

PIKE & ROSE  Presents:

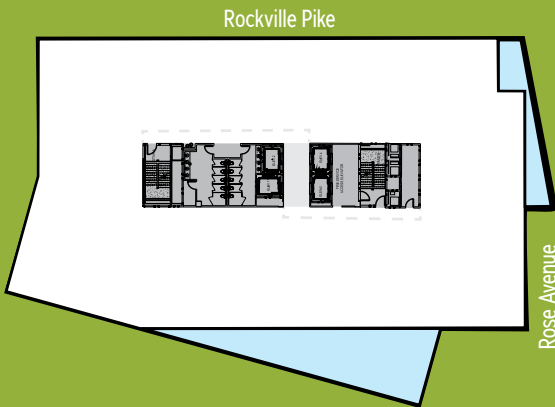
Federal Realty 
INVESTMENT TRUST

909 Rose

200,000+ SF Class A office building available



Typical Floor Plan



Building Specifications & Amenities

TOTAL RSF
200,000+ SF

FLOOR	RSF	TYPE
1	5,156	Lobby / Amenity / Office / Retail
2	21,437	Office
3	22,389	Office
4	20,466	Office
5	20,459	Office
6-9	20,520	Office
10	20,522	Office
11	19,379	Office
12		Amenity / Penthouse

COLUMN SPACING (TYPICAL BAYS)
30' x 42' / 20' x 42'

CEILING HEIGHTS
12' Slab-to-slab
9' Finished ceiling
Floor-to-ceiling glass on every floor

DELIVERY
Base building late fall 2019

- KEY BUILDING AMENITIES**
- Conference Center
 - Fitness Center
 - Rooftop lounge and terrace
 - Multiple floors with private terraces

PARKING - OFFICE
3.0 per 1,000 SF

ARCHITECT
Hickock Cole Architects

GENERAL CONTRACTOR
Davis Construction

A Day In the Life of a 909 Ro

MORNING



5:30 AM
Take the Red Line to White Flint. Walk one block north to Pike & Rose.

DAY

12:00 PM
Lunch break. Drop off your **dry-cleaning** on your way to meet a coworker at **&pizza's** sleek eatery.

EVENING

5:45 PM
Done! Swing by **AMP by Strathmore** to pick up tickets to Friday night's show.



se Professional

Pike & Rose is an office environment like no other — meeting the needs of today and tomorrow's workforce.

6:00 AM

Get your heart rate up with a Cycle class at **Sport & Health**.



8:15 AM

Walk a block to your 8:30 meeting at **Canopy by Hilton** while sipping a **Starbucks** grande latte. Quickly check your email using **Neighborhood Wi-Fi**.



3:00 PM

Kick that afternoon craving with an ice cream sandwich from **The Baked Bear** and take a relaxing stroll through **Rose Park**.

6:00 PM

Meet up with friends at **Pinstripes** for a cocktail and appetizer over a game of bocce.

7:30 PM

Unwind by taking in the latest flick in comfort at the uber-luxe **iPic Theatre**.



10:00 PM

A quick Metro ride gets you back home with ease.

{20+}

RESTAURANTS & ENTERTAINMENT

{25+}

SHOPS

{177}

HOTEL ROOMS

{7}

HEALTH & WELLNESS

{864}

CONDOS & APTS

RETAIL AMENITIES

Bank of America
 Bluemercury
 Francesca's
 Gap/GapKids
 H&M
 iPic Theaters
 L.L. Bean
 Lucky Brand
 Mirage Nails & Waxing
 NAVA Health & Vitality Center
 Nike
 Pike Central Farm Market
 PR at Partners
 Pike & Rose Dry Cleaners
 Porsche
 Red Door Spa
 REI
 Scout & Molly's Boutique
 Seasons Olive Oil & Vinegar

Sephora
 Sur La Table
 Sport & Health
 TD Ameritrade
 The Block
 Uniqlo
 Visionworks

RESTAURANTS

&pizza
 Bibibop
 Chipotle
 City Perch
 Commonwealth Indian
 Del Frisco's Grille
 Jinya Ramen Bar
 Kung Fu Tea
 Kusshi Sushi
 Nada
 Nando's Peri Peri

Owen's Ordinary
 Pinstripes
 Roti Mediterranean Grill
 Starbucks
 Stella Barra
 Summer House
 Taylor Gourmet
 The Baked Bear
 Tutti Frutti

OTHER AMENITIES

Canopy by Hilton Hotel
 Condos and Apartments
 Neighborhood Wifi
 Rose Park
 Walk to Metro

Immediate access to the region's major transportation arteries.

- 2 miles to I-270 via Montrose Parkway
- 1.5 miles to the Capital Beltway (I-495) via Rockville Pike
- 5 minute walk to White Flint Metro (Red Line)



FOR LEASING INFORMATION, PLEASE CONTACT:

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THE
OFFICES
AT PIKE & ROSE