

OVERVIEW

909 Rose Avenue is a new, mixed-use, 204,435 RSF Class A office building with retail tenants at ground floor. The building includes a dedicated office lobby with shared amenity spaces. The amenities include a fully fit-out fitness center with full service locker rooms, multiple meeting areas, in addition to a pantry and café/lounge area. Bike storage is included in the building as well.

The exterior finishes of the building consist of Architectural Terra-Cotta panels adhered to a precast concrete system. Decorative architectural elements will adorn the building at the retail and parking garage levels. Expansive curtainwall and punched window glazing combined with a shallow core depth will optimize natural light penetration and access to exterior views of the surrounding neighborhood. The structure is a post-tension concrete frame with column spacing approximately 30' x 42', providing mostly column-free office space for flexible and efficient interior planning.

TOTAL RSF - 200,000+ RSF

LEVEL LL		(LL - Trade Street Entrance)
LEVEL 1	5,144 RSF	(LOBBY/ AMENITY / OFFICE / RETAIL)
LEVEL 2	21,446 RSF	(OFFICE/PARKING)
LEVEL 3	22,394 RSF	(OFFICE)
LEVEL 4	20,457 RSF	(OFFICE)
LEVEL 5	20,457 RSF	(OFFICE)
LEVEL 6	20,509 RSF	(OFFICE)
LEVEL 7	20,509 RSF	(OFFICE)
LEVEL 8	20,506 RSF	(OFFICE)
LEVEL 9	20,506 RSF	(OFFICE)
LEVEL 10	20,506 RSF	(OFFICE)
LEVEL 11	19,289 RSF	(OFFICE)
LEVEL 12		(AMENITY / PENTHOUSE)

COLUMN SPACING (TYPICAL BAYS):

30' o.c. x 42' o.c. 20' o.c. x 42' o.c.

CEILING HEIGHTS

11'-4" Floor-to-Underside of Slab – 9'-0" Finished Ceiling

DELIVERY

Base Building Late Fall 2019

ZONING

CR-3.0 C-1.5 R-2.5 H-200

OWNER/DEVELOPER/PROPERTY MANAGER

Federal Realty Investment Trust

PARKING – OFFICE

3.0 per 1,000 SF leased

ARCHITECT

Hickok Cole Architects, Inc.

GENERAL CONTRACTOR

Davis Construction

TRANSPORTATION

Immediate access to I-270, I-495 and across the street from White Flint Metro Station