

inventa at a glance

RENOVATION ARCHITECT
Gensler

SITE AREA
49,756 sF (3.4379 acres)

YEAR BUILT
2003–2004

RENOVATED
2019–2020



ACCESSIBILITY

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 is 5 minutes by car (1.6 miles), with 900,000 SF of shops, restaurants and entertainment within a 1-2 block walk.

LOBBY

Each building will be given its own identity with individual lobbies newly designed by Gensler.

COLUMN SPACING

30' x 30' (typical)

ZONING

CBD-2

LEED CERTIFICATION

Platinum Existing
 Building (EB) 2007



CERTIFIED

Recognized for extraordinary digital connectivity, access to fiber connectivity & premium internet providers.

ENERGY STAR

95 (12/29/2017)

	GEORGIA AVENUE EAST TOWER		COLESVILLE ROAD WEST TOWER	
RENTABLE AREA	157,263 RSF		319,330 RSF	
OFFICE FLOOR AREA	Fl 1	7,287 SF (retail)	Fl 1	32,856 SF
	Fl 2	17,813 SF	Fl 2	31,400 SF
	Fl 3-7	22,990 SF	Fl 3-7	35,600 SF
	Fl 8-9	N/A	Fl 8-9	35,600 SF
	Fl 10	N/A	Fl 10	34,500 SF
CLEAR HEIGHT/ FINISHED CEILING (TOP OF SLAB TO UNDER-SIDE OF SLAB)	Fl 1	20'-0" / 19'-3"	Fl 1	20'-0" / 19'-3"
	Fl 2-7	12'-3" / 11'-6"	Fl 2-9	12'-3" / 11'-6"
	Fl 8	Rooftop Terrace		

For more information visit us at inventatowers.com or contact one of our leasing agents.

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