



# For Lease



**INVENTA  
TOWERS**

1 Inventa Place  
Silver Spring, MD 20910



## Contacts

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Unforgettable First Impression



Transit Hub



Inviting Courtyard and green space

# live/work/play

## Population

- 77,804 residents
- 9% population growth since 2010
- 65,576 daytime population



## Age

- 28% of residents are millennials
- 35.3 years median age

## Income & Education

- 56% with BA degree or higher
- \$71,563 median household income
- 68% of labor force is employed in professional services

## Trends

Population of ages 20-35 has grown 2.5% since 2010



Over 100 restaurants and bars



A nationally recognized music and entertainment venue



Seasonal Events:  
Ice skating, Farmers Market, Community Fountain



Amenity Rich Environment



24/7 Location



Proximity to DC



## LEED Platinum Trophy Asset

Inventa Towers is a state-of-the-art facility with the highest achievable sustainability rating (LEED Platinum) from the US Green Building Council. The Property was the 9th existing building in the nation to achieve this designation at the time (2007). The Property has consistently achieved a high (95+) EnergyStar rating and has provided current ownership with significant cost-saving and environmentally sustainable advantages.



*10-story atrium creates a dramatic first impression for Inventa Towers*



# CORNERSTONE OF DOWNTOWN

**The Point at Silver Spring**  
891 Class B multi-family units

**The Premier**  
160 Class A multi-family units

16th Street

Spring Street

**Cameron Street Garage**  
1,397 spaces

**Twin Towers**  
344 multi-family units

**Inventa Towers**

**Future Purple Line**  
**Silver Spring Metro Station**

Colesville Road

M  
metro

**Eleven55 Ripley**  
379 Class A multi-family units

**Solaire**  
295 Class A  
multi-family units

**Bonifant-Dixon Garage**  
602 spaces

**Ripley District**  
20-story development that will include 338 homes, 15,000 SF of retail and three levels of underground parking

Georgia Avenue

MARYLAND  
97

Georgia Avenue





**Ellsworth Place**  
350,000 SF urban retail & entertainment destination

**Downtown Silver Spring**  
440,000 SF mixed-use urban development



**Core Apartments**  
316 Class A multi-family units

**The Fillmore**  
2,000-seat legendary music hall

**AFI Silver**  
A dedicated theater and cultural center that is committed to supporting artists, educators, and audiences throughout the country

**Citron**  
222 multi-family units



**Town Square Garage**  
1,296 spaces

**Wayne Avenue Garage**  
1,709 spaces



**Bonifant**  
149 multi-family units

**Central**  
243 multi-family units

**Fenton Village**  
200 Local businesses including ethnic restaurants, small markets, auto shops, and more.

**The Crescent**  
143 multi-family units

**Washington, DC**  
6.4 miles

Bonifant Street

Fenton Street



# LOBBY RENOVATIONS

Each building will have a fully renovated lobby with modern finishes.





## COURTYARD RENOVATIONS

A newly designed plaza and driveway with added green space, seating and modern features.





# ENTRANCE RENOVATIONS



MOTOR COURT

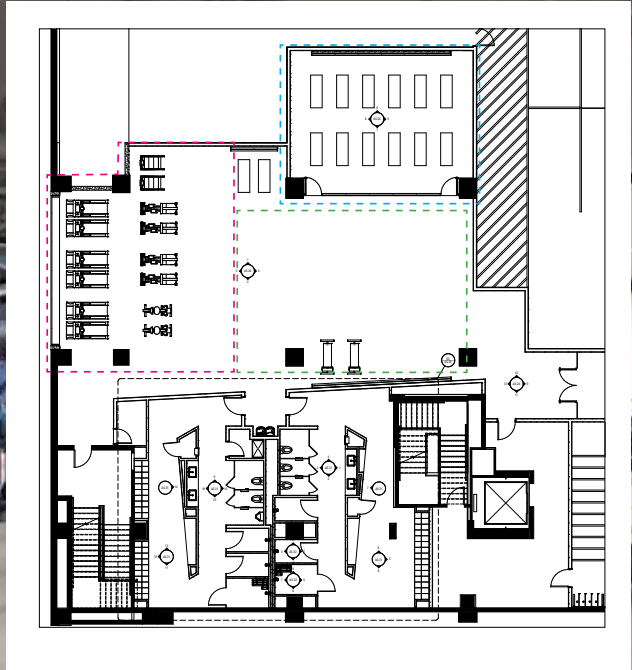


NEW ATRIUM ENTRANCE



# FITNESS CENTER & RESTROOMS RENOVATIONS

The brand new modern fitness centers will be fully equipped with weights, a studio classroom, cardio machines and a circuit training room to make sure you can get your full workout in before heading into the office or home. A restroom with lockers and showers are directly accessible for your convenience.







Voted into the top 15 as one of "The Best Places For Business and Careers" by **Forbes**

## Silver Spring

Located on the northern border of Washington, DC, downtown Silver Spring is ideally located at the corner of Georgia Avenue and Route 29 / Colesville Road. Since 2001, Silver Spring has received billions of dollars in public and private investments, growing the local amenity base exponentially and attracting numerous urban professionals. Silver Spring presents more affordable living options than DC without compromising the robust amenities available, creating demand for the 5,000-plus Class A apartment units that have been developed or are slated for delivery through the beginning of 2019.



# live/work/play

Urban Environment

# 6.4

Miles to  
Washington, D.C.




