



MILESTONE BUSINESS PARK

12409 MILESTONE CENTER DRIVE | GERMANTOWN, MD | WWW.MILESTONEBUSINESSPARK.COM

Square Footage	162,285
Acres	8.30
Use	Office
Zoning	TMX-2
Year Built	2012
Developer	Trammell Crow Company
Architect	Morgan Gick McBeath & Associates
LEED Designation	LEED Silver - New Construction (pending)
Number of Floors	5 levels above grade
Typical Floor	51,118 sq. ft. (1st floor) / 28,117 sq. ft (2nd-5th floors)
Ceiling Heights	9'0" finished
Parking / Parking Ratio	280 surface spaces; 4 level parking garage with 459 spaces / 4 spaces per 1,000 sq. ft.
Access Control	Perimeter access control is provided by Kastle Systems. An access control system is installed on the elevators to the upper floors. Boeing maintains security personnel in the lobby. Key access is required to advance beyond the building lobby.
Roof and Penthouse System	Flat, fully adhered membrane roof without ballast. The roof warranty expires in August 2027. The roof membrane is laid on four inches of insulation laid over a corrugated metal roof. There is a small penthouse which contains the elevator machine room and mechanical equipment.
Heating & Air-Conditioning	
<i>System Type</i>	The building has conditioned air supplied to each floor through variable air volume (VAV), which then supply the building variable air volume (VAV) boxes. The building is equipped with two Centrifugal Chillers that supply chilled water to the air handler's chilled water coils. The air handlers also utilize an economizer coil for free cooling. Condensed water is supplied to the chillers and free cooling coils from a roof-mounted induced draft cooling tower. The Building has one 736 ton cooling tower.
<i>Controls</i>	Direct Digital, controlled by an Energy Management System (EMS)
<i>Operating Efficiency</i>	Variable Frequency Drives (VFD), Variable Air Volume (VAV) boxes, Energy Management System (EMS), Free Cooling
Elevators	Four traction Otis elevators. Three passenger rated at 3,500 pounds capacity. One freight rated at 4,000 pounds capacity
Structural System	Steel frame construction with composite concrete decking
Floor Loads	Minimum of 100 pounds per square foot live load
Electrical Power	
<i>Provider</i>	Potomac Edison
<i>Distribution</i>	480/277 volt service, vertical plug-in bus duct riser through electrical closets on each floor
<i>Source</i>	4000 amp electrical service
<i>Tenant Power</i>	2.0 watts/SF for lighting, 5.0 watts/SF for receptacle and equipment use, and 1-1/2 watts/SF spare capacity in the bus duct
Building Emergency Power	The building has one 800 kw, 480/277 volt, 3 phase, 4 wire diesel generator that also supports Boeing/DRT's space