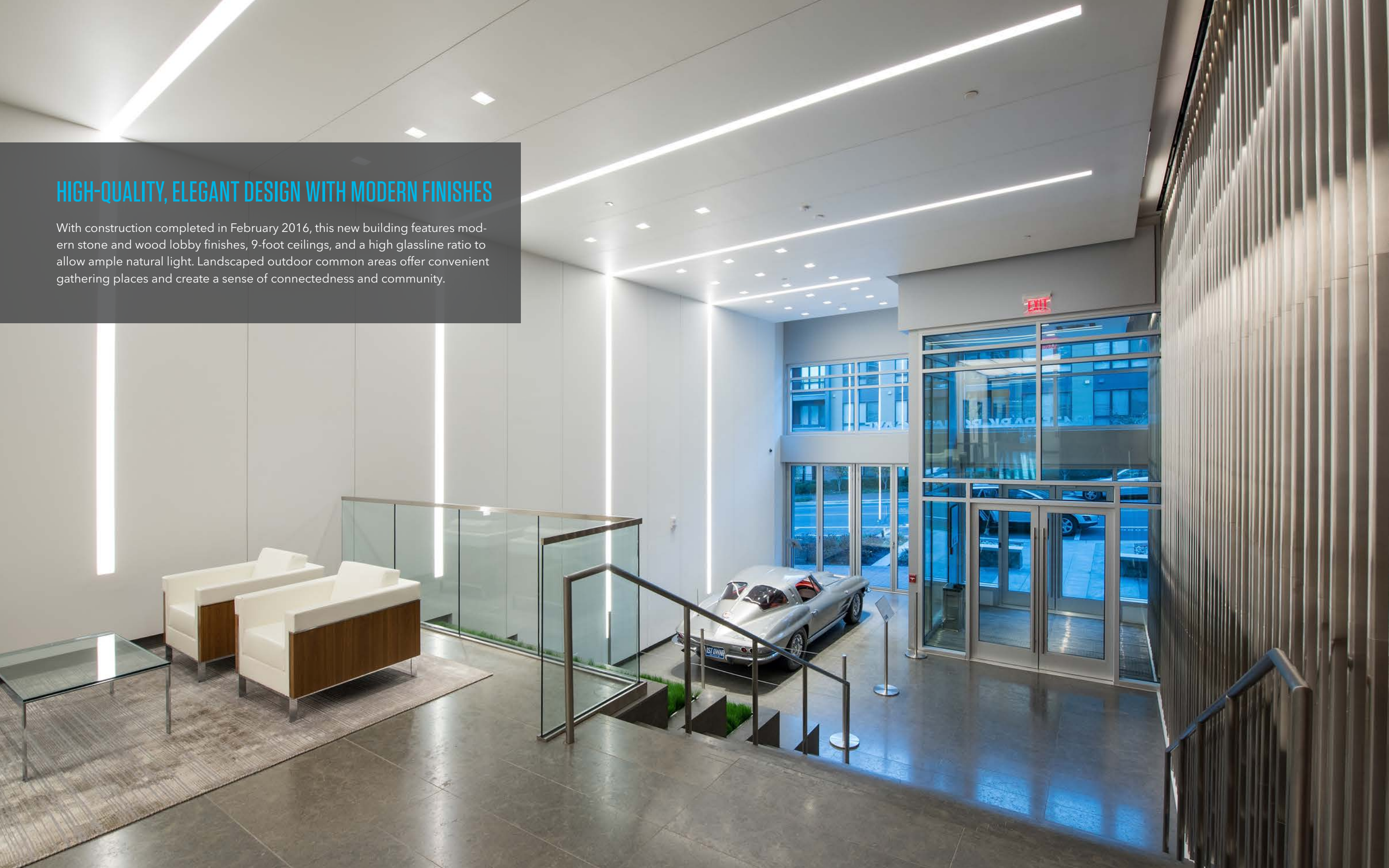
3.5/1k
PARKING

6
STORIES



HIGH-QUALITY, ELEGANT DESIGN WITH MODERN FINISHES

With construction completed in February 2016, this new building features modern stone and wood lobby finishes, 9-foot ceilings, and a high glassline ratio to allow ample natural light. Landscaped outdoor common areas offer convenient gathering places and create a sense of connectedness and community.