Located on Rt. 29,  
Convenient Access to I-495



Metro Served - Red line  
and Future Purple Line




**Home to major Corporations**  
United Therapeutics, U.S. Food and  
Drug Administration, Sirens Media




**3 mile**

**235,400**  
population  
WITHIN 3 MILES


**5% population growth**  
from 2018-2021






**\$112,800**  
average household income

**\$58,000**  
disposable household  
income



**71% Bachelor's degrees**  
**45% Post-graduate degrees**



Walkscore®  
Very Walkable

# 97



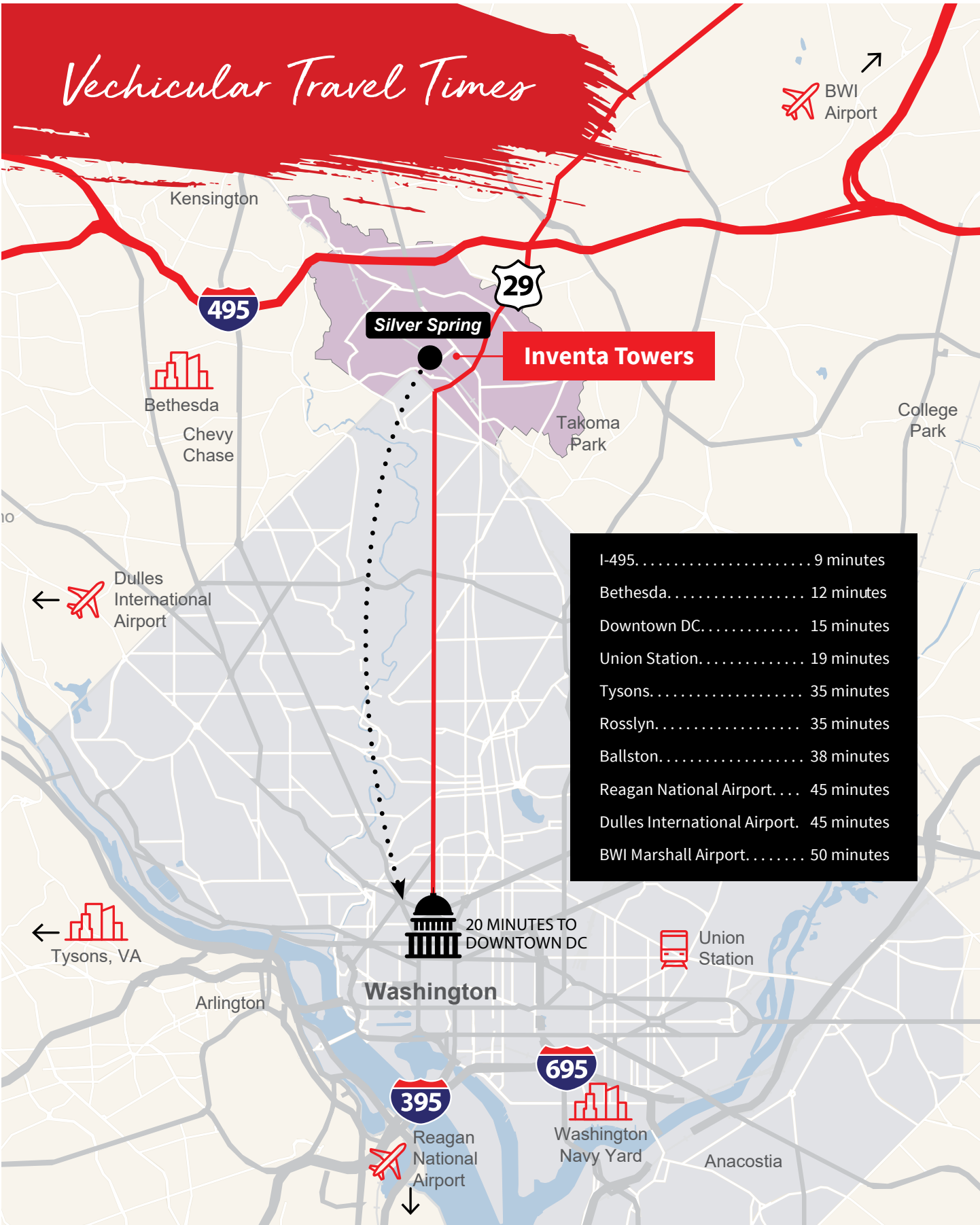
Transitscore®  
Excellent Transit

# 89





# Vehicular Travel Times





## Growing and Diverse Retail Hub

Silver Spring is one of the strongest retail markets in the country with over 4 million SF of restaurants, shops, entertainment and other retail. Local attractions such as Downtown Silver Spring, Ellsworth Place, The Fillmore, AFI Silver and Veterans Plaza make Silver Spring a premier destination for both residents and tourists.



**\$575 million\***

in total retail trade and food & drink in downtown Silver Spring \*Esri



Silver Spring has seen significantly increased retail supply in the past decade. The area currently has a 91% occupancy in its 310 retail storefronts, spurring future retail developments. The area's affluent demographics and popular local attractions make Silver Spring a fortress retail destination.





## Downtown Silver Spring

Downtown Silver Spring is located directly across the street from the Property, boasting 440,000 SF of shops, restaurants and amenities as well as a kid-friendly fountain, movie theater, hotel, public art displays, restaurants and live music. Popular points of interest include a Whole Foods, H&M, FreshFarm Market and Starbucks, among others.



## Ellsworth Place

Ellsworth Place, also located across the street, is a 350,000 SF urban retail and entertainment destination. Specific retailers include Burlington, Dave & Busters, Marshalls, TJ Maxx, Michael's and Ross Guitars, among others. A recent \$45 million repositioning has enhanced the shopping experience by adding additional access points and façade improvements.

## The Fillmore

The Fillmore Silver Spring, a Live Nation venue, brings a dynamic, first-class music, entertainment, and community use venue to downtown Silver Spring, Maryland, in partnership with Montgomery County. For more than 40 years, the legendary Fillmore name has stood as the link between some of the most influential artists in music and their fans. With a capacity of 2,000, the newest Fillmore offers an array of diverse live music programming. Located in the heart of Downtown Silver Spring, the Fillmore joins the American Film Institute as a cornerstone of the neighborhood's exciting, up-and-coming arts and entertainment district.



