



MILESTONE BUSINESS PARK

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

NOW LEASING



PROPERTY HIGHLIGHTS

OVERVIEW

- 635,272 square feet in four buildings:
1 Milestone Center Court: 133,140 sf
12409 Milestone Center Drive: 162,285 sf
12410 Milestone Center Drive: 183,210 sf
12420 Milestone Center Drive: 156,637 sf
- Premier I-270 visibility
- Easy access to points north and south via I-270 at Father Hurley Boulevard and points east via the ICC

SPECIFICATIONS

- LEED certified buildings
- Energy Star rated
- Large and efficient floor plates with minimal columns

BUILDINGS

- Campus environment with beautiful landscaped plaza, perfect for corporate and client events
- Structured and surface parking with an extraordinary parking ratio of 4 per 1,000 square feet
- Future expansion possibilities with up to 200,000 sq ft build-to-suit Class A approved building

AMENITIES

- Located minutes from the Shops at Seneca Meadows, Milestone Shopping Center, and Germantown Town Center
- Fitness Center
- Deli with catering capabilities
- Conferencing facilities
- Concierge services

BEST-IN-CLASS IN THE GERMANTOWN MARKET





MILESTONE: EVERYWHERE AT ONCE

- Easy access to points north and south via I-270 at Father Hurley Boulevard and points east via the Intercounty Connector (ICC)
- BWI, Dulles, and Ronald Reagan National Airports all within 45 minutes
- MARC Train for easy rail transportation to Washington, D.C.
- Work-related traffic congestion generally starting and ending several miles south of the Father Hurley Boulevard exit resulting in a stress free commute for tenants
- Adjacent to the future Corridor Cities Transitway (CCT) bus station; an \$828 million, governor-approved project that will have a fully dedicated right-of-way throughout the 15 mile route from Shady Grove Metro Station to its northern terminus of Clarksburg
- Moments to convenient retail, including the Shops at Seneca Meadows, Milestone Shopping Center, and Germantown Center
- Adjacent to the Extended Stay America Hotel
- Holy Cross Germantown Hospital, the first new hospital in Montgomery County in 35 years, opened nearby in 2014

LOCATED JUST 20 MILES NORTHWEST OF **DOWNTOWN WASHINGTON D.C.**,
IN GERMANTOWN, MD -- MONTGOMERY COUNTY'S FASTEST GROWING AREA.

Milestone Business Park has so much to offer. Designed to transcend the suburban office market by virtue of its superior quality and onsite amenity base, Milestone Business Park continues to serve its esteemed tenants with an unparalleled full-service approach. The Property is the newest product in the Germantown market with an average building age of 7 years. High-end building finishes supplemented with efficient building designs, which provide virtually column-free floor plates, further establish Milestone Business Park as the premier asset in the market.



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