



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



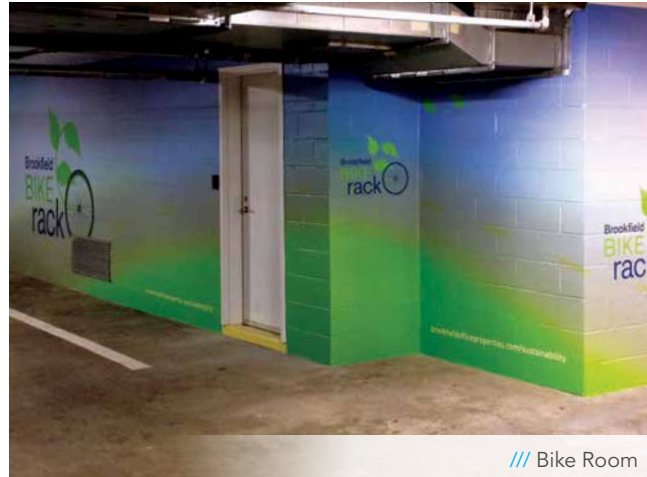
/// FITNESS CENTER

POTOMAC TOWER

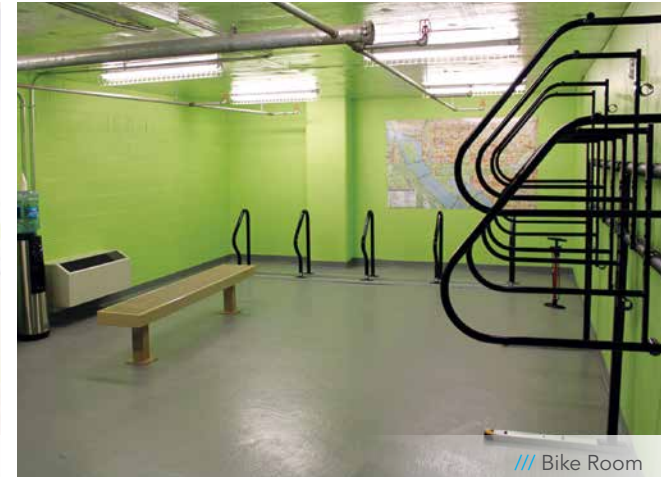
/// GET FIT AT POTOMAC TOWER



/// Activities at Gateway Park



/// Bike Room



/// Bike Room



/// Mt. Vernon Trail



/// Rowing on the Potomac River



/// Fitness Center

POTOMAC TOWER



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/// AMENITY MAP

FAST CASUAL DINING

41



RESTAURANTS & NIGHTLIFE

21



HOTELS

5



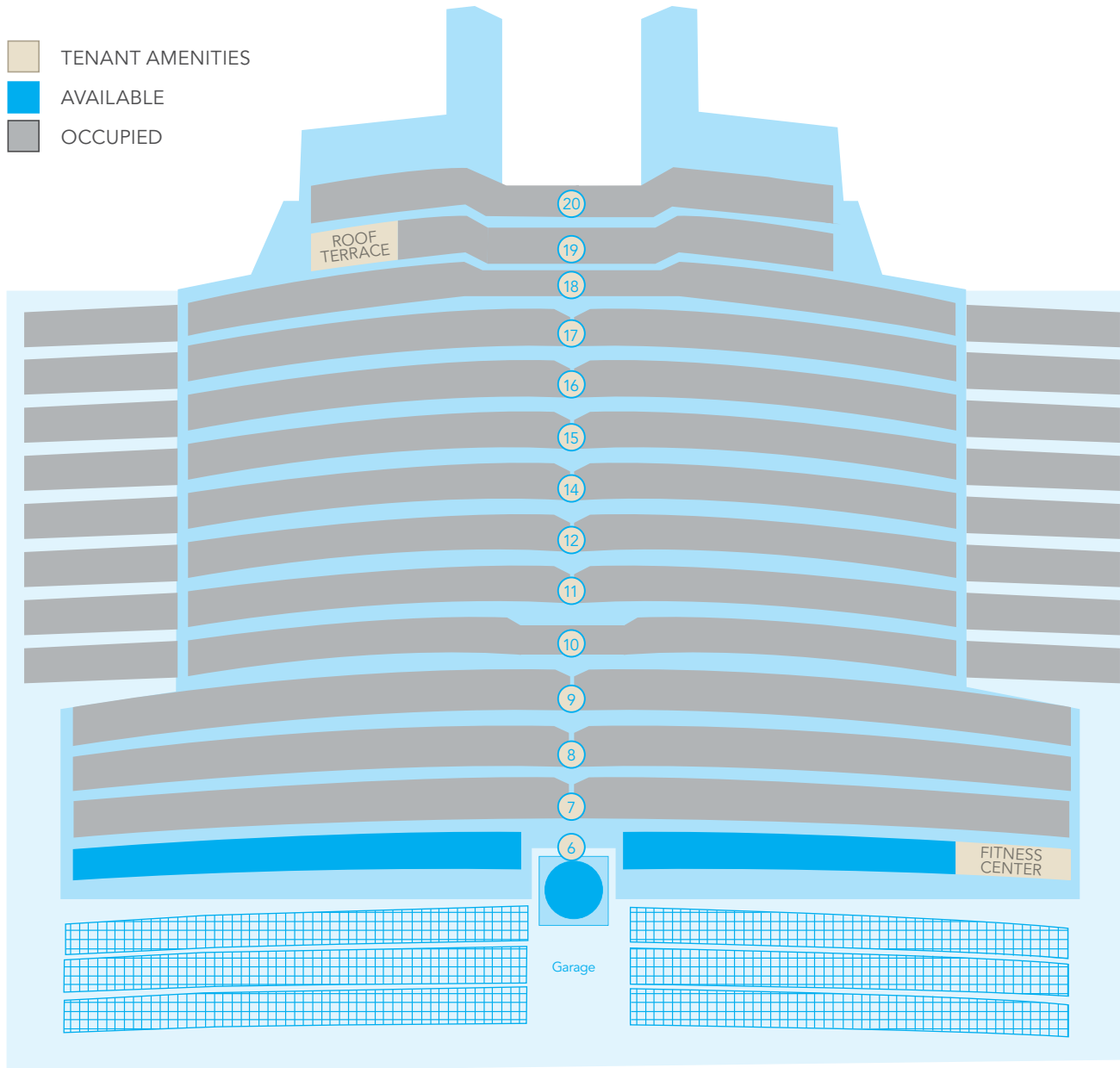