## AFI Silver Theatre & Cultural Center

Located just two blocks from the Property is the AFI Silver Theatre & Cultural Center. Created by the citizens of Montgomery County, Maryland, the AFI Silver Theatre and Cultural Center is dedicated to artists, educators and audiences throughout the country. AFI is a national institute providing leadership in screen education and the recognition and celebration of excellence in the art of film, television and digital media.

## Veterans Plaza

Veterans Plaza is a large public open space that is programmed for festivals and concerts. The annual Silver Spring Jazz Festival is held under the portico at the front of the Civic Building and there is a pavilion on the plaza where the Silver Spring Swings summer concert series is held. Veterans Plaza will include a memorial commemorating the service of veterans of Silver Spring and Montgomery County.










**Transit Hub - Purple Line - Connecting Silver Spring to Bethesda**

Funding the Purple Line will create more jobs and stimulate the Maryland economy. For every \$100 million invested in public transportation, between 3,140 and 5,700 jobs are created. The estimated cost of building the light-rail Purple Line is currently projected at \$2.4 billion, which means an estimated 75,360 to 136,800 jobs will be create from this project.

It also provides a direct connection to four Washington Metrorail lines, three MARC commuter rail lines, Amtrak Northeast Corridor and regional and local bus services.

<p>Will connect Silver Spring directly to</p>  <p>Bethesda &amp; New Carrollton</p>	<p><b>M</b> 16.2 miles 21 stations</p> <hr/> <p>9-minute travel time between Bethesda &amp; Silver Spring</p> 	<p>CAPITAL COST <b>\$2.448 B</b></p> 
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With daily ridership **22% higher than Bethesda**, Silver Spring is the busiest Metro station in Montgomery County

\*Washington Metropolitan Area Transit Authority

## Transit-Oriented Destination

Silver Spring is one of the best-connected urban core districts in the Washington DC Metro area. The Property is located just steps away from the Silver Spring Metro Station, MARC rail access, numerous bus stations and Interstate 495. The \$140 million Paul Sarbanes Transit Center ties together Bus, Metro, Rail and Biking infrastructure. **Other highlights include:**

- Situated near the main thoroughfares that service Silver Spring, Georgia Avenue and Colesville Road, **providing seamless access** to Washington DC
- Silver Spring is the **#1 rated Metro Station** in the state
- The future **Purple Line** will create over 100,000 jobs and connect Silver Spring directly to Bethesda and New Carrollton

Walkscore®  
Very Walkable

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Transitscore®  
Excellent Transit

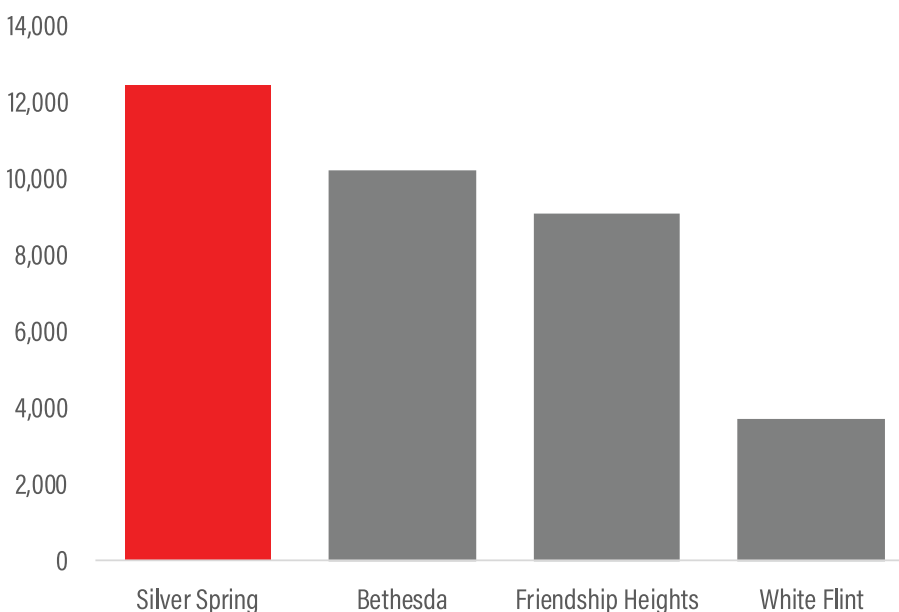
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metrobus



