



MILESTONE BUSINESS PARK

12420 MILESTONE CENTER DRIVE | GERMANTOWN, MD | WWW.MILESTONEBUSINESSPARK.COM

Square Footage	156,637
Acres	8.00
Use	Office
Zoning	TMX-2
Year Built	2008
Developer	Trammell Crow Company
Architect	Morgan Gick McBeath & Associates
LEED Designation	LEED Gold - New Construction
Number of Floors	6 levels above grade
Typical Floor	26,850 sq. ft.
Ceiling Heights	9'0" finished
Parking / Parking Ratio	594 surface 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.
Roof and Penthouse System	Flat, fully adhered membrane roof without ballast. The roof warranty expires in November 2023. 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), water-cooled self-contained units. The units are approximately sized for one ton per 350 square feet of usable floor area. Condenser water is supplied to the units from a roof-mounted induced draft cooling tower. The Building has one 650 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)
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
<i>Building Emergency Power</i>	The building has one 300 kw, 480/277 volt, 3 phase, 4 wire diesel generator; URS has a backup generator