



# 270 CORPORATE CENTER

20201 CENTURY BOULEVARD | GERMANTOWN, MD | WWW.270CORPORATECENTER.COM

<b>Square Footage</b>	103,137
<b>Acres</b>	4.36
<b>Use</b>	Office
<b>Zoning</b>	TMX-2
<b>Year Built</b>	1987
<b>Developer</b>	Bellemead Development Corp.
<b>Architect</b>	Daniel Russell
<b>LEED Designation</b>	None
<b>Number of Floors</b>	4 levels above grade
<b>Typical Floor</b>	23,717 - 26,540 sq. ft.
<b>Ceiling Heights</b>	8'6" finished
<b>Parking Ratio</b>	3.1 per 1,000 SF
<b>Access Control</b>	Datawatch
<b>Roof and Penthouse System</b>	Built-up roof with gravel ballast
<b>Heating &amp; Air-Conditioning</b>	
<i>System Type</i>	Roof Top Mechanical with Air Handlers and Cooling Tower with VAV's with natural gas fired heating hot water boilers circulated to perimeter fin tube radiation
<i>Controls</i>	Andover EMS
<i>Operating Efficiency</i>	VAV, VFD, EMS and Free Cooling all are utilized
<b>Elevators</b>	3 G.A.L Elevators that access all four floors
<b>Structural System</b>	Cantilevered Design façade with off white stucco panel system aluminum framed
<b>Floor Loads</b>	Maximum of 80 pounds per square foot live load
<b>Electrical Power</b>	
<i>Provider</i>	Potomac Edison
<i>Distribution</i>	480/277 volt service, three phase, four wire
<i>Source</i>	2,000 amp elec service
<i>Building Emergency Power</i>	45 KW emergency natural gas fired generator located in the penthouse for fire life safety and emergency lighting
<b>TV / Internet Service</b>	Verizon FiOS and Comcast XFINITY



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<b>Square Footage</b>	106,013
<b>Acres</b>	4.29
<b>Use</b>	Office
<b>Zoning</b>	TMX-2
<b>Year Built</b>	1983
<b>Developer</b>	Bellemead Development Corp.
<b>Architect</b>	Daniel Russell
<b>LEED Designation</b>	None
<b>Number of Floors</b>	4 levels above grade
<b>Typical Floor</b>	24,000 - 27,300 sq. ft.
<b>Ceiling Heights</b>	8'6" finished
<b>Parking Ratio</b>	3.1 per 1,000 SF
<b>Access Control</b>	Perimeter Access Control
<b>Roof and Penthouse System</b>	Built-up roof with gravel ballast
<b>Heating &amp; Air-Conditioning</b>	
<i>System Type</i>	Mammoth Roof Top Mechanical w/Air Handlers and Cooling Towers with Natural Gas Fired Heating Hotwater boilers circulated to perimeter fin tube radiation units
<i>Controls</i>	Andover Energy Management System
<i>Operating Efficiency</i>	VAV's VFDs, EMS and free cooling are all utilized
<b>Elevators</b>	3 Dover Elevators that access all four floors
<b>Structural System</b>	Steel frame construction
<b>Floor Loads</b>	Maximum of 80 pounds per square foot live load
<b>Electrical Power</b>	
<i>Provider</i>	Potomac Edison
<i>Distribution</i>	480/277 volt service, three phase, four wire,
<i>Source</i>	2000 Amp Service
<i>Building Emergency Power</i>	45 KW emergency natural gas fired generator located in the penthouse for fire life safety and emergency lighting
<b>TV / Internet Service</b>	Verizon FiOS and Comcast XFINITY