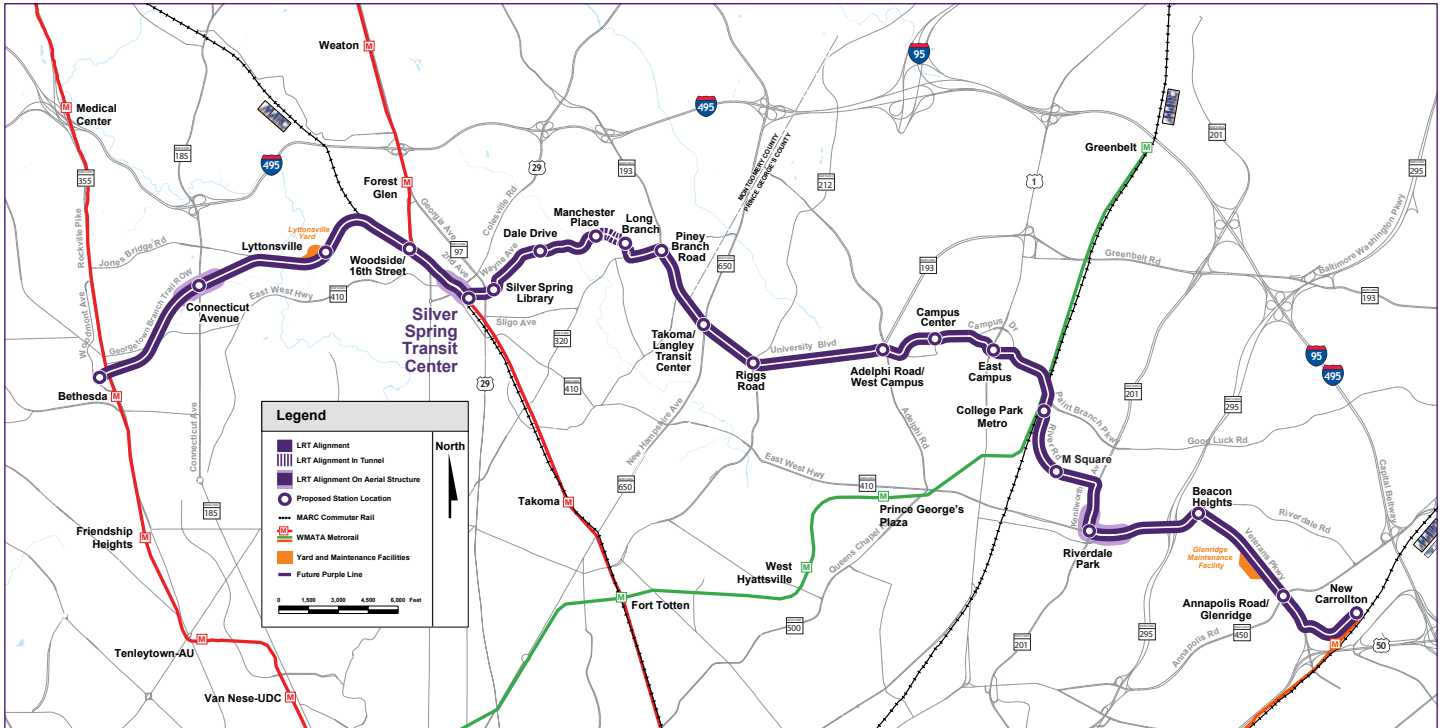
Average weekday station Metro ridership





# LOCATION

- Approximate 5 minute walk to Metro (Red Line and future Purple Line) or MARC Silver Spring Stations
- Transit Score\* rating of 88 - Excellent Transit
- Walk Score\* rating of 95 - Walkers Paradise
- Walking distance to downtown Silver Spring with a unique selection of arts, entertainment, dining hotels and shopping
- Located only 9 minutes from I-495



Meet-up Space in Inventa East Tower



Marc Rail stops between Frederick, MD and Baltimore, MD





# INVENTA TOWERS PROPERTY OVERVIEW

<b>Architect:</b>	The Smith Group (Base Building), Gensler (Interiors)		
<b>Site Area:</b>	149,756 SF (3.4379 acres)		
<b>Year Built:</b>	2003-2004		
<b>Stories:</b>	Inventa East: 7 (8 <sup>th</sup> floor is the rooftop deck/terrace) ; Inventa West: 10 (with 11 <sup>th</sup> floor mechanical penthouse);		
<b>Rentable Building Area:</b>	Inventa East: 157,263 RSF ; Inventa West: 391,330 RSF		
<b>Office Floor Area:</b>		East Tower	West Tower
	Floor 1	7,287 SF (Retail)	32,856 SF
	Floors 2	17,370 SF	31,400 SF
	Floor 3-7	22,990 SF	35,600 SF
	Floor 8-9	N/A	35,600 SF
	Floor 10	N/A	34,500 SF
<b>Slab-to-Slab / Clear Height (Top of Slab to Underside of Slab):</b>		East Tower	West Tower
	Floor 1	20'0" / 19'3"	20'0" / 19'3"
	Floors 2-7	12'3" / 11'6"	12'3" / 11'6"
	Floor 8	Rooftop deck	12'3" / 11'6"
	Floor 9	N/A	12'3" / 11'6"
	Floor 10	N/A	13'1" / 12'4"
<b>Column Spacing:</b>	30' x 30' (typical)		
<b>Parking:</b>	Three levels of below-grade parking which feature 780 parking spaces. There are two parking entrances, one (P2) off Wayne Avenue and the other (P1) off Colesville Road. Public parking within walking distance provides over 5,000 public parking spaces.		
<b>Zoning:</b>	CBD - 2		
<b>LEED:</b>	Platinum Existing Building (EB) 2007		
<b>Energy Star:</b>	95 (12/29/2017)		
<b>Accessibility:</b>	On-property circular drive provides safe and convenient passenger drop-off, with easy pedestrian access to Metro, MARC, County. University and GSA bus service at the Paul Sarbanes Transit Center directly across the street. The Silver Spring Metro Station is a 3-minute walk (0.2 mile), Interstate 495: 5 minutes by car (1.6 miles), with 900,000 SF of shops, restaurants and entertainment within a 1-2 block walk.		
<b>Lobby Future:</b>	Each building will be given its own identity with individual lobbies as shown in the attached concept plans, prepared by Gensler.		
<b>Amenities/Future Amenities:</b>	10-story atrium space, conference center, fitness center of approximately 5,000 SF to be located on the P-1 level of the West Tower inclusive of mens and ladies locker rooms as shown on the attached concept plans, prepared by Gensler.		

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**Elevators:**

Thirteen (13) total elevators serve both buildings. There are a total of ten (10) OTIS passenger elevators, with geared traction, each with a capacity of 4000 lbs., and travel at 350 feet per minute. Additionally, there are two (2) dedicated parking elevators located in the Georgia Tower lobby, and one (1) freight elevator located in the West Tower.

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**East Tower**

- (4) passenger elevators serving floors 1-7
- (2) parking shuttle elevators serving P1-P3 from the Georgia Tower lobby

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**West Tower**

- (6) passenger elevators serving floors 1-10, (3) of which serve the garage, (2) serving P2 and (1) serving P1 and P2
  - (1) Freight elevator serving floors P2-11
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**Loading Dock:**

Located on the P2 level, the three bay loading dock is accessed via the entrance on Wayne Avenue and can accommodate tractor trailer delivery.

