

# Brookfield

## SILVER SPRING METRO PLAZA 8403 COLESVILLE ROAD

<b>General Description</b>	8403 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.
<b>Design Architect</b>	DNC Architects, Inc.
<b>General Contractor</b>	
<b>Mechanical Engineer</b>	Meta Engineers, P.C.
<b>Structural Engineer</b>	Smislova, Kehnemui & Associates
<b>Completion Date</b>	1986
<b>Building Height</b>	17 stories
<b>Design Load</b>	20 pounds per square foot partition load 100 pounds per square foot live load
<b>Rentable Area</b>	Approximately 469,283 SF
<b>Typical Floor Area</b>	Approximately 30,000 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 12'4" Standard floor to ceiling height is 8'6"
<b>Mullion Spacing</b>	4 feet 9 inches
<b>Interior Column Spacing</b>	Generally every 30 feet
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	
	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.
<b>Design Criteria</b>	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
<b>Heat</b>	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.
<b>Air Conditioning</b>	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

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	units and VAV box's are controlled by the building automation system and/or pneumatic controls
	Supplemental HVAC is available 24 hours a day.
<b>Standard Hours of HVAC Operation</b>	7:00 AM to 6:00 PM, Monday through Friday 8:00 AM to 2:00 PM, Saturday upon request.
<b>ELECTRICITY</b>	
<b>General</b>	Building-standard power consists of 5 watts per usable square foot, connected load, provided by Pepco. Additional power is available based upon demonstrated need.
<b>Electric Closet</b>	Two per floor
<b>Telephone Closet</b>	One per floor
<b>PASSENGER ELEVATORS</b>	
<b>Number of Elevators</b>	Ten elevators organized into two banks that serve all seventeen tenant floors. Two elevators in a separate bank that serves all three garage levels.
<b>Elevator Capacity</b>	3,000 lbs – 3,500 lbs. depending on elevator bank
<b>Elevator Speed</b>	400 – 800 FPM (ft. per minute), depending on bank
<b>SERVICE ELEVATORS</b>	
<b>Number of Elevators</b>	Two (conversion of passenger elevator)
<b>Elevator Capacity</b>	3,500 lbs
<b>Elevator Size</b>	4'5" long, 6'5" in. wide, 8'5" high
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"><li>• Parking/Valet</li><li>• Voice and Fiber Access Services</li><li>• Near Mass Transportation</li></ul>