PARK POTOMAC DEVELOPMENT

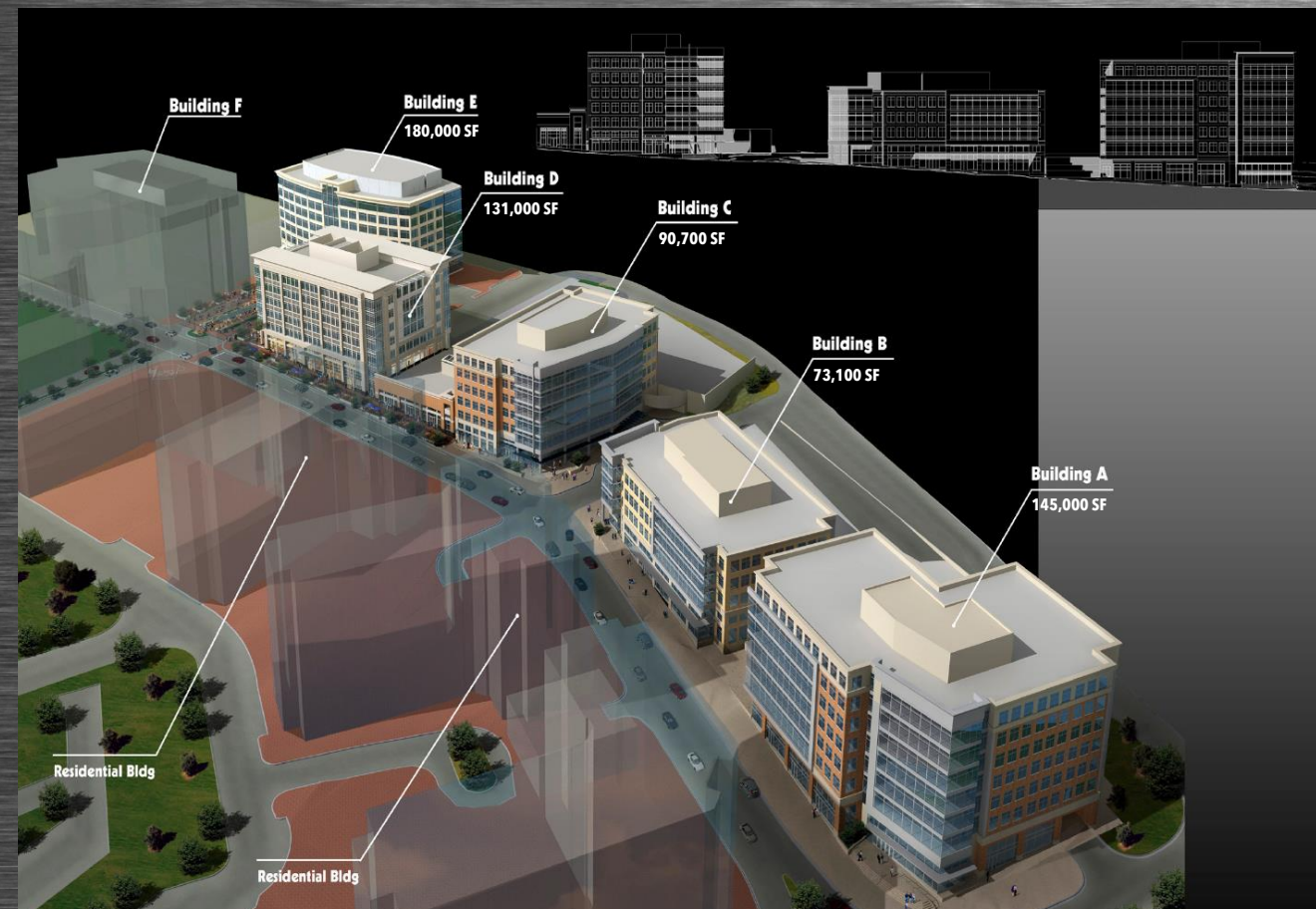
50-ACRE MIXED USE DEVELOPMENT CATERING TO A COMMUNITY LIFESTYLE WITH PREMIER RESTAURANTS AND SHOPS RIGHT OFF I-270.