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**HVAC:**

Control of heating, ventilating and air conditioning is provided by a recently upgraded Siemens Insight energy management system. Three (3) 700-ton McQuay chillers that produce chilled water for the floor-to-floor air handling units (AHU). Heat rejection is accomplished by an open and closed condenser and a 3-cell induced-draft cooling tower, located on the West Tower roof. There are two oversized water to water heat exchangers for the waterside free cooling during cooler ambient air conditions.

Tenant occupied areas have a VAV system with supplemental perimeter baseboard heat.

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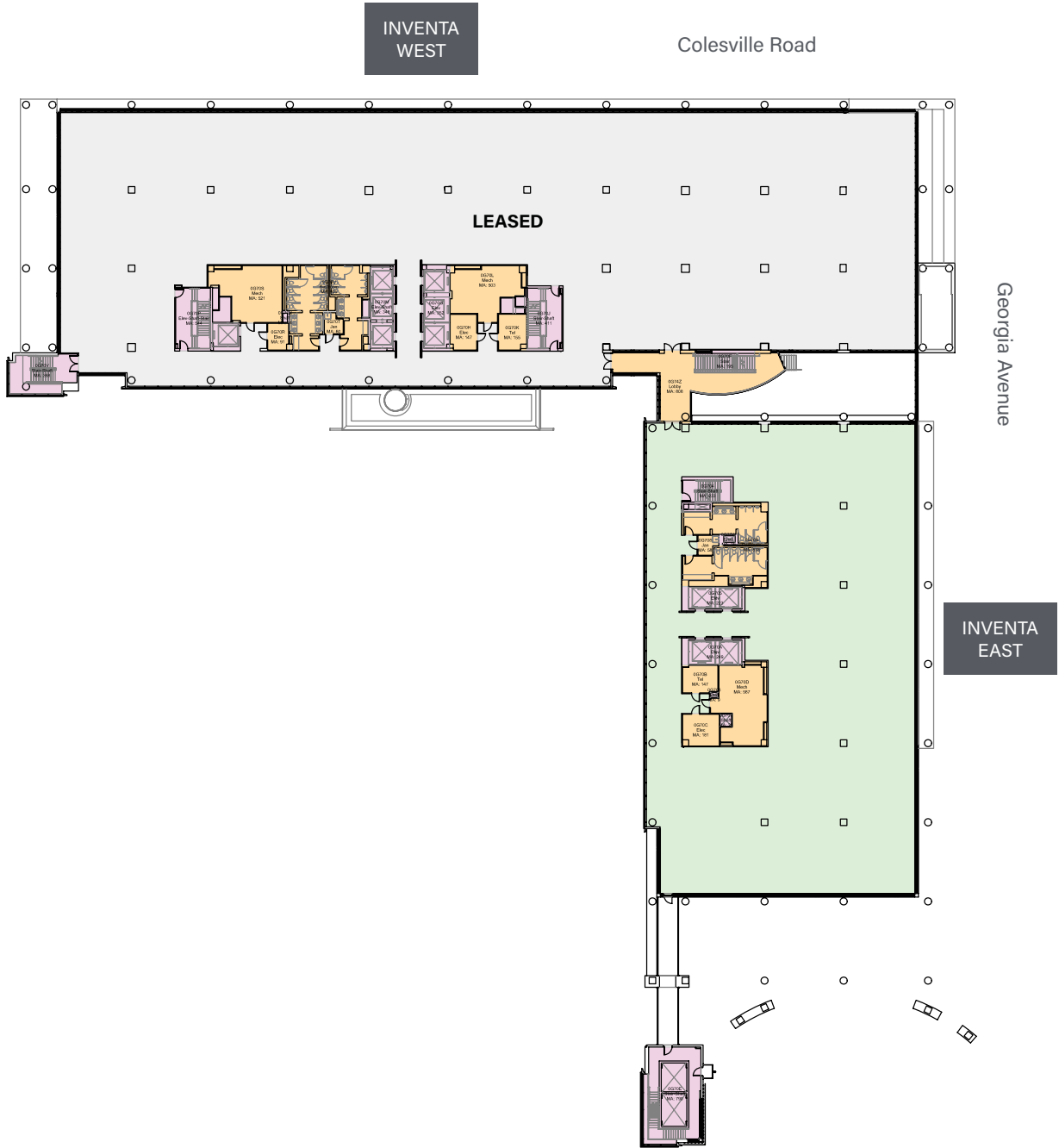
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# INVENTA TOWERS LEVEL 1