15 MINUTE WALK TO GEORGETOWN



POTOMAC TOWER

/// STACKING PLAN

- TENANT AMENITIES
- AVAILABLE
- OCCUPIED

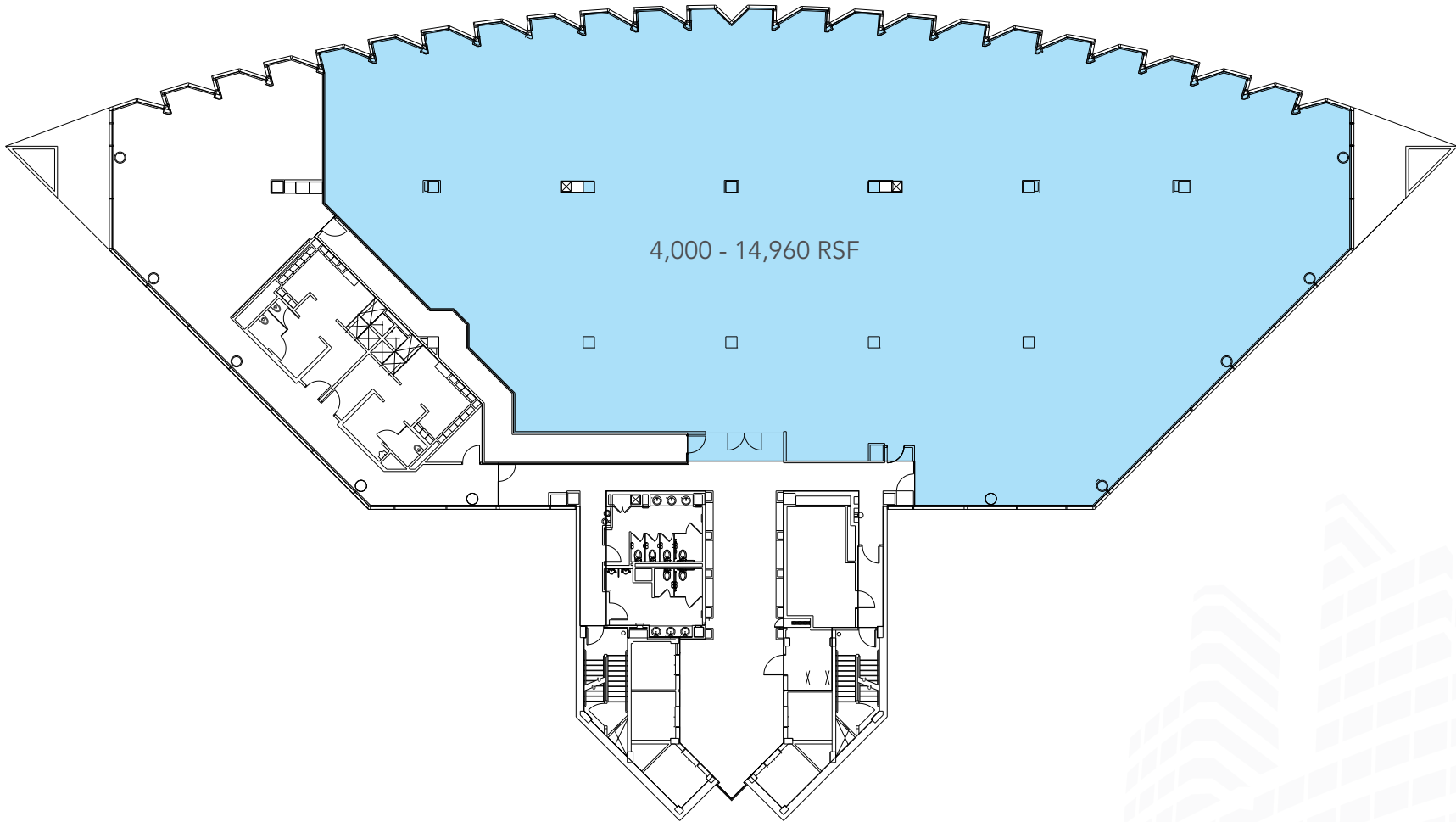


14,960 RSF
AVAILABLE

4,000 - 14,960 RSF

POTOMAC TOWER

/// 6TH FLOOR



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

Activated

BY BROOKFIELD

THE ULTIMATE TENANT EXPERIENCE

Activated is Brookfield Properties' dynamic engagement platform, bringing unique, fun experiences, time-saving concierge services, and exclusive access to Brookfield's entire portfolio of fitness programming, relaxing lounges, and rooftop terraces. Being a tenant in a Brookfield property opens up a whole network of possibilities, for every employee.

OWNERSHIP

Brookfield
Properties

Rob Walters
Principal
703.760.9064
rob.walters@avisonyoung.com

OFFICE LEASING

**AVISON
YOUNG**

Mike Shuler
Principal
703.760.9052
mike.shuler@avisonyoung.com

Nick Gregorios
Principal
703.752.4922
nicholas.gregorios@avisonyoung.com

Baihly Underhill
Associate
703.760.9065
baihly.underhill@avisonyoung.com

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