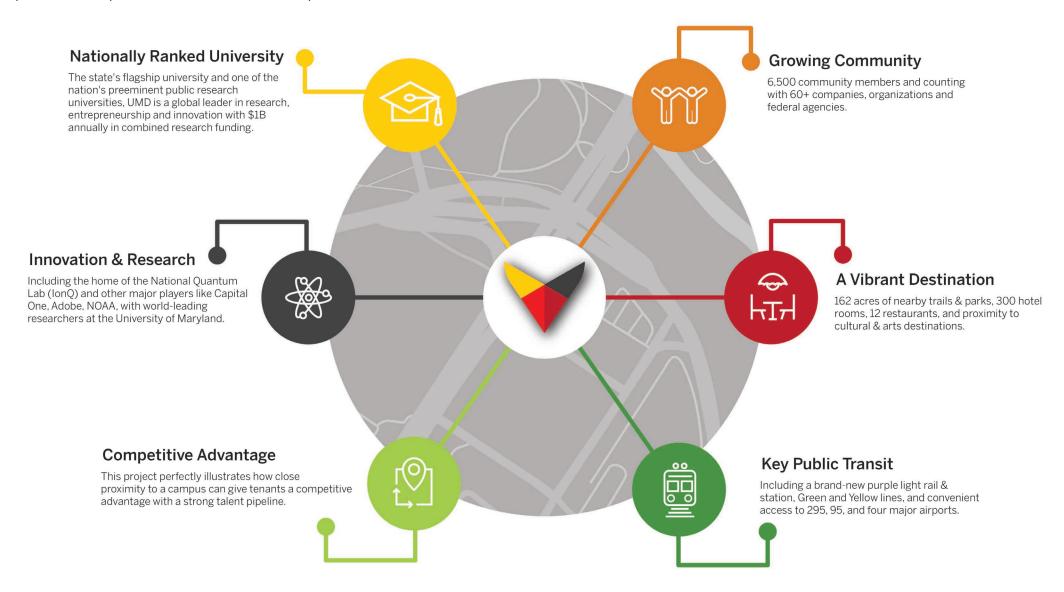
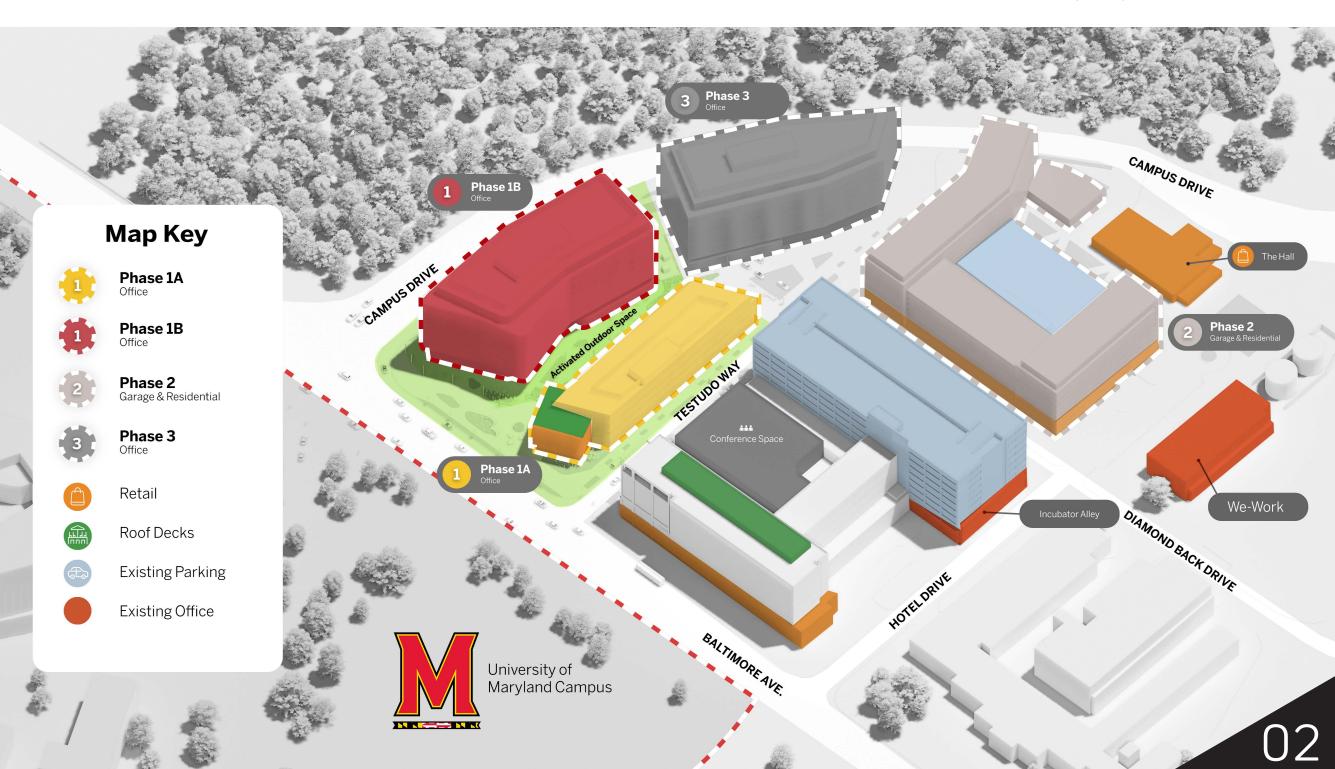


