

Brookfield

Three Bethesda Metro Center

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| General Description | Three Bethesda Metro Center is located in the heart of downtown Bethesda, Maryland. Situated at the intersection of Wisconsin Avenue and Old Georgetown Road the property is centrally located to the most desirable office buildings in Bethesda. Three Bethesda Metro Center sits adjacent to the Bethesda Metro Station and the Hyatt Regency Hotel. Occupants are within walking distance of the region's premiere upscale retail, dining and shops. Completed in 1985, the 17-story tower has 368 thousand square feet of rentable area, and is home to major financial institutions like Merrill Lynch and Bank of American. |
| Design Architect | Benham Group East, Inc. |
| General Contractor | Rozansky & Kay Construction Co. |
| Mechanical Engineer | Benham Group East, Inc. |
| Structural Engineer | KCE Structural Engineers, P.C.. |
| Completion Date | 1985 |
| Building Height | 17 Stories |
| Design Load | Office 100 lbs/sq. ft. Roof 50 lbs/sq. ft. |
| Rentable Area | Approximately 368,400 SF |
| Typical Floor Area | SF for Floor Plates are Approximates: Floors Metro - Mezzanine (10,000 SF) Floors Plaza - 3 (33,000 SF) Floors 4 - 11 (26,000 SF) Floors 11 - 17 (9,000 SF) |
| Ceiling Heights | Slab-to-slab heights on office floors average 11'6" Standard floor to ceiling height is 8" |
| Mullion Spacing | Approximately 4' |
| Interior Column Spacing | Generally every 24 feet |
| HEATING, VENTILATION AND AIR CONDITIONING | The Building Automation and Energy Management System is primarily Boland equipment |
| Design Criteria | The building's HVAC systems are designed to meet or exceed Montgomery County Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet. |
| Heat | Central core and interior offices are heated by constant volume systems that are serviced |

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by package units in mechanical rooms that are located on each floor. Perimeter offices have individual heat pumps to provide additional heating along the window line.

Air Conditioning

Cooling is provided by chilled water supplied from a central cooling plant which supplies the package units on each floor. Cooling is supplemented along the window line with heat pumps.

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 4 watts per usable square foot, connected load, provided by local utility company.

Electric Closet

Two per floor

Telephone Closet

Two per floor

PASSENGER ELEVATORS Number of Elevators

9 elevators organized into 3 banks:
A Bank - 4 cars service Metro - 17
B Bank - 4 scenic cars service Metro - 17
C Bank - 1 Freight car service Metro - Plaza

Elevator Capacity

3,500 lbs.

Elevator Speed

Passenger 500 FPM
Hydraulic Freight 150 FPM

SERVICE ELEVATORS Number of Elevators

Two freight cars, one service Metro – Plaza , one service Plaza - 17

Elevator Size

A Bank 84 in. long, 48 in. wide, 93 in. high
B Bank 63 in. long, 72 in. wide, 96 in. high
C Bank 40 in. long, 80 in. wide, 93 in. high

BUILDING AMENITIES

- Walking distance to fine restaurants and boutiques
- Adjacent to the Hyatt Regency Bethesda
- Adjacent to the Bethesda Metro Rail Station
- Situated at the intersection of Wisconsin Avenue and Old Georgetown Road.