



POTOMAC TOWER

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/// ROSSLYN SKYLINE'S MOST ICONIC DESIGN



# POTOMAC TOWER

/// 360 - DEGREE UNOBSTRUCTED VIEWS SURROUNDING YOU ON EVERY FLOOR.



/// ROOF TERRACE



/// TENANT WI-FI LOUNGE



/// FITNESS CENTER



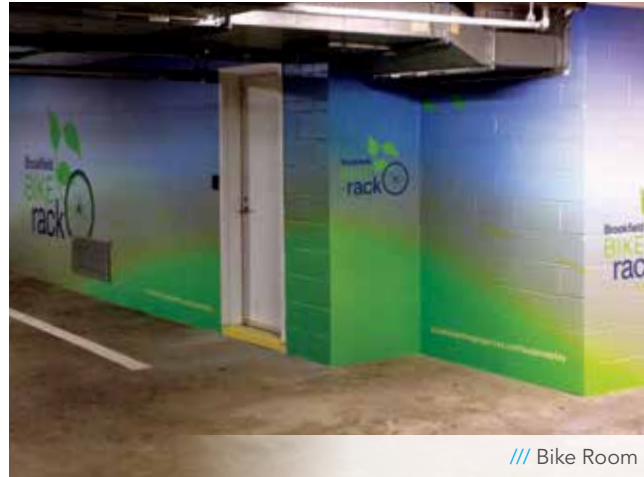
/// FITNESS CENTER

# POTOMAC TOWER

/// GET FIT AT POTOMAC TOWER



/// Activities at Gateway Park



/// Bike Room



/// Bike Room



/// Mt. Vernon Trail



