MILESTONE
BUSINESS PARK

BEST-IN-CLASS IN THE GERMANTOWN MARKET

U.S. GREEN BUILDING COUNCIL MEMBER

MATAN

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

Discover Milestone Business Park

Located just 20 miles northwest of downtown Washington DC, in Germantown, Maryland, Montgomery County's fastest growing area, is a stunning 635,272 square foot, premier Class A office campus. Milestone Business Park is comprised of three state-of-the-art Class A office buildings, one Class A flex building, and a developable 7.64 acre parcel.

Key attributes include:

- Four building campus totaling 635,272 square feet
- LEED certified buildings
- Energy Star rated
- Large and efficient floor plates with minimal columns
- Premier I-270 visibility
- Easy access to points north and south via I-270 at Father Hurley Boulevard and points east via the ICC
- Located minutes from the Shops at Seneca Meadows, Milestone Shopping Center, and Germantown Town Center
- Fitness Center
- Deli with catering capabilities
- New state-of-the-art 83 seat conference center
- Concierge services
- Campus environment with beautiful landscaped plaza, perfect for corporate and client events
- Extended Stay America Hotel located adjacent to the Property
- Structured and surface parking with an extraordinary parking ratio of 4 per 1,000 square feet
- Future expansion possibilities

Milestone Business Park is the ideal choice for tenants who value superior quality, with an unparalleled full-service approach, at a greater value. For more detailed information please visit MilestoneBusinessPark.com.

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Why Germantown?

Germantown, the most vibrant submarket in the DC Metro region, is situated in the northwest section of Montgomery County, Maryland, north of the Capital Beltway (I-495) along Interstate 270. Fueled by the rapid population growth, emergent mix of commercial development, and reduced commute, Germantown is attracting many employers traditionally based in submarkets to the south.

If your company is looking to be closer to an abundant, highly-skilled and well educated work force, looking for a central location that provides affordable quality housing, quality schools, and a strong amenity base, and looking to improve your employees overall quality of life with a reduced commute, then the question really should be "Why Not Germantown?".

A CITY ON THE RISE

Since 2000, Germantown has recorded 57% population growth. With 750 multi-family units delivered last year, Montgomery County's first new hospital to open in the last 35 years, and a 200,000 square foot Wegman's anchored retail development, Germantown is poised to remain as one of Washington DC's fastest growing submarkets.

Key Demographics

- Fastest growing area in Montgomery County with a population increase of 57% since 2000
- 3rd most populous area in Maryland with 90,676 residents
- Average household income within a five mile radius of the Property is $102,324, making the Germantown area among the nation's most affluent areas
- 53% of residents within a five mile radius of the Property have attained a bachelor's degree or higher compared to 36% for the state of Maryland
- Unemployment in Germantown is at 4.70%, just about the state average, but well below the national average of 7.3%.
- In the past 5 years, Germantown had job growth of 28.12% compared to Bethesda at 3.7%, Gaithersburg at 19.95%, Rockville at 22.72% and Washington DC at 13.50%.
- Job growth in Germantown over the next 10 years is projected to be 36.14%
- According to CNN money, the average job growth for the top "100 Cities to Live" in the country was 25.01%. Germantown ranked 24th overall in their poll.

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)

- MARC Train for easy rail transportation to Washington, DC

- 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

- Baltimore-Washington International Airport, Dulles International Airport, and Ronald Reagan National Airport all within 45 minutes

- 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

- Moments to convenient retail, including the Shops at Seneca Meadows and Milestone Shopping Center

- Adjacent to the Extended Stay America Hotel

- Holy Cross Germantown Hospital, the first new hospital in Montgomery County in 35 years, opened in 2014

FORT DETRICK
Frederick
695
70
Baltimore
Columbia
Easy access to points north and south via I-270
270
MARC
CCT Corridor Cities Transitway
MILESTONE BUSINESS PARK
extended STAY AMERICA
Easy access to points east via the Intercounty Connector (ICC)
29
95
BWI
Germantown
DEPT. OF ENERGY
NATIONAL INST. OF STANDARDS
200
295
Rockville
M metro
MARC Train for easy rail transportation to Washington, D.C.
Bethesda
WALTER REED
NATIONAL INST. OF HEALTH
Three major airports all within a 45-minute drive
DULLES INTERNATIONAL
Washington, D.C.
495
495
THE PENTAGON
95
REAGAN NATIONAL

Drive times from Milestone Business Park

Miles	Destination
17 MILES	to Frederick, MD
14 MILES	to Bethesda, MD
20 MILES	to Washington, D.C.

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Why Milestone Business Park?

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. 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.

