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ROSE

200,000+ SF
Class A office
building available

PIKE & ROSE



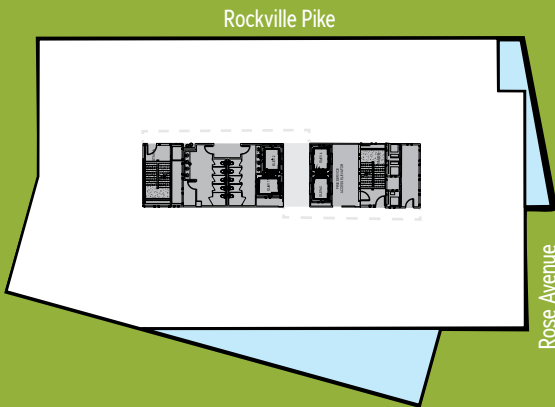
Federal Realty
INVESTMENT TRUST



**NOW UNDER
CONSTRUCTION**



Typical Floor Plan



Building Specifications & Amenities

TOTAL RSF
200,000+ SF

| FLOOR | RSF | TYPE |
|-------|--------|---------------------------------------|
| 1 | | Lobby / Conference / Fitness / Retail |
| 2 | 21,810 | Office |
| 3 | 22,809 | Office |
| 4 | 21,930 | Office |
| 5 | 20,838 | Office |
| 6-10 | 20,889 | Office |
| 11 | 20,603 | Office |
| 12 | | Roof Terrace / Penthouse Lounge |

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

CEILING HEIGHTS
11'-4" Floor to Underside 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 Resident

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

AMP by Strathmore
Bank of America
Bluemercury
Drybar
Escapology
Evoluxxy
Gap/GapKids
H&M
iPic Theaters
L.L. Bean
Lucky Brand
Mirage Nails & Waxing
Mynd Spa & Salon
NAVA Health & Vitality Center
Naturepedic
Olive & Loom
Pike Central Farm Market
PR at Partners
Pike & Rose Dry Cleaners
Porsche
REI

Scout & Molly's Boutique

Sephora
Sur La Table
Sport & Health
TD Ameritrade
Uniqlo
Visionworks
West Elm

RESTAURANTS

&pizza
Baked Bear
Bibibop
Burgerfi
Chipotle
City Perch Kitchen & Bar
Commonwealth Indian
Fogo de Chao
Jinya Ramen Bar
Julli
Kusshi Sushi
Nada

Nando's Peri Peri
Owen's Ordinary
Pinstripes
Roti Mediterranean Grill
Starbucks
Stella Barra
Sunday Morning Bakehouse
Summer House
Sweetgreen
Taylor Gourmet
The Block
Tutti Frutti & Kung Fu Tea

OTHER AMENITIES

Canopy by Hilton Hotel
Condos and Apartments
Neighborhood Wifi
Rose Park
The Beach
The Farm
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