

# Brookfield

## BETHESDA CRESCENT 7475

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| <b>General Description</b>                       | Conveniently located in the heart of Bethesda and designed by Keyes Condon Florance; 7475 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. |
| <b>Design Architect</b>                          | Keyes Condon Florance   |
| <b>General Contractor</b>                        | OMNI Construction   |
| <b>Mechanical Engineer</b>                       | GHT, LTD  |
| <b>Structural Engineer</b>                       | KCE   |
| <b>Completion Date</b>                           | 1988  |
| <b>Building Height</b>                           | 11 stories  |
| <b>Design Load</b>                               | 20 pounds per square foot dead load<br>80 pounds per square foot live load  |
| <b>Rentable Area</b>                             | Approximately 128,744 SF  |
| <b>Typical Floor Area</b>                        | Approximately 12,000 RSF  |
| <b>Ceiling Heights</b>                           | Slab-to-slab heights on office floors average 12' 0"<br>Standard floor to ceiling height is 9'0"  |
| <b>Mullion Spacing</b>                           | 5'  |
| <b>Interior Column Spacing</b>                   | Generally every 20'   |
| <b>HEATING, VENTILATION AND AIR CONDITIONING</b> | <p>Heating provided through electric resistance heat coils located in VAV Boxes. AC provided by central rooftop "Mammoth" packaged AHU consisting of six 80 ton Hitachi screw compressors &amp; two evaporative condensers. Conditioned air distributed through main AHU to VAV boxes.</p> <p>The Building Automation and Energy Management System is primarily Alerton for Windows equipment. In addition to equipment operation and control, the system performs start, stop and duty cycling.</p>  |
| <b>Design Criteria</b>                           | 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.  |
| <b>Heat</b>                                      | Heat is supplied by electric reheat, fan-powered VAV boxes.   |

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| <b>Air Conditioning</b>                 | Cooling is provided by electric direct expansion central cooling. 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<br>8:00 AM to 1:00 PM, Saturday  |
| <b>ELECTRICITY 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>                  | One per floor  |
| <b>Telephone Closet</b>                 | One per floor  |
| <b>PASSENGER ELEVATORS</b>              |  |
| <b>Number of Elevators</b>              | Five elevators organized into 3 banks:<br>Elevator 1; Floors L – P - 4<br>Elevator 2, 3, 4, 5; Floors L – 11   |
| <b>Elevator Capacity</b>                | 3,000 lbs. depending on elevator bank  |
| <b>Elevator Speed</b>                   | 350 FPM (ft. per minute), depending on bank  |
| <b>SERVICE ELEVATORS</b>                |  |
| <b>Number of Elevators</b>              | 1 (conversion of passenger elevator)   |
| <b>Elevator Capacity</b>                | 3,000 lbs.   |
| <b>Elevator Size</b>                    | 91" long, 57" wide, 109.5" high  |
| <b>BUILDING AMENITIES</b>               | Retail Amenities<br><br>ATM<br>Monument Bank<br>Location: Besides Monument Bank street entrance on Wisconsin Avenue.<br><br>Bank Branch<br>Monument Bank<br>Location: 7475 Wisconsin Avenue<br><br>TLC Day Spa<br>Location: 7475 Wisconsin Avenue<br><br>Hair Salon<br>Bubbles<br>Location: 7475 Wisconsin Avenue Lobby<br><br>News-Stand<br>Crescent Convenience<br>Location: Lower Level Concourse of 7475 Wisconsin Avenue<br><br>Property Amenities<br><br>Parking<br>Impark |

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Location: 7475 Wisconsin Avenue Parking Garage

7475 Wisconsin Avenue Parking Garage is accessible 24 hours a day by "monthly" parkers.  
Transient parking is available M-F: 7:00AM - 10:00PM.