- Best-in-Class office space
- Corporate campus setting
- Abundant parking
- Convenient access to local amenities
- Onsite amenities
- LEED certified
- Open floor plates

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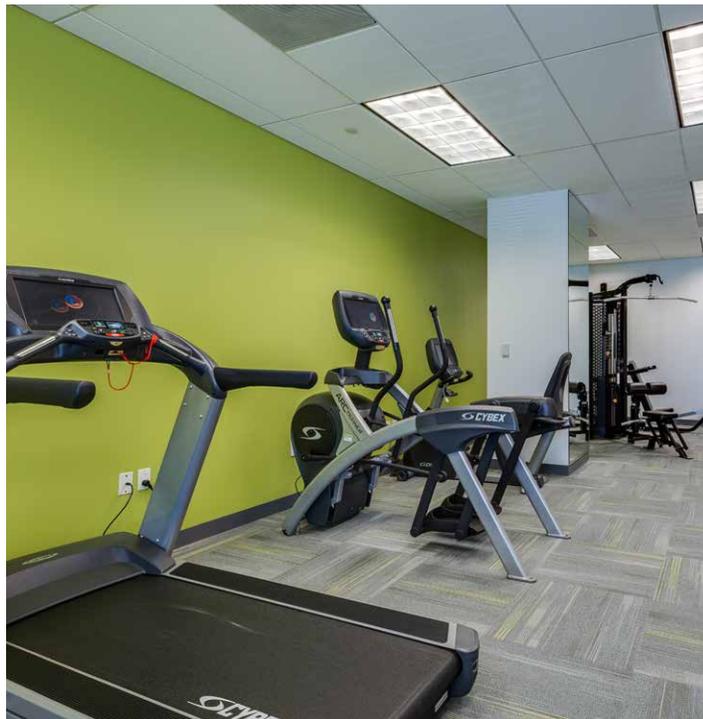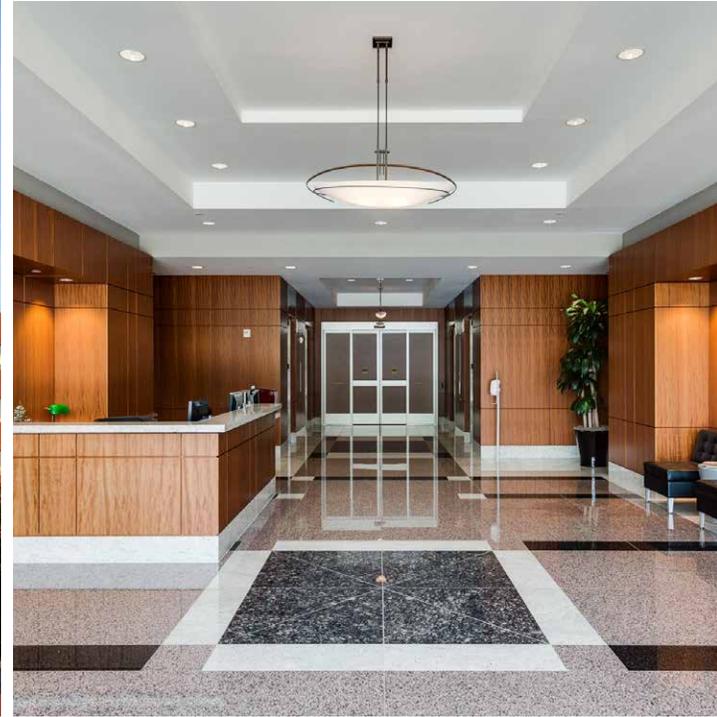
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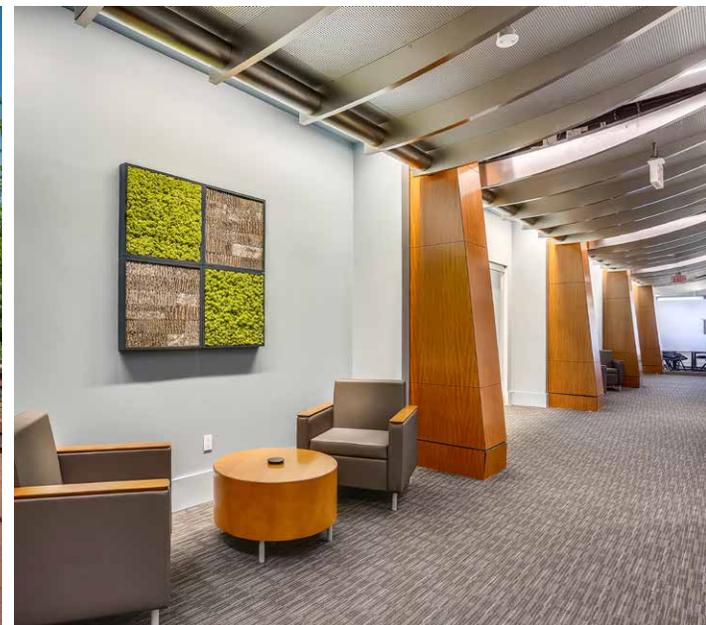
MILESTONE SHOPPING CENTER

SHOPS AT SENECA MEADOWS

Wegmans

MILESTONE
BUSINESS PARK

12409 MILESTONE CENTER DRIVE

1 MILESTONE CENTER COURT

27

Father Hurley Blvd

12410 MILESTONE CENTER DRIVE

12420 MILESTONE CENTER DRIVE

extended STAY AMERICA

20 MILES TO WASHINGTON, D.C. ▶

270

17 MILES TO FREDERICK, MD ◀

MILESTONE
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Milestone
Shopping Center

