

**Property**

The Summit at Washingtonian I  
 9711 Washingtonian Boulevard  
 Gaithersburg, Maryland 20878  
<http://www.summitwashingtonian.com>

Property Type:	Office
Building Class:	A
Year Built:	2010
Building Size:	193, 199 RSF
Office Square Feet:	193, 199 RSF
Retail Square Feet:	N/A
Storage Square Feet:	N/A
Residential Units:	N/A
Stories:	8
Typical Floorplate:	25, 277 RSF
Parking Ratio:	3.3/1,000 RSF Leased



**THE SUMMIT**  
*at Washingtonian*

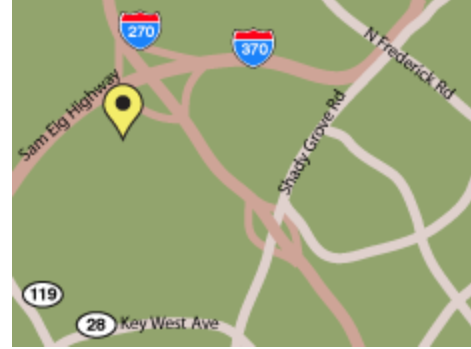
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## Property Summary

The Summit at Washingtonian is located 9711 Washingtonian Blvd in the bustling Washingtonian Center in the heart of Montgomery County's I-270 corridor. This Class-A, LEED Gold certified Core & Shell property is 8 stories with typical floor plates of 25,000 square feet. 9711 Washingtonian Blvd is the first of two office buildings to be located on the 7.4 acre office site, with a separate parking structure with 3.3 spaces for every 1,000 s.f. of office space. The spacious two-story atrium lobby with high quality finishes features wood-paneled, illuminated walls, marble floors and floor to ceiling windows. Stainless steel elevators wrapped in cracked glass provide a sleek modern look. The building's fitness facility has 24 hour access control, locker-rooms and showers available for tenant use. Green Features within the building provide energy-saving dynamic outside air control and energy recovery system measures the need for outside air and delivers the amount necessary to maintain a fresh building environment. These state-of-the-art strategies maximize water and energy efficiency while greatly minimizing the building's ecological footprint.

## Features

### LEED Gold Certified

- Building fitness facility with lockers, showers and exercise room on-site
- Walking distance to four Marriott brand hotels and The Washingtonian Center — an attractive destination for shopping, dining and entertainment
- Located on I-270 immediately North of the Shady Grove Road exit
- Large column spacing for ease of space planning