



MILESTONE BUSINESS PARK

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

Square Footage	133,140
Acres	8.97
Use	Flex
Zoning	TMX-2
Year Built	2002
Developer	The Peterson Companies
Architect	Hickok Warner Fox Architects
LEED Designation	N/A
Number of Floors	2 levels above grade
Typical Floor	103,140 sq. ft (1st floor) / 30,000 sq. ft (2nd floor)
Ceiling Heights	9'0" finished in the office areas / 14'8" finished in the manufacturing areas
Parking / Parking Ratio	369 surfaces spaces / 4 spaces per 1,000 sq. ft.
Access Control	Perimeter access control is provided by Kastie Systems
Roof and Penthouse System	Built-up, insulated with rubber membrane and rock ballast roof system. The roof warranty expired in 2012.
Heating & Air-Conditioning	
<i>System Type</i>	Roof Top Units (RTU) with air cooled condensers. Seven units are constant volume units which are used over the manufacturing areas. Three units are variable frequency drive (VFD) units that supply air to variable air volume (VAV) boxes in the office areas.
<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	One hydraulic Otis elevator rated at 3,000 pounds capacity
Structural System	Steel frame construction with composite concrete decking
Floor Loads	Minimum of 100 pounds per square foot live road
Electrical Power	
<i>Provider</i>	Potomac Edison
<i>Distribution</i>	480/277 volt service, with transformers supplying service to the electrical rooms
<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
<i>Building Emergency Power</i>	The building has one 200 kw, 480/277 volt, 3 phase, 4 wire diesel generator



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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



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Square Footage	183,210
Acres	8.86
Use	Office
Zoning	TMX-2
Year Built	2002
Developer	The Peterson Companies
Architect	Hickok Warner Fox Architects
LEED Designation	LEED Silver - Existing Building
Number of Floors	6 floors above grade
Typical Floor	32,462 sq. ft.
Ceiling Heights	9'0" finished
Parking / Parking Ratio	1,352 surface spaces / 4 spaces per 1,000 sq. ft.
Access Control	Perimeter access control is provided by Kastle Systems
Roof and Penthouse System	Built-up, insulated with rubber membrane and rock ballast roof system. The roof warranty expires in February 2022. The roof penthouse contains the elevator machine room, mechanical equipment, water treatment center and supply storage.
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 700 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 Thyssen Krupp 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 200 kw, 480/277 volt, 3 phase, 4 wire diesel generator; JDS Uniphase has a backup generator for their data room space



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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