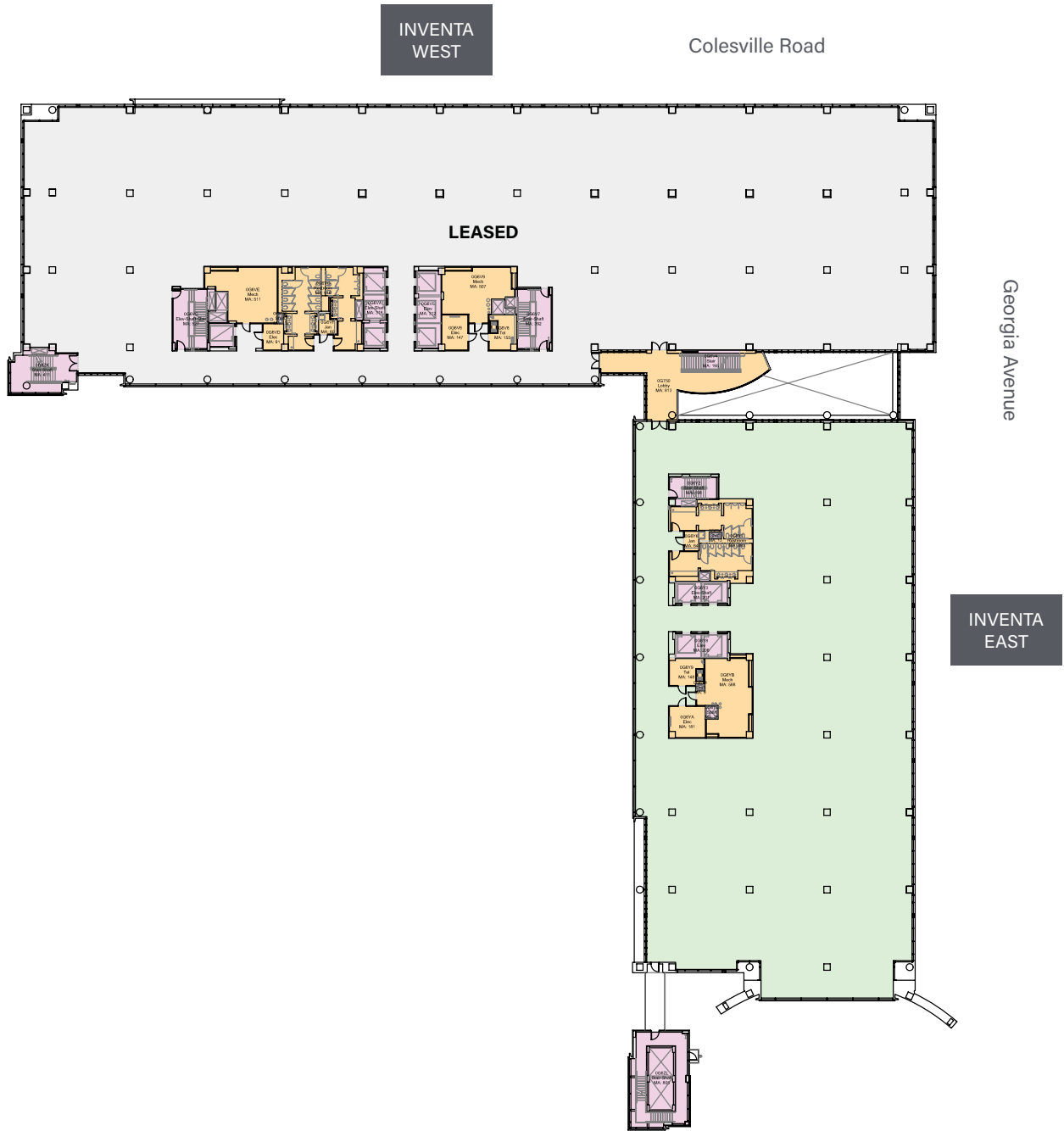


# INVENTA TOWERS LEVEL 2

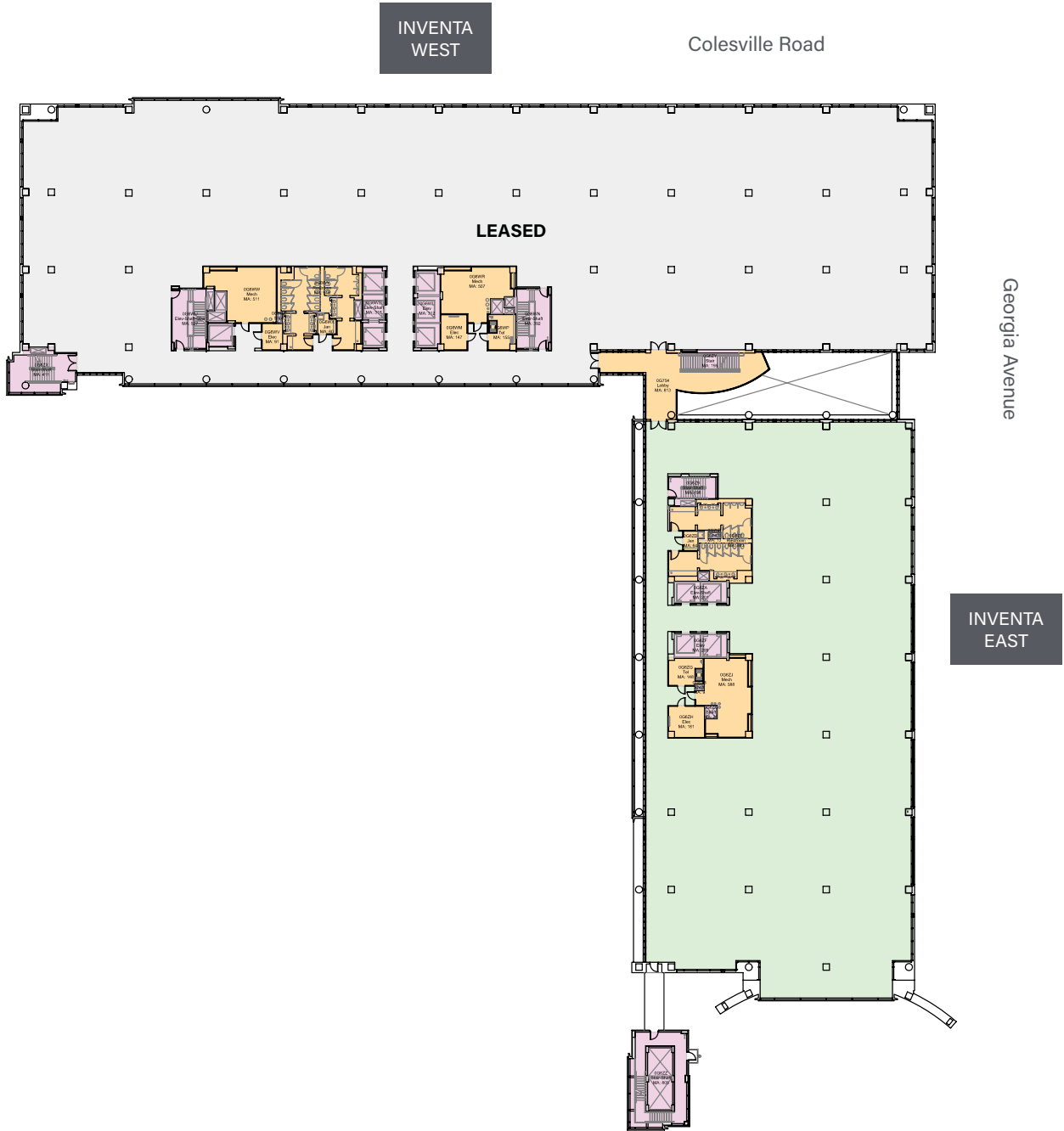




# INVENTA TOWERS TYPICAL FLOORS 3-6

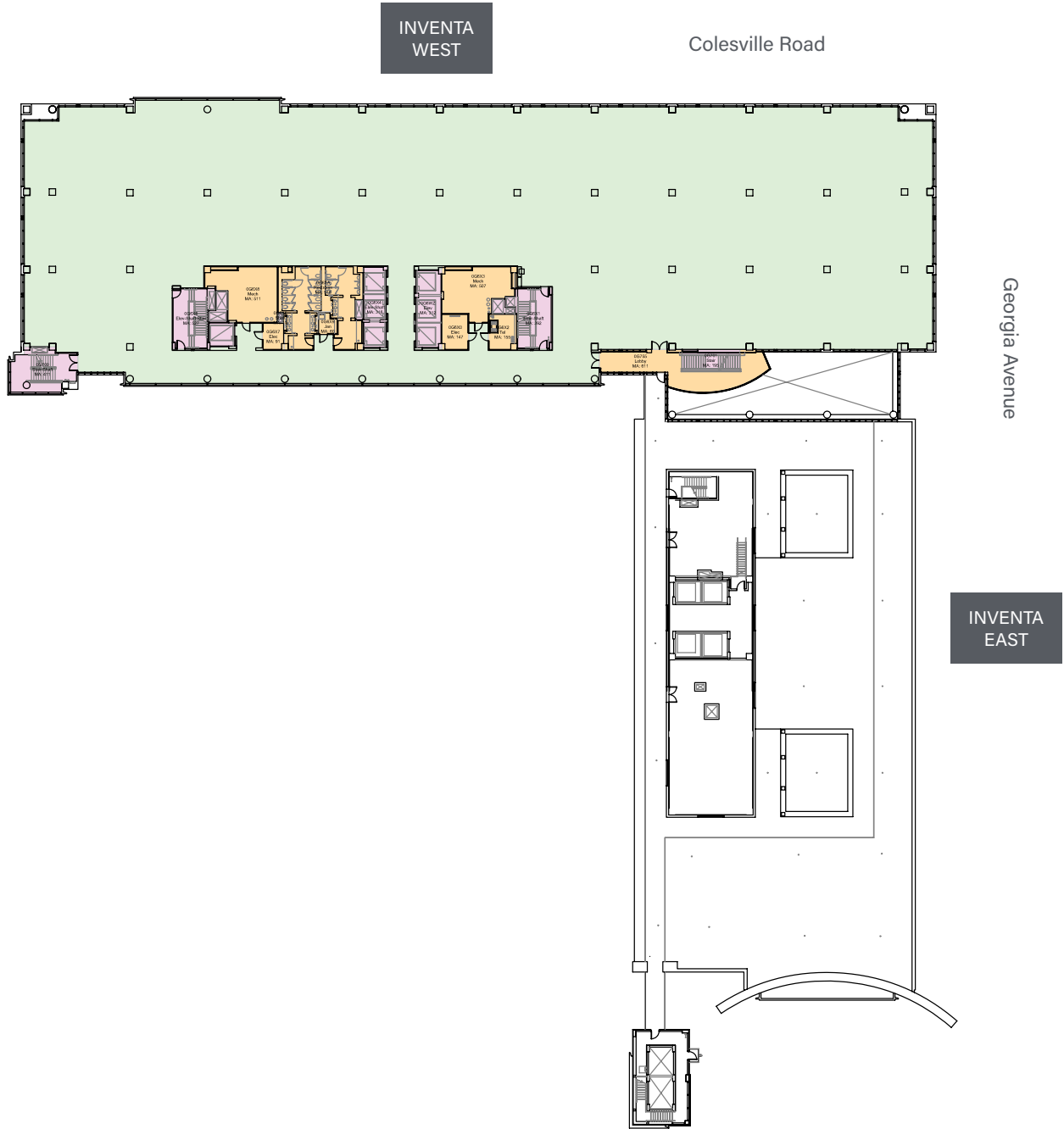