COMPLETED:

- 12505 Park Potomac | Building E
180,000 SF trophy office building
- 12435 Park Potomac | Building D
131,000 SF trophy office building
- 80,000 SF of retail space

MASTER PLAN:

- 570,000 SF trophy quality office space
- 150,000 SF of retail
- 200 room hotel
- 153 luxury condominiums
- 150 town homes
- 297 multifamily luxury apartments





Gringos & Mariachis



Sugo



Founding Farmers

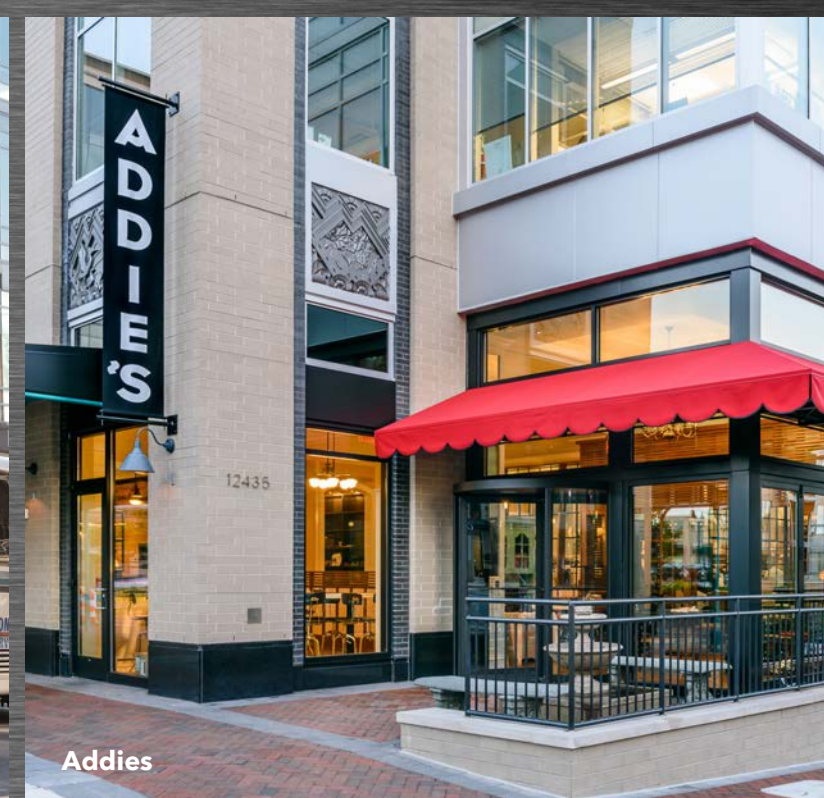


HIGH-END AMENITIES AND COMMON AREAS

12435 Park Potomac boasts a variety of high-quality tenant amenities including a fitness center with lockers and showers, on-site property management, banking and various high-end retail and restaurants including Orangetheory Fitness, Addie's, Founding Farmers, Sugo and Gringos and Mariachis.



Metro Shuttle Bus



Addies



Harris Teeter



Orangetheory Fitness



12435 PARK POTOMAC AVENUE

Potomac | MD



FOR MORE INFORMATION PLEASE CONTACT:

PHILLIP MCCARTHY

301.896.9011

phil.mccarthy@transwestern.com

KEITH FOERY

301.896.9028

keith.foery@transwestern.com

GUY COPPERTHITE

301.896.9015

guy.copperthite@transwestern.com

MARK BOYCE

301.896.9090

mark.boyce@transwestern.com