#### WHERE IT ALL COMES TOGETHER.

Steps from the University of Maryland, Discovery Point stands at the nexus of this resource-rich university with world-class research and a highly educated talent pool. A place where trailblazers unite with academic partners and aspirational decision makers to shape tomorrow's world.





## NOW IS THE TIME, THIS IS THE PLACE.

From startups to Fortune 500 Companies, Discovery Point is designed to accelerate ventures of all kinds. The development serves as a tactile backdrop for the collaboration and innovation happening nearby with retail, office, and residential space.

#### FIVE ACRE

MIXED USE NEIGHBORHOOD

#### 500,000 SF

OF INNOVATIVE WORKSPACE

## 200 UNITS

OF RESIDENTIAL SPACE

#### 38,000 SF

OF ACTIVATED OUTDOOR SPACE

#### 35,000 SF

OF RETAIL SPACE

#### **ADJACENT**

TO UNIVERSITY OF MARYLAND'S CAMPUS





## AT A GLANCE.

One Discovery Point, situated at the crossroads of Baltimore Avenue and Campus Drive, is an innovative eight-story building in the heart of the Discovery District's thriving innovation hub. Boasting 228,000 square feet of Class A office space, it also features a prime ground-floor location for retail and dining. Inside, full-height glass windows provide ample natural light and stunning views, contributing to a fresh and vibrant atmosphere. Strategically positioned for maximum visibility along Route 1, One Discovery Point is a dynamic focal point for the evolving landscape of innovation.

## **ONE DISCOVERY POINT:**

8 STORIES

228,000 SF TROPHY OFFICE BUILDING

# WORKPLACE, EVOLVED.

To attract today's best people, workplaces need to be anything but ordinary. That's why One Discovery Point is designed to be visually impressive from the exterior, and impressively versatile on the interior—which provides you with an endless configuration of flexible workspace.

