

Office Building Specifications

ADDRESS	9711 Washingtonian Boulevard Gaithersburg, MD
SIZE	200,000 s.f.
NUMBER OF FLOORS	8
TYPICAL FLOOR PLATE	25,535 s.f.
WINDOW MULLION SPACING	5'
HVAC	VAV self-contained system with high-efficiency, water-cooled, floor-by-floor air conditioning units and central energy-saving heat-recovery system. Outside air dynamically adjusted to match building occupant needs, with one air change every 55 minutes at peak delivery.

FINISHED CEILING HEIGHT	9'
ELECTRICAL SYSTEM	Bus duct riser through building providing 480/277 volt power to all floors, with capacity of seven (7) watts per square foot for combination of lighting and receptacle power.
FLOOR LOAD CAPACITY	100 lbs./s.f. live load
PARKING	3.3/spaces for 1,000 s.f.
ELEVATORS	Four, including one freight with rear entry
COLUMN SPACING	20' x 45'
LOADING ACCESS	Loading area with one loading space per building

Multi-Tenant Specifications

TENANT ONE	TENANT TWO	TENANT THREE	TENANT FOUR	
RENTABLE OFFICE AREA	9,974 s.f.	4,263 s.f.	6,861 s.f.	4,436 s.f.
OCCUPANCY LOAD	82 people	35 people	56 people	36 people
CORE FACTOR	11.53%	11.53%	11.53%	11.53%
EXECUTIVE OFFICES	(300 s.f.): 1 (150 s.f.): 4	(162 s.f.): 2 (120 s.f.): 7	(300 s.f.): 1 (150 s.f.): 4	(170 s.f.): 4 (150 s.f.): 4
TYPICAL OFFICES	(120 s.f.): 4	(64 s.f.): 9	(64 s.f.): 28	(120 s.f.): 4
WORK STATIONS	(64 s.f.): 45	(265 s.f.): 1	(352 s.f.): 1	(64 s.f.): 10
CONFERENCE ROOMS	(465 s.f.): 1	(187 s.f.): 1	(314 s.f.): 1	(208 s.f.): 1
RECEPTION WAITING AREA	(400 s.f.): 1	(155 s.f.): 1	(182 s.f.): 1	(352 s.f.): 1
PANTRY	(160 s.f.): 1	(95 s.f.): 1	(150 s.f.): 1	(121 s.f.): 1
SERVER ROOM	(88 s.f.): 1	(60 s.f.): 1	(15 s.f.): 1	(91 s.f.): 1
COAT CLOSET	(30 s.f.): 1	(96 s.f.): 1	(100 s.f.): 1	(91 s.f.): 1
MAIL AREA	(88 s.f.): 1	(39 s.f.): 1	(121 s.f.): 1	(37 s.f.): 1
STORAGE ROOM	(103 s.f.): 1			(98 s.f.): 1
SUPPLY CLOSET	(48 s.f.): 1			
PRINT/COPY AREA	(67 s.f.): 1			

