

Brookfield

SILVER SPRING METRO PLAZA 8401 COLESVILLE ROAD

General Description	8401 Colesville Road is one of three buildings that make up Silver Spring Metro Plaza which totals 686,869 square feet. The complex is located with direct access to the Silver Spring Metro station and offers an indoor parking garage with 486 available spaces. The project is minutes from downtown Washington, DC and Discovery Communications world headquarters is across the street. The plaza boasts an inviting atmosphere and tenants enjoy SOHO Café Market, bakery,, travel agency and copy/print shop on site.
Design Architect	DNC Architects, Inc.
General Contractor	
Mechanical Engineer	Meta Engineers, P.C.
Structural Engineer	Smislova, Kehnemui & Associates
Completion Date	1986
Building Height	9 stories
Design Load	20 pounds per square foot partition load 100 pounds per square foot live load
Rentable Area	Approximately 167,861 SF
Typical Floor Area	Approximately 18,000 SF
Ceiling Heights	Slab-to-slab heights on office floors average 12'4" Standard floor to ceiling height is 8'6"
Mullion Spacing	4 feet 9 inches
Interior Column Spacing	Generally every 30 feet
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is primarily Computrols equipment. In addition to equipment operation and control, the system performs optimum start and load shedding.
Design Criteria	The building's HVAC systems are designed to meet or exceed ASHRAE Building Code requirements. Design conditions are based upon occupancy of not more than one person per 143 usable square feet
Heat	Perimeter heating is achieved by hot water finned tube base board heat in the tenant areas. The base board heaters have zone control valves which the building automaton system modulates as needed.
Air Conditioning	The air conditioning system for the buildings consists of one or two package A/C units per floor. The conditioned air feeds VAV box's throughout the tenant spaces. The package units and VAV box's are controlled by the building automation system and/or pneumatic

Brookfield

	controls
	Supplemental HVAC is available 24 hours a day.
Standard Hours of HVAC Operation	7:00 AM to 6:00 PM, Monday through Friday 8:00 AM to 2:00 PM, Saturday upon request
ELECTRICITY	
General	Building-standard power consists of 5 watts per usable square foot, connected load, provided by Pepco. Additional power is available based upon demonstrated need.
Electric Closet	One per floor
Telephone Closet	One per floor
PASSENGER ELEVATORS	
Number of Elevators	Four elevators organized into two banks that serve all nine tenant floors and all three garage levels. One scenic elevator that serves floors one through three and all three levels of the garage.
Elevator Capacity	3,000 – 3,500 lbs. depending on elevator bank
Elevator Speed	150 -400 FPM (ft. per minute), depending on bank
SERVICE ELEVATORS	
Number of Elevators	One (conversion of passenger elevator)
Elevator Capacity	3,500 lbs
Elevator Size	4'5" long, 6'5" in. wide, 8'5" high
BUILDING AMENITIES	<ul style="list-style-type: none">• Parking/Valet• Voice and Fiber Access Services• Near Mass Transportation