## FLOOR PLATE:

28,000-32,400SF

## WINDOW HEIGHT:

9'-0" MIN. FLOOR-TO-CEILING

## **COLUMN SPACING:**

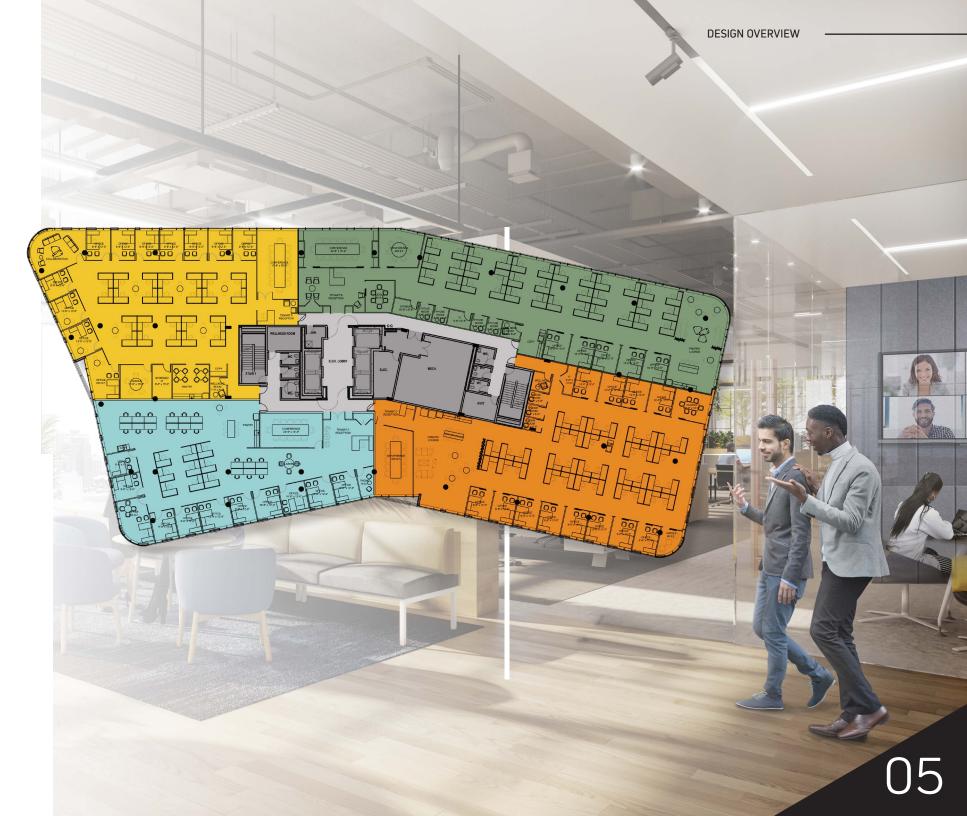
30' X 30'

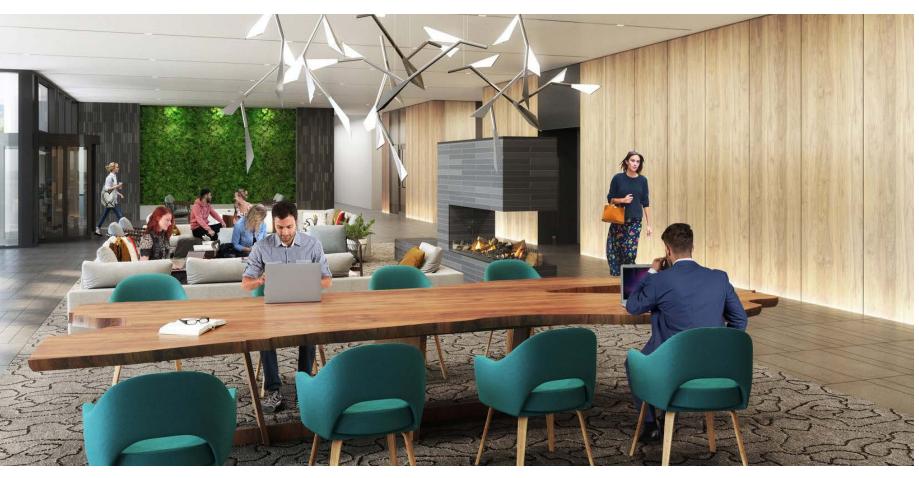
## SLAB TO SLAB:

12'-8

## PANORAMIC VIEWS

OF NEARBY SITES INCLUDING UMD CAMPUS, PAINT BRANCH PARK AND MORE











# FORM, MEETS FUNCTION.

At One Discovery Point, amenities are plentiful and fine-tuned for the benefit of those who work here. Convenient exterior walkways, a boldly-designed ground floor lobby, and top floor conference center with roof deck, set the expectation for eight floors of expansive and flexible space.