Shops at
Seneca Meadows

Montgomery
College

Father Hurley Boulevard

Cetury Technology
Campus - Mixed Use

I-270

Washington, DC

Topgolf

Regal Cinema

Germantown Road

Montgomery County
Public Library

BlackRock Center
for Arts

Germantown
Center

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Local Amenities

MILESTONE BUSINESS PARK

To Frederick (17 Miles)

Extended Stay America

Black Hill Regional Park

Shops at Seneca Meadows

Milestone Shopping Center

355

Ridge Rd

Shakespeare Blvd

Father Hurley Blvd

I-270

Observation Dr

Crystal Rock Dr

Century Blvd

Seneca Meadows Pkwy

Germantown Rd

27

Aircraft Dr

Hampton Inn

Montgomery College

Homestead Suites

Fairfield Inn

Topgolf

Frederick Rd

Germantown Commons

Holy Cross Hospital

Fox Chapel Shopping Center

Shops at Town Center

Department of Energy

Hughes Network Systems

Middlebrook Village Shopping Center

Middlebrook Rd

355

MARC Train

Wisteria Dr

119

Qiagen Sciences

118

Germantown Square

To Bethesda and Washington, D.C. (14 Miles)

I-270

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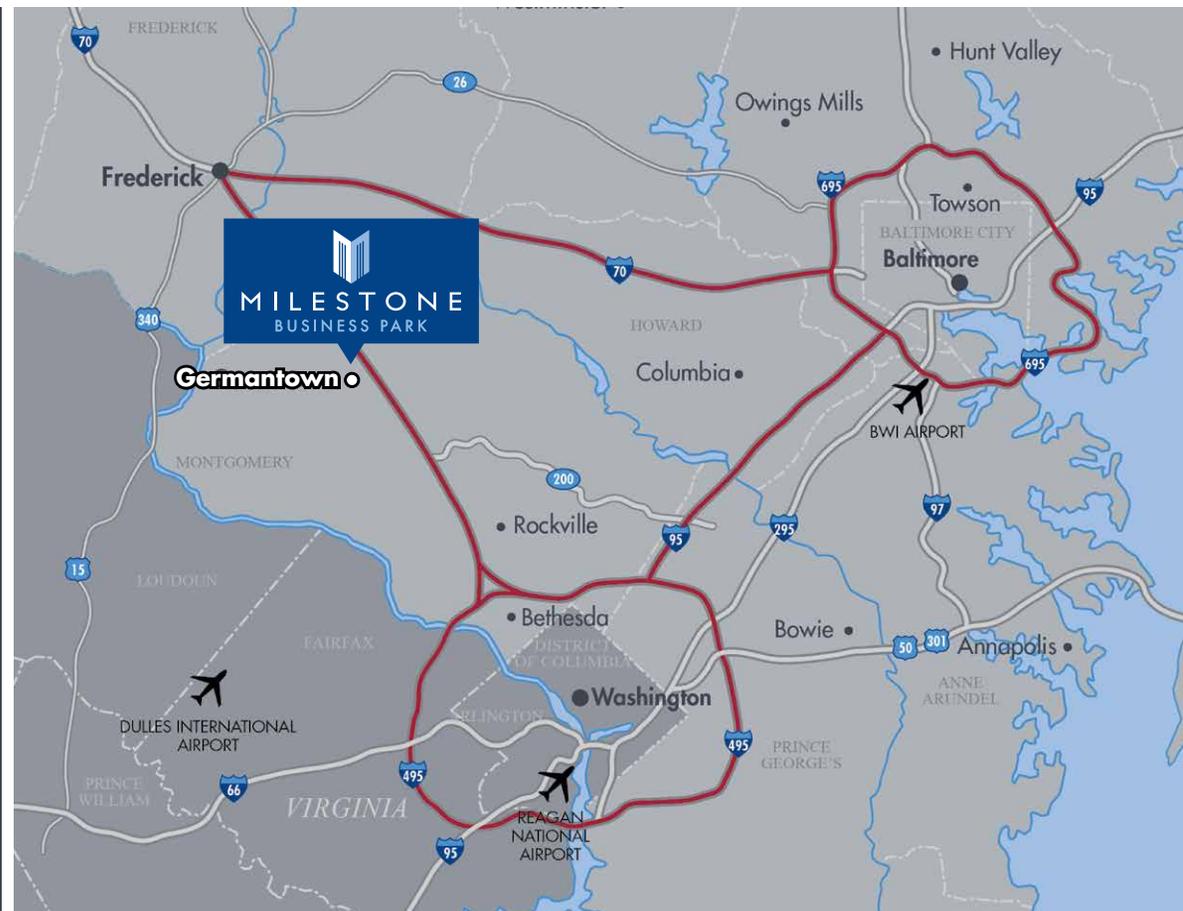
Germantown

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