/// Rowing on the Potomac River



/// Fitness Center

# POTOMAC TOWER

/// ROOF TERRACE



# POTOMAC TOWER

/// AMENITY MAP

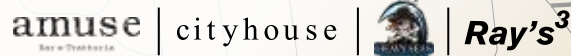
## FAST CASUAL DINING

41



## RESTAURANTS & NIGHTLIFE

21

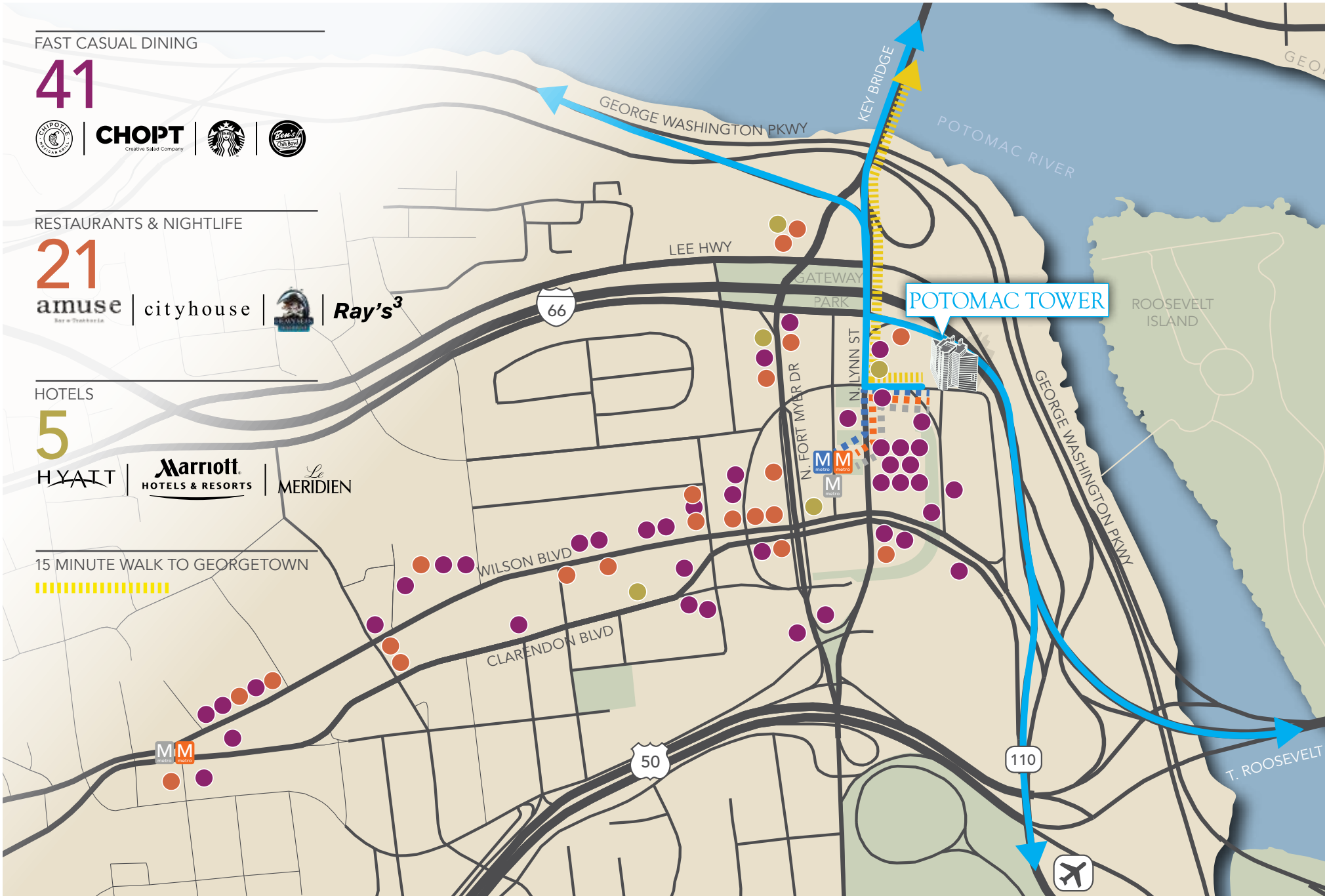


## HOTELS

5



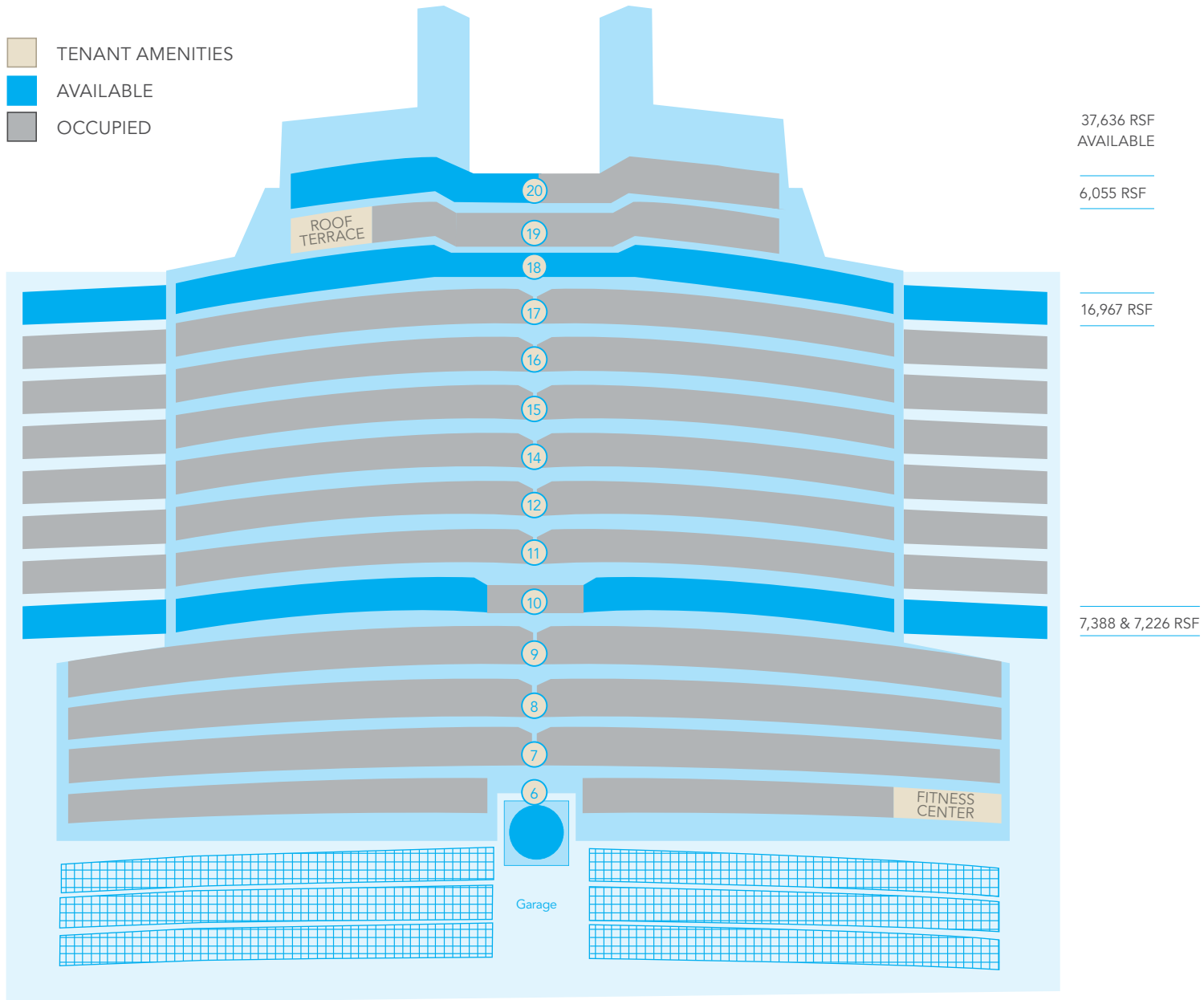
## 15 MINUTE WALK TO GEORGETOWN



# POTOMAC TOWER

/// STACKING PLAN

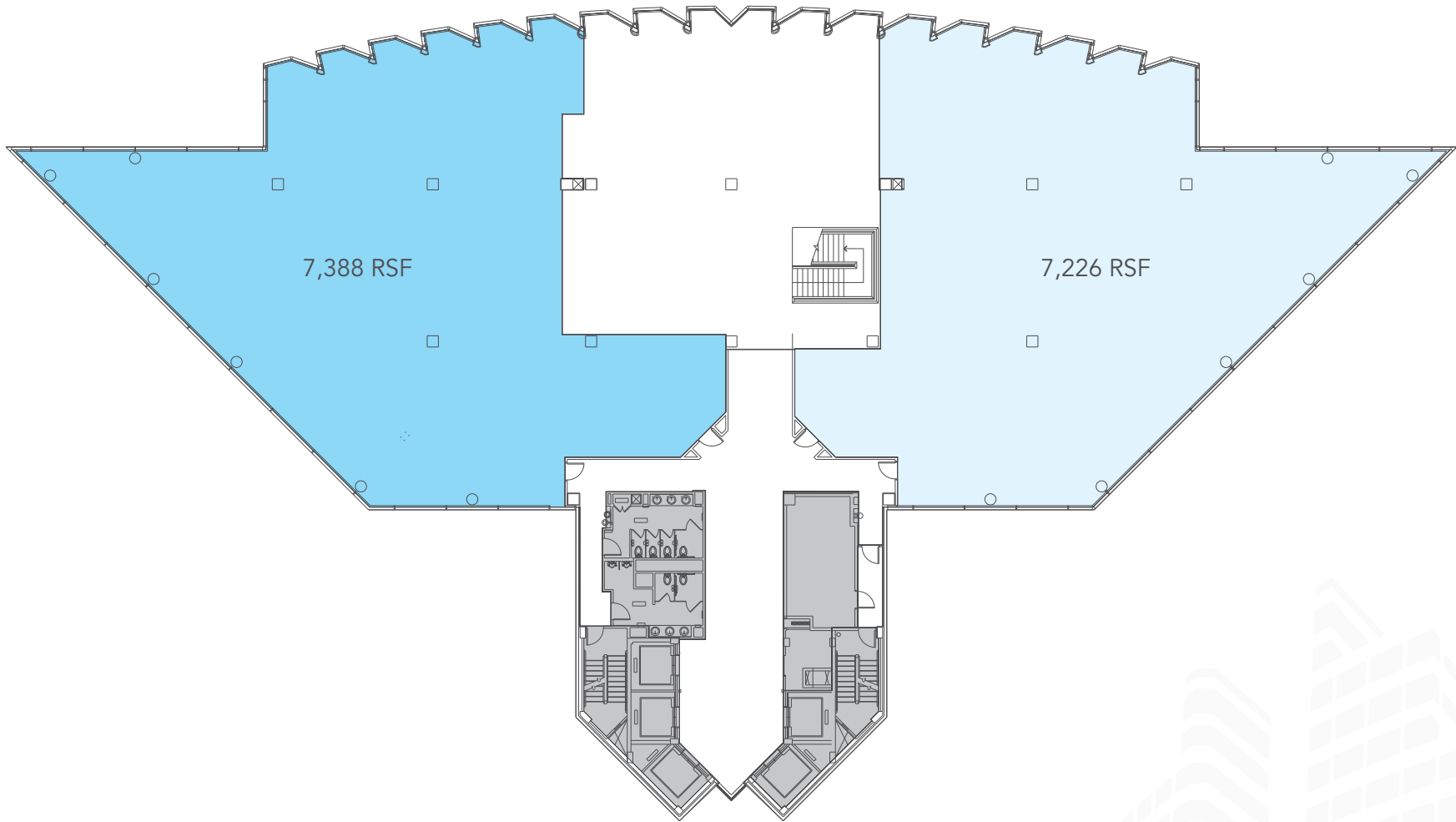
- TENANT AMENITIES
- AVAILABLE
- OCCUPIED