# INVENTA TOWERS FLOOR 7





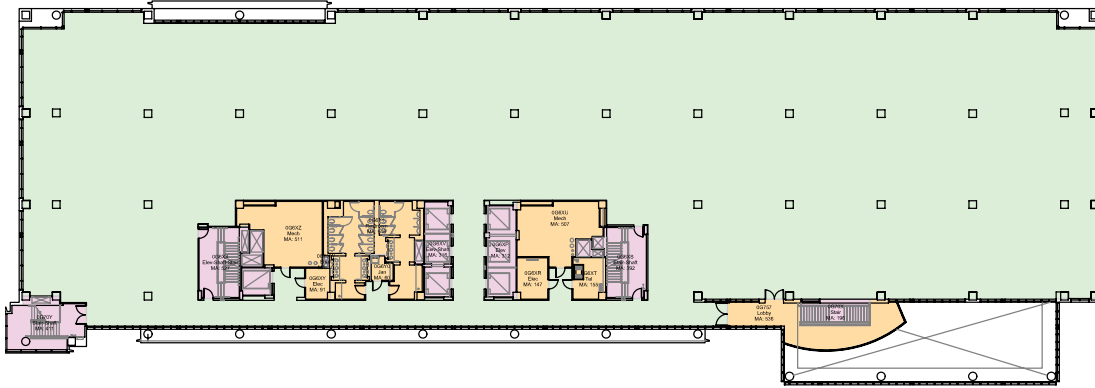
# INVENTA TOWERS TYPICAL FLOORS 8-9



# INVENTA TOWERS WEST FLOOR 10 & PENTHOUSE

FLOOR 10

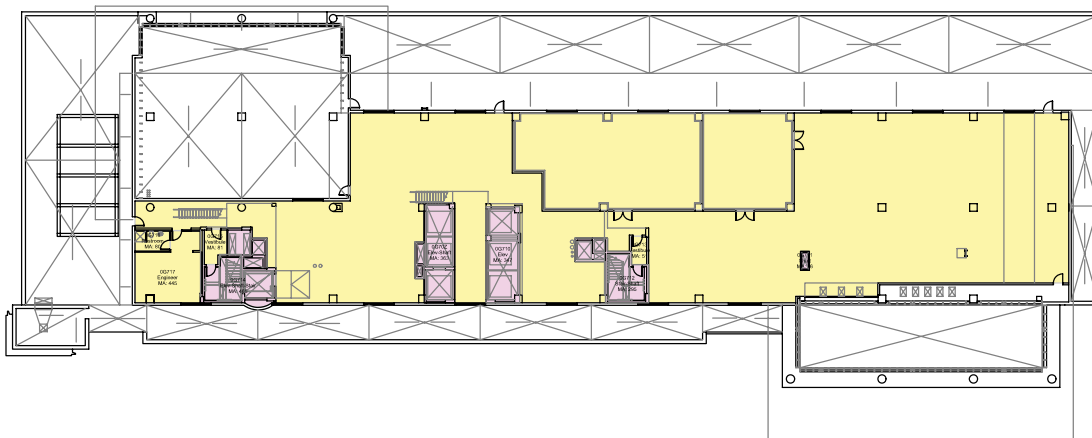