STATE-OF-THE-ART FITNESS CENTER



GROUND FLOOR BIKE STORAGE



PREMIER CONFERENCE CENTER
WITH TOP FLOOR WITH
SPECTACULAR VIEWS



GROUND FLOOR RETAIL & OUTDOOR SPACE



ON-SITE DINING & ADJOINING PLAZA



## **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



STATE-OF-THE-ART BUILDING SYSTEMS



DYNAMIC NETWORK
OF OUTDOOR
COLLABORATION SPACE



A BIOPHILIA DESIGN APPROACH THROUGHOUT COMMON SPACES



TENANT ONLY ROOF
TERRACE



OPTIMIZED FRESH AIR INTAKE

## **BUILDING DESCRIPTION**

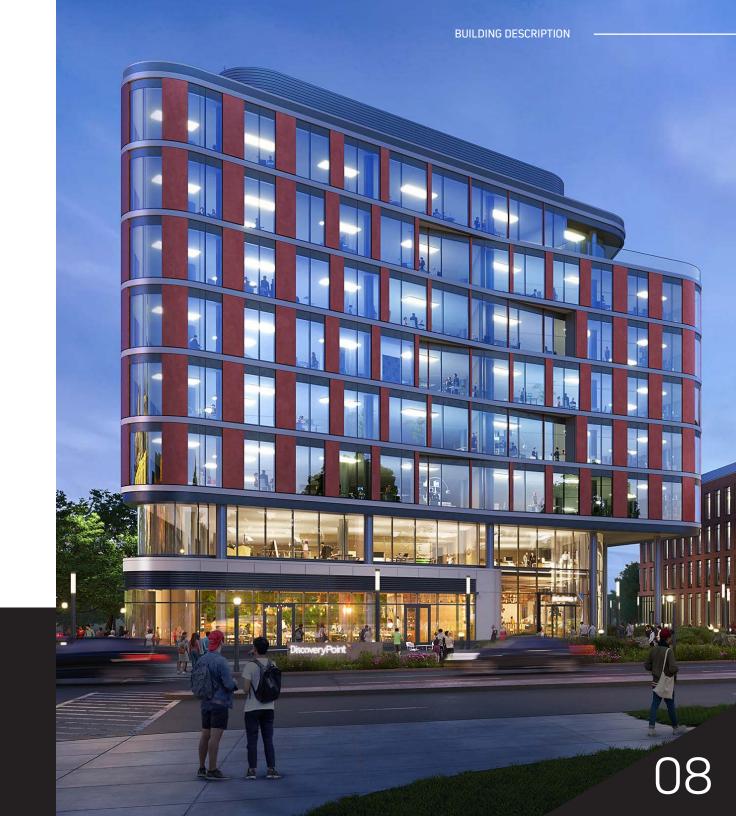
OWNER	BRANDYWINE REALTY TRUST
ARCHITECT	AYERS SAINT GROSS
LANDSCAPE	MICHAEL VERGASON LANDSCAPE ARCHITECTS
SIZE	228,000 SF
HEIGHT	119'-4"
STORIES	EIGHT STORIES
TYPICAL FLOOR PLATE	28,000 - 32,400 SF
WINDOW HEIGHT	9' FINISHED CEILING HEIGHT THROUGHOUT
BUILDING STRUCTURE	STRUCTURAL CONCRETE
ROOF MATERIAL	TPO (80 MILS)
COLUMN SPACING	30' X 30'
SLAB TO SLAB	1ST FLOOR:18'; 2ND TO 8TH FLOORS: 12'-8"
ELEVATOR CABS	4 PASSENGER & 1 PASSENGER / FREIGHT
LOADING DOCK	2-BAY LOADING DOCK
PARKING	675 SPACES ADJACENT TO SITE
SECURITY	ACCESS CONTROL & VIDEO SURVEILLANCE

#### **ELECTRICAL**

SINGLE 34KV PEPCO SERVICE TO ONE 2500KVA, 35KV PRIMARY TO 480Y/277V TRANSFORMER. ROOF AND VERTICAL DISTRIBUTION SPACE TO ALLOW FOR NECESSARY TENANT EMERGENCY POWER INFRASTRUCTURE.

#### **HVAC SYSTEM**

HIGH PERFORMANCE VAV SYSTEM WITH FLOOR-BY-FLOOR AIR HANDLING UNITS. COOLING VIA HIGH EFFICIENCY WATER CHILLERS. HEATING VIA ELECTRIC HEATING COILS.







#### 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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