

THE
OFFICES
AT PIKE & ROSE

915 Meeting | South East Perspective

Trade Street at Meeting Street

915
MEETING ST.



FEDERAL
1962

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JLL

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915 Meeting Street | Main Lobby Entrance

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OVERVIEW

915 Meeting Street is a 276,000 SF building with 10,000 RSF of ground floor retail and 266,000 RSF of Class A office space. The predominantly curtainwall façade provides outstanding interior views via floor-to-ceiling glass on typical 8' x 9' window bays. Building amenities include a rooftop conference center and lounge adjacent to an expansive outdoor terrace; a fully-equipped fitness center with locker rooms, secured bicycle storage facilities, and WiFi throughout all public areas. The building also features private terraces on multiple floors, a highly-efficient DOAS mechanical system, and destination dispatch elevators.

COLUMN SPACING (TYPICAL BAYS)

North and south sides of core are column free with 30' x 44' spacing

East and west side of core have minimal columns on 30' x 40' spacing

CEILING HEIGHTS

Typical: 12' - 8" floor-to-underside of slab

11th floor: 13' - 8" floor-to-underside of slab

15th floor: 14' - 8" floor-to-underside of slab

Minimum finish ceiling heights of 9'0"

TOTAL RSF - 101,121 RSF

LEVEL 1	LOBBY, 9,700 SF RETAIL
LEVEL 2-5	PARKING (3/1,000 SF); FL 5 FITNESS CENTER & LOCKERS / WELLNESS ROOM
LEVEL 6	28,538 (Leased)
LEVEL 7	26,296 (Leased)
LEVEL 8	26,296 (Leased)
LEVEL 9	26,296 (Leased)
LEVEL 10	22,028 (Multi-tenant Floor, partially leased)
LEVEL 11	26,565 RSF (Office)
LEVEL 12	26,475 (Office)
LEVEL 13	26,053 (Office)
LEVEL 14	26,239 (Leased)
LEVEL 15	25,668 (Leased)

DELIVERY

Base Building Q4 2023

ZONING

CR

LEED

Pursuing LEED Gold Certification
WiredScore Gold Certified

OWNER/DEVELOPER/PROPERTY MANAGER

Federal Realty Investment Trust

PARKING - OFFICE

~ 3/1,000 SF leased

ARCHITECT

Gensler

GENERAL CONTRACTOR

Clark Construction

TRANSPORTATION

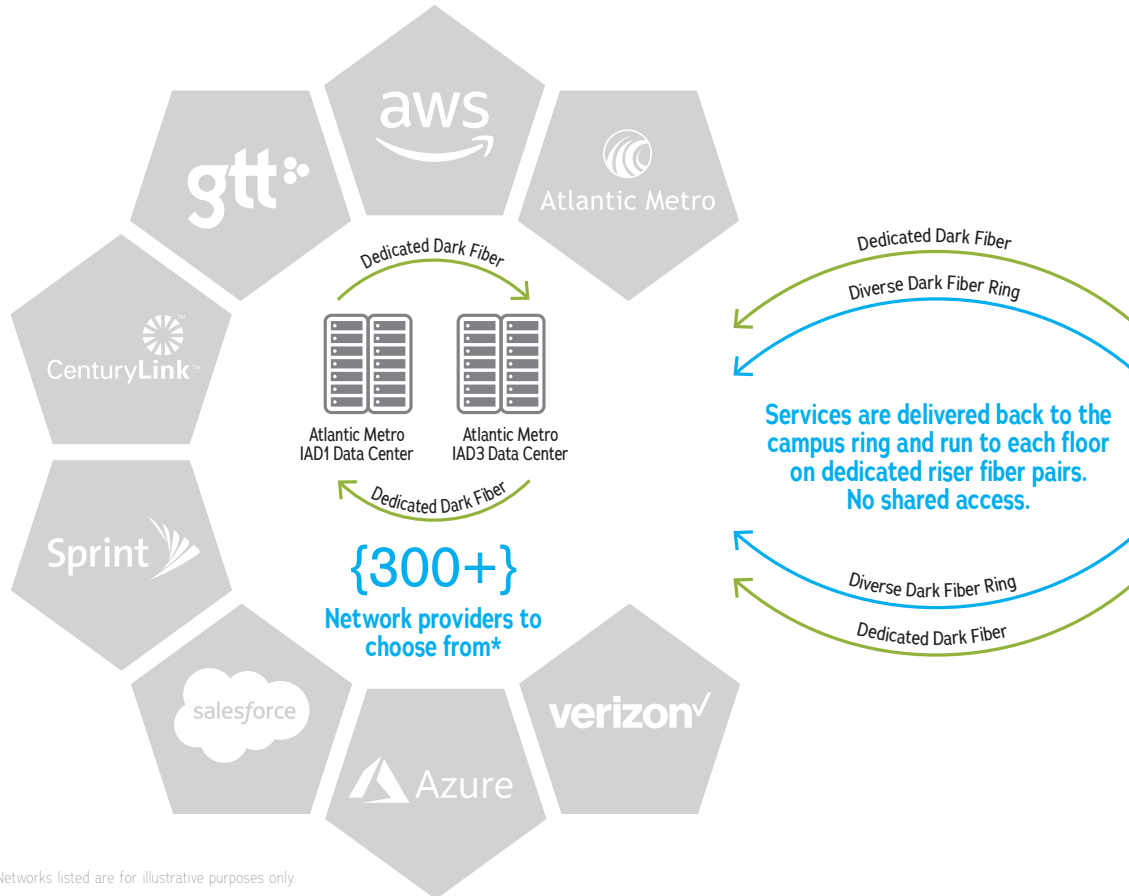
Immediate access to I-270, I-495 and across the street from White Flint Metro Station street from White Flint Metro Station

WILL BE THE MOST INTERCONNECTED AND CLOUD-READY OFFICE BUILDING IN THE DC METRO AREA

100%
INTERNET AND NETWORK
UPTIME GUARANTEED

FULLY
REDUNDANT FIBER PATHS
INTO THE BUILDING

DIRECT
CONNECTIONS AVAILABLE TO
ALL MAJOR, CLOUD, ISP AND
CRM PROVIDERS



*Networks listed are for illustrative purposes only.