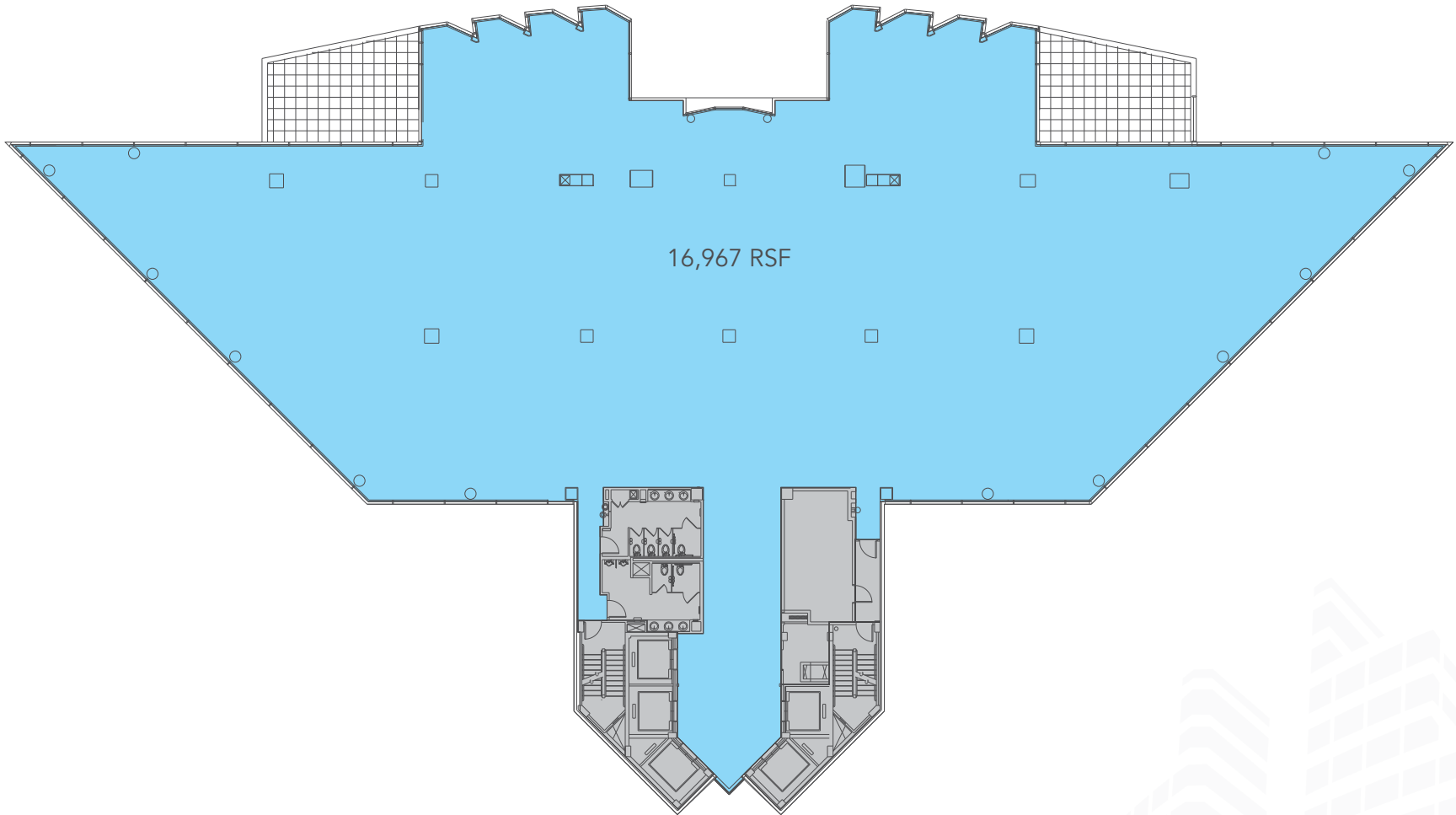
# POTOMAC TOWER

/// 10TH FLOOR



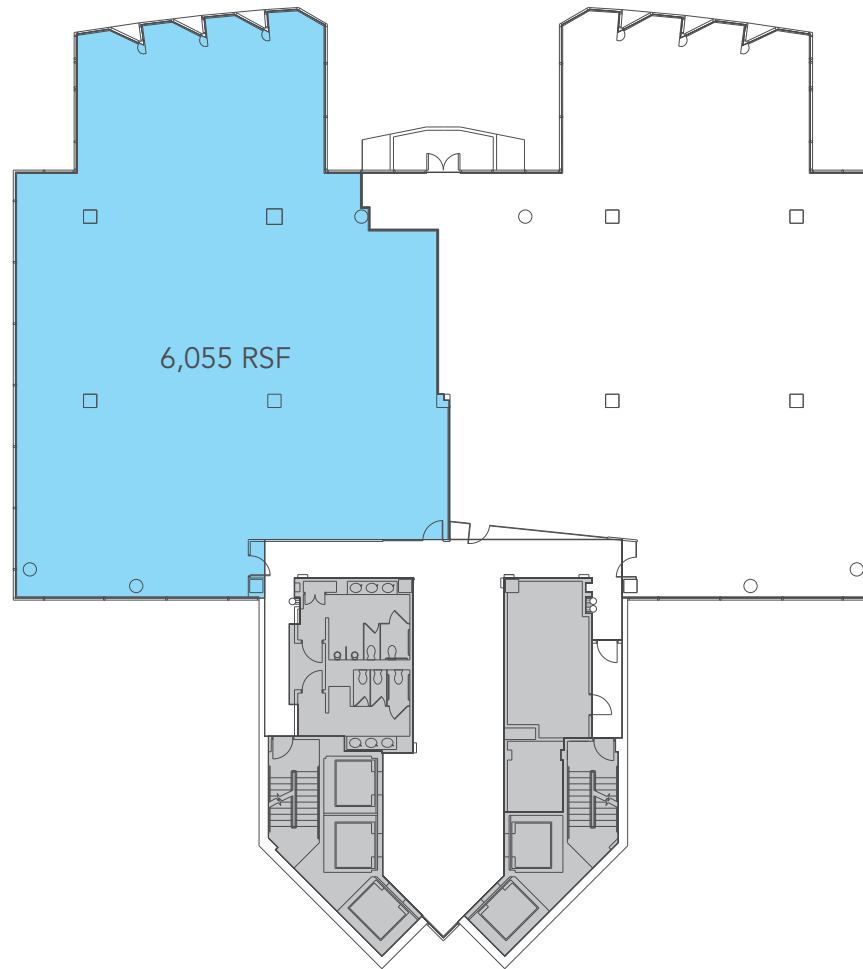
# POTOMAC TOWER

/// 18TH FLOOR

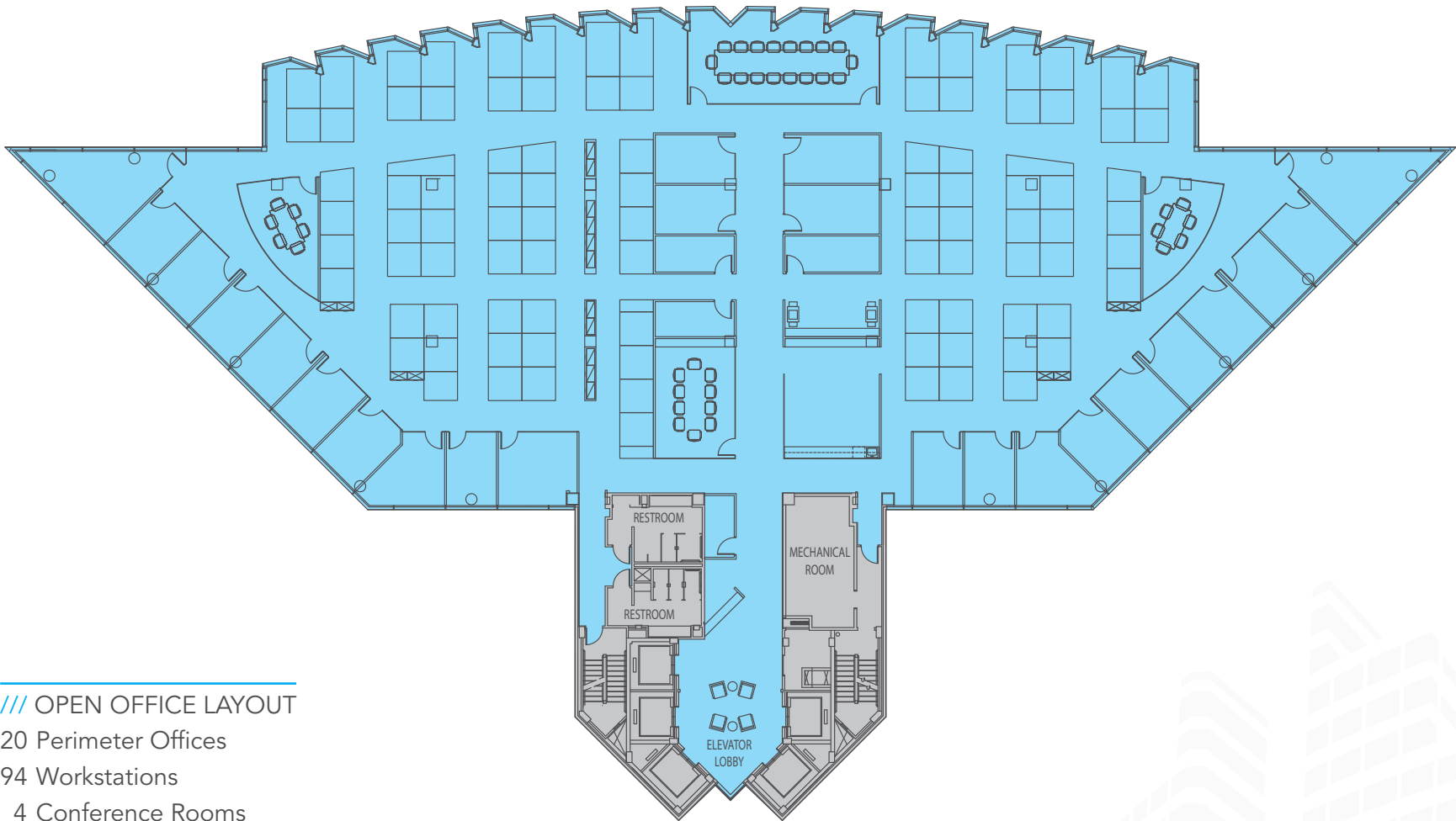


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/// 20TH FLOOR



# POTOMAC TOWER



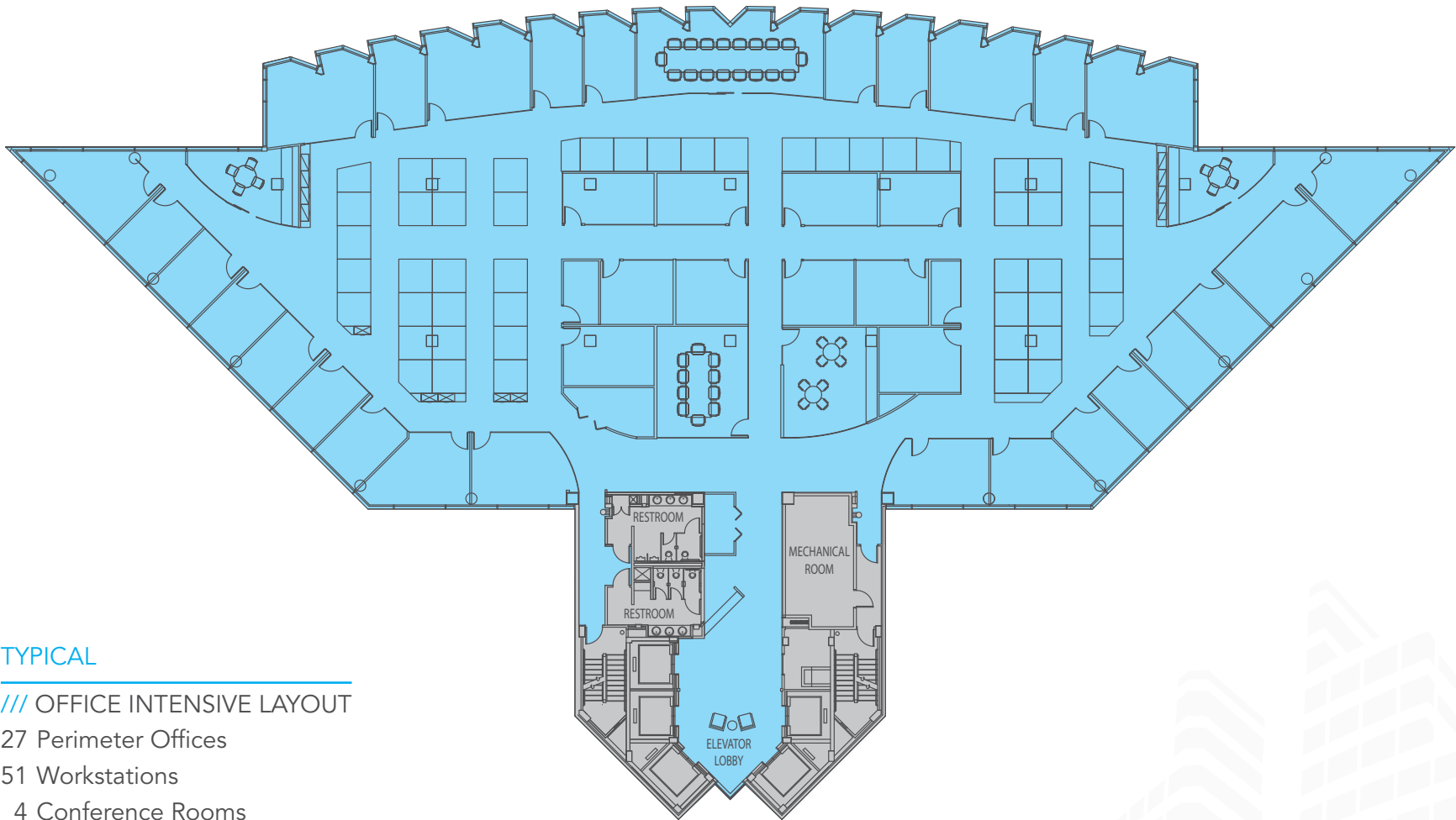
## /// OPEN OFFICE LAYOUT

20 Perimeter Offices

94 Workstations

4 Conference Rooms

# POTOMAC TOWER



## TYPICAL

### /// OFFICE INTENSIVE LAYOUT

27 Perimeter Offices

51 Workstations

4 Conference Rooms

# POTOMAC TOWER

## /// BUILDING SPECIFICATIONS

### DESIGN ARCHITECT

I.M. Pei