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<b>Square Footage</b>	133,499
<b>Acres</b>	6.4
<b>Use</b>	Office
<b>Zoning</b>	TMX-2
<b>Year Built</b>	1991
<b>Developer</b>	Bellemead Development Corp
<b>Architect</b>	Daniel Russell
<b>LEED Designation</b>	None
<b>Number of Floors</b>	5 levels above grade
<b>Typical Floor</b>	23,082 - 29,880 sq. ft. with 24' X 24' column spacing
<b>Ceiling Heights</b>	9'0" finished
<b>Parking Ratio</b>	3.2 per 1,000 SF
<b>Access Control</b>	Datawatch
<b>Roof and Penthouse System</b>	Fully adhered original EPDM roof
<b>Heating &amp; Air-Conditioning</b>	
<i>System Type</i>	Mammoth Penthouse with VAV air handlers and screw compressors providing 310 tons of cooling capacity with Carrier Moduline type VAV terminal units in office areas utilizing an open air plenum return. All four compressors have been replaced in the last seven years. The penthouse includes two natural gas fired Lochenvar boilers rated at 1.26M BTUH each. Hot water from boilers is circulated in baseboard heaters along exterior perimeter walls and fan coil units above the ceilings. All systems including pneumatic temperature controls and modulating outdoor air dampers are controlled by Andover Energy Management System with remote access and the ability to run the system per floor.
<i>Controls</i>	Andover EMS
<i>Operating Efficiency</i>	VAV's, VFD's, EMS and free cooling
<b>Elevators</b>	Three Schindler Elevators (including a two door freight) that access all five floors with 2,500 pound capacity, freight is rated for 4,000 lbs
<b>Structural System</b>	Steel frame construction
<b>Floor Loads</b>	Minimum of 100 pounds per square foot live load
<b>Electrical Power</b>	
<i>Provider</i>	Potomac Edison
<i>Distribution</i>	480/277 volt service, three phase, four wire
<i>Source</i>	3,000 amp electrical service
<i>Emergency Power</i>	Natural Gas Penthouse Generator for Fire Life Safety and Emergency Lights
<b>TV / Internet Service</b>	Verizon FiOS



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<b>Square Footage</b>	106,794
<b>Acres</b>	4.06
<b>Use</b>	Office
<b>Zoning</b>	TMX-2
<b>Year Built</b>	1995
<b>Developer</b>	Bellemead Development Corp.
<b>Architect</b>	Daniel Russell
<b>LEED Designation</b>	None
<b>Number of Floors</b>	5 levels above grade
<b>Typical Floor</b>	19,455 - 21,516 sq. ft. with 24' X 24' column spacing
<b>Ceiling Heights</b>	9'0" finished/13'2" slab to slab
<b>Parking Ratio</b>	3.2 per 1,000 SF
<b>Access Control</b>	Datawatch
<b>Roof and Penthouse System</b>	Fully adhered original EPDM roof
<b>Heating &amp; Air-Conditioning</b>	
<i>System Type</i>	Mammoth Penthouse with VAV air handlers and screw compressors providing 310 tons of cooling capacity with Carrier Moduline type VAV terminal units in office areas utilizing an open air plenum return. All four compressors have been replaced in the last seven years. The penthouse includes two natural gas fired Lochenvar boilers rated at 1.26M BTUH each. Hot water from boilers is circulated in baseboard heaters along exterior perimeter walls and fan coil units above the ceilings. All systems including pneumatic temperature controls and modulating outdoor air dampers are controlled by Andover Energy Management System with remote access and the ability to run the system per floor.
<i>Controls</i>	Andover EMS
<i>Operating Efficiency</i>	VAV's VFD's, EMS and Free Cooling
<b>Elevators</b>	Three Schindler elevators that travel at a speed of 150 ft per minute. Two passenger elevators rated at 2,500 lbs capacity. One freight rated at 4,000 lbs capacity.
<b>Structural System</b>	Steel frame construction with concrete filled metal decking
<b>Floor Loads</b>	Minimum of 100 pounds per square foot live load
<b>Electrical Power</b>	
<i>Provider</i>	Potomac Edison
<i>Distribution</i>	480/277 volt service, three phase, four wire
<i>Source</i>	3,000 amp electrical service
<b>Building Emergency Power</b>	The building has one 60 kw rooftop air house supplied with natural gas
<b>TV / Internet Service</b>	Verizon FiOS