

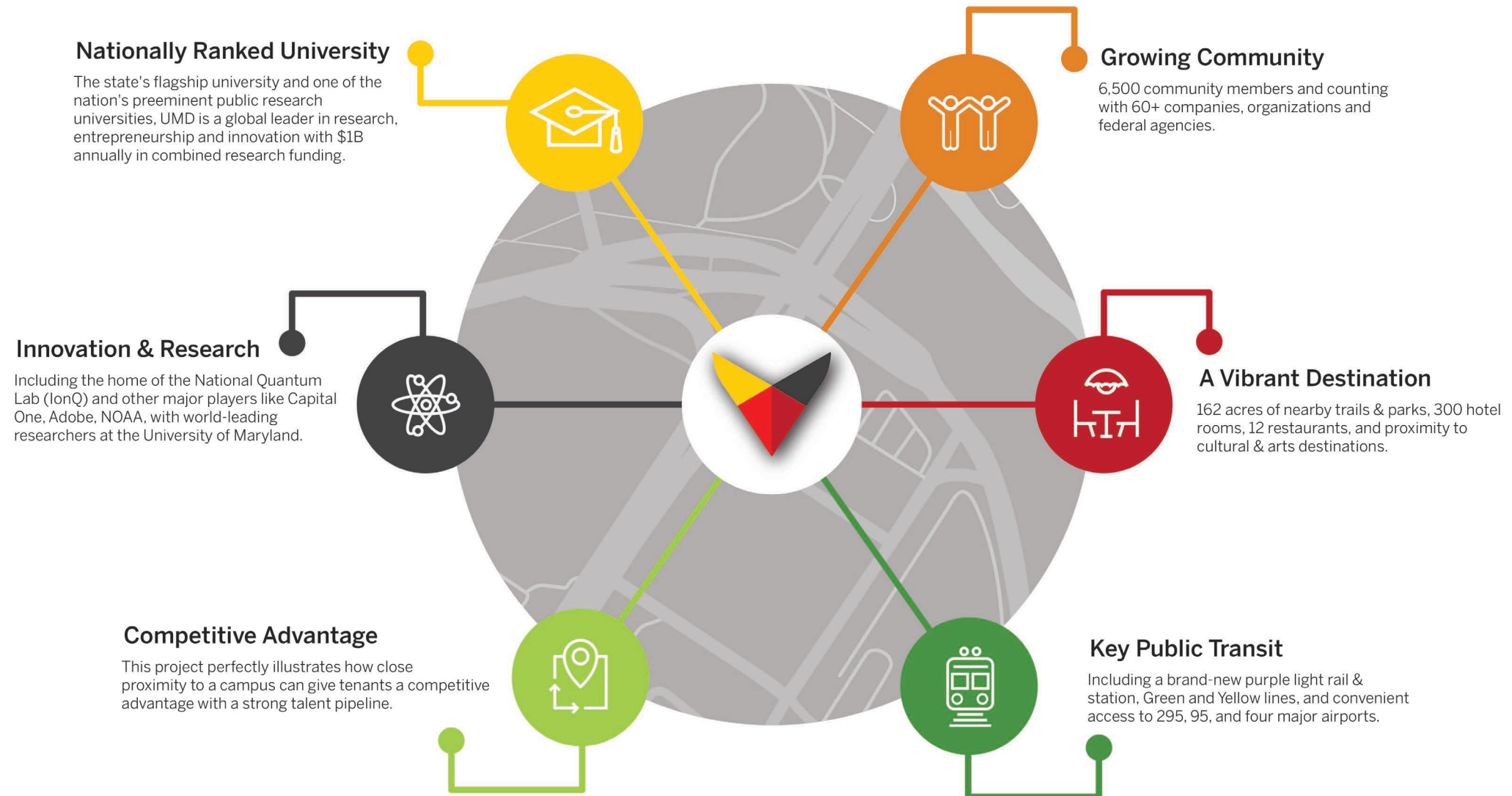


TWO









DiscoveryPoint 

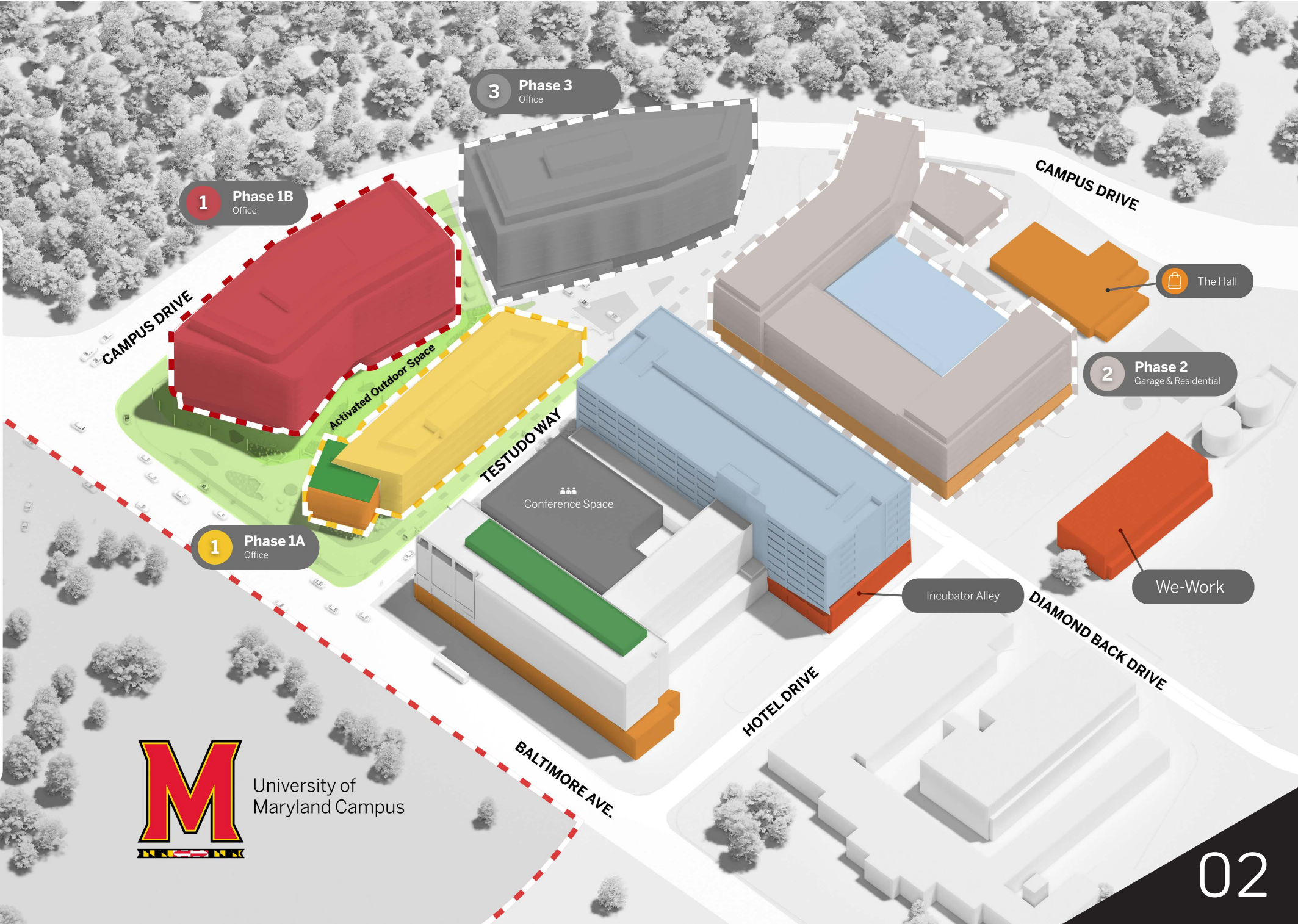
WHERE IT ALL COMES TOGETHER.

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.



Map Key

-  **Phase 1A**
Office
-  **Phase 1B**
Office
-  **Phase 2**
Garage & Residential
-  **Phase 3**
Office
-  Retail
-  Roof Decks
-  Existing Parking
-  Existing Office



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



> DISCOVERY DISTRICT

> THE HOTEL

> TWO DISCOVERY POINT

> ONE DISCOVERY POINT

> UMD CAMPUS



AT A GLANCE.

Situated along Testudo Way and Baltimore ave, Two Discovery Point is a visually striking addition to the Discovery District research park. The 75,000 sq.ft. mixed-use building consists of two distinct components— a three-story glass pavilion and a four-story mixed-use building, fully equipped to host a combination of office and retail.

Architecturally distinct, the three-story glass pavilion provides column free interior space—an ideal configuration for the functionality and visibility of the pavilion’s signature retail tenant. With direct access to the glass pavilion, the four-story portion of the building pulls inspiration from One Discovery Point, with a matching brick base and large glass openings, creating a cohesive and familiar feel within the innovation district.

