



Pike & Rose

11800 Grand Park Avenue will be a mixed-use, eight (8) story, 239,804 square foot, trophy office building with retail tenants on the first, third, and fourth floors. The building includes 80,000 rentable s.f. of office space and 114,000 s.f. of retail (inclusive of a 50,000 s.f. iPic theater and Tanzy restaurant). The building includes a dedicated office lobby and office elevators and 4 levels of structured parking. Exterior finishes consist of brick and architectural masonry block with cast stone accents, aluminum and glass curtain walls, and aluminum and glass punched windows, with a granite base. The structure will be a post-tension concrete frame for office levels 5-8. Column grids will be approximately 30' x 40', providing mostly column-free office space for an efficient interior office design.

Office Floors:	-5 th floor: 19,911 s.f. -6 th floor: 19,911 s.f. -7 th floor: 19,911 s.f. -8 th floor: 19,911 s.f.
Column Spacing/ Ceiling Heights:	30' x 40' column spacing/ 9' finished ceilings- 12'6" slab to slab
Delivery:	Under Construction, completion scheduled for June 2014
Zoning:	CR
Owner/Developer:	Federal Realty Investment Trust (federalrealty.com)
Parking-Office:	2.5 spaces per 1,000 s.f. leased (Phase 1); additional parking available
Architect:	WDG Architects, PLLC
Transportation:	Located across from the White Flint Metro Station



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Office Summary

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