### GENERAL CONTRACTOR

GC Omni Construction

### MECHANICAL ENGINEER

GHT

### STRUCTURAL ENGINEER

Tadger – Cohen Associates

### COMPLETION DATE

1989

### BUILDING HEIGHT

20 stories

### DESIGN LOAD

20 pounds per square foot partition load  
80 pounds per square foot live load

### RENTABLE AREA

Approximately 238,000 RSF

### PARKING

454 cover spaces at \$155.00/mo  
1.6/1,000 SF

### TYPICAL FLOOR AREA

Approximately 12,000 to 19,000 RSF

### CEILING HEIGHTS

Slab-to-slab heights on office floors average 10'  
Standard floor to ceiling height is 8'6"

### MULLION SPACING

5' to 10'

### INTERIOR COLUMN SPACING

Generally every 30'

### HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

#### Heat

Heat is supplied by perimeter VAV electric coils.

#### Air Conditioning

Cooling is provided by Trane Package units.  
Supplemental HVAC is available 24 hours a day.

#### Standard Hours of HVAC Operation

8:00 AM to 6:00 PM, Monday through Friday  
9:00 AM to 1:00 PM, Saturday upon notice

### ELECTRICITY

#### General

5 watts per usable square foot,  
connected load, provided by Dominion.

#### Electric & Telephone Closet

1 of each per floor

### PASSENGER ELEVATORS

#### Number of Elevators

Five elevators organized into 2 banks:  
Floors B-3 to P-4 for parking  
Floors Lobby to 20 for tenant floor

#### Elevator Capacity

3,500 lbs.

#### Elevator Speed

700 FPM (ft. per minute)

### SERVICE ELEVATORS

#### Number of Elevators

1

#### Elevator Size

65 in. long, 81 in. wide, 102 in. high

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OWNERSHIP

# Brookfield

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OFFICE LEASING

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**AVISON  
YOUNG**

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Intelligent  
Real Estate  
Solutions

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