TWO DISCOVERY POINT:

4 STORIES

75,000 SF TROPHY MIXED-USE BUILDING

WORKPLACE, EVOLVED.

To attract today's best people, workplaces need to be anything but ordinary. That's why Two 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:

18,000 SF

WINDOW HEIGHT:

FLOOR-TO-CEILING

COLUMN SPACING:

25' X 10'

SLAB TO SLAB:

13'-4"





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



DYNAMIC NETWORK
OF OUTDOOR
COLLABORATION SPACE



STATE-OF-THE-ART
BUILDING SYSTEMS



A BIOPHILIA DESIGN
APPROACH THROUGHOUT
COMMON SPACES



OPTIMIZED FRESH
AIR INTAKE



BUILDING DESCRIPTION

OWNER	BRANDYWINE REALTY TRUST
ARCHITECT	AYERS SAINT GROSS
LANDSCAPE	MICHAEL VERGASON LANDSCAPE ARCHITECTS
SIZE	75,000 SF
STORIES	FOUR STORIES + MECHANICAL PENTHOUSE
TYPICAL FLOOR PLATE	APPROX. 18,000 SF
WINDOW HEIGHT	9' FINISHED CEILING HEIGHT THROUGHOUT
BUILDING STRUCTURE	STRUCTURAL CONCRETE
ROOF MATERIAL	TPO (80 MILS)
COLUMN SPACING	25' X 10'
SLAB TO SLAB	13'-4"
ELEVATOR CABS	2 PASSENGER
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.

HVAC SYSTEM

HIGH-PERFORMANCE VRF SYSTEM. VENTILATION AIR TO EACH FLOOR VIA EFFICIENT ENERGY RECOVERY UNITS.





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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