

Brookfield

BETHESDA CRESCENT 4600

General Description	Conveniently located in the heart of Bethesda and designed by Keyes Condon Florence; 4600 is part of Bethesda Crescent and is comprised of 269,000 square feet in three Class A office buildings. Bethesda Crescent is in close proximity to numerous restaurants, retail shops and banking. Among the three buildings, on-site services include a sundries shop, deli, hair salon, day spa, print shop, bank/ATM machine and art gallery. Bethesda Crescent provides direct access to the Bethesda Metro station, easy access to the Capital Beltway (Route 495) and is located near all three of the area's major airports.
Design Architect	Keyes Condon Florence
General Contractor	Omni Construction
Mechanical Engineer	GHT, LTD
Structural Engineer	KCE Structural Engineers
Completion Date	1988
Building Height	9 stories plus penthouse
Design Load	20 pounds per square foot dead load 80 pounds per square foot live load
Rentable Area	Approximately 113,218 SF
Typical Floor Area	Approximately 14,000 RSF
Ceiling Heights	Slab-to-slab heights on office floors average 12'0" Standard floor to ceiling height is 9'0"
Mullion Spacing	5'
Interior Column Spacing	Every 20 feet
HEATING, VENTILATION AND AIR CONDITIONING	Heating provided through electric resistance heat coils located in VAV boxes. AC provided by a central rooftop "Ventrol" package unit consisting of two 170 ton and 180 ton chillers. Conditioned air distributed through main air handler to VAV boxes. The Building Automation and Energy Management System is primarily Alerton for Windows equipment. In addition to equipment operation and control, the system performs heating and cooling set points and duty cycling.
Design Criteria	The building's HVAC systems are designed to meet or exceed Maryland Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.
Heat	Heat is supplied by electric reheat, fan-powered VAV boxes.
Air Conditioning	Cooling is provided by one 180 ton chiller and one 170 ton chiller.

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	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 1:00 PM, Saturday
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	Five elevators organized into two banks: Three Elevators; Floors L – 9 Two Garage Elevators; Floors L – P-4
Elevator Capacity	3,000 lbs. depending on elevator bank
Elevator Speed	350 FPM (ft. per minute), depending on bank
SERVICE ELEVATORS	
Number of Elevators	One (conversion of passenger elevator)
Elevator Capacity	3,000 lbs.
Elevator Size	90" long, 54" wide, 106" high
BUILDING AMENITIES	Retail Amenities Deli Booeymonger Bethesda Location: Plaza Level Waverly Street Gallery Location: Plaza Level Crescent Printing Location: Plaza Level Other Amenities nearby include: Hair Salon Day Spa Bank/ATM Machine Convenience Store Property Amenities Parking Impark Location: 4600 East West Highway Parking Garage Levels, P1 - P4 Parking garage access is limited to monthly parking customers only. No transient parking is available.

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