Colesville Road



Georgia Avenue

PENTHOUSE

Colesville Road

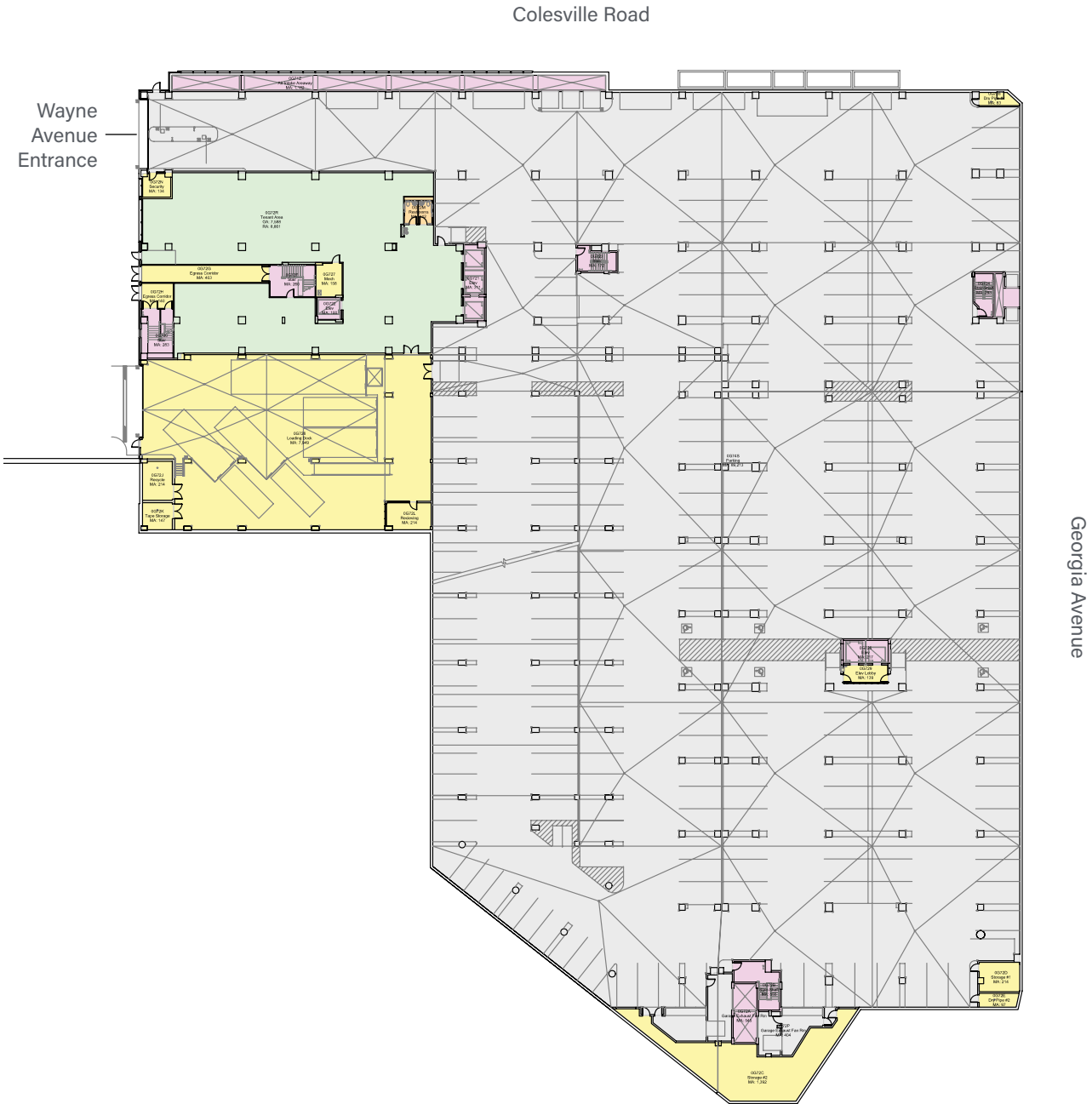


Georgia Avenue





# INVENTA TOWERS P2







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