Federal Realty offers unprecedented connectivity — delivering direct connections to over 300+ diverse network and cloud providers. Tenants are empowered to choose any cloud provider, CRM, or ISP and be online and connected as quickly as one business day.

In a truly revolutionary shift towards digital fiber connectivity, The Offices at Pike & Rose is offering its tenants a future-proof connection to the cloud that no other building in the Washington Capital Region can offer.



KEY FEATURES



Infrastructure

The building design incorporates a universal communications chamber to enable faster installation of service provider cabling.

The number and size of the incoming communications ducts into the building have been appropriately specified in the building design to ensure that the building is able to meet tenants' connectivity needs.

Two diverse points of entry on separate sides of the building have been implemented in the building design to enable diverse routes for incoming service provider cabling.

The building design incorporates dedicated, secure and climate controlled space for service provider equipment to be located, reducing the risk of overheating and malfunction.

The telco room design is appropriately sized to meet the requirements of the tenants.

The building's risers have been specified with appropriately sized containment to ensure sufficient capacity for tenants' needs.



Wireless Network Infrastructure

Free WiFi in the building's common areas is included in the design specification.

Space has been provisioned in the building's design for the integration of an in-building mobile signal solution.



Connectivity

The landlord has a Standard Telecommunications Access Agreement to help streamline future installations for new service providers.

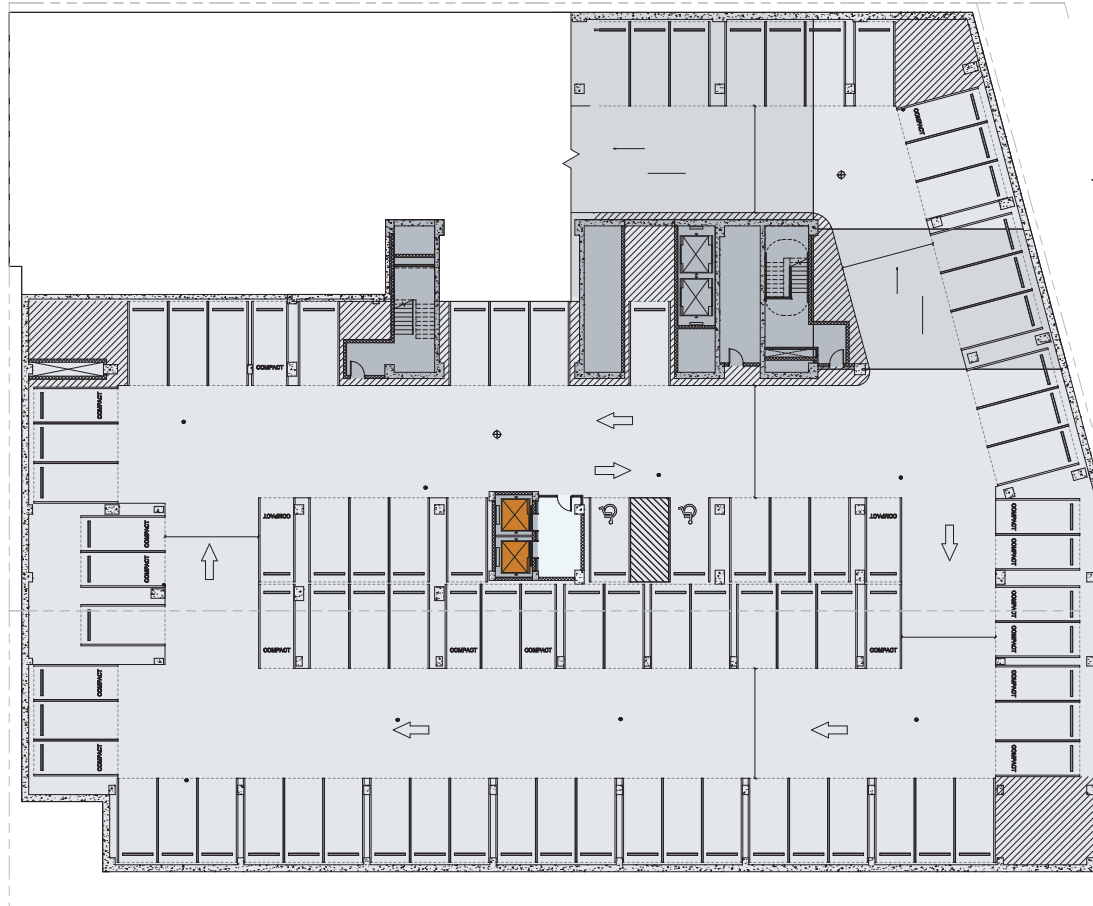
A utility site assessment has been conducted to determine the connectivity infrastructure that is in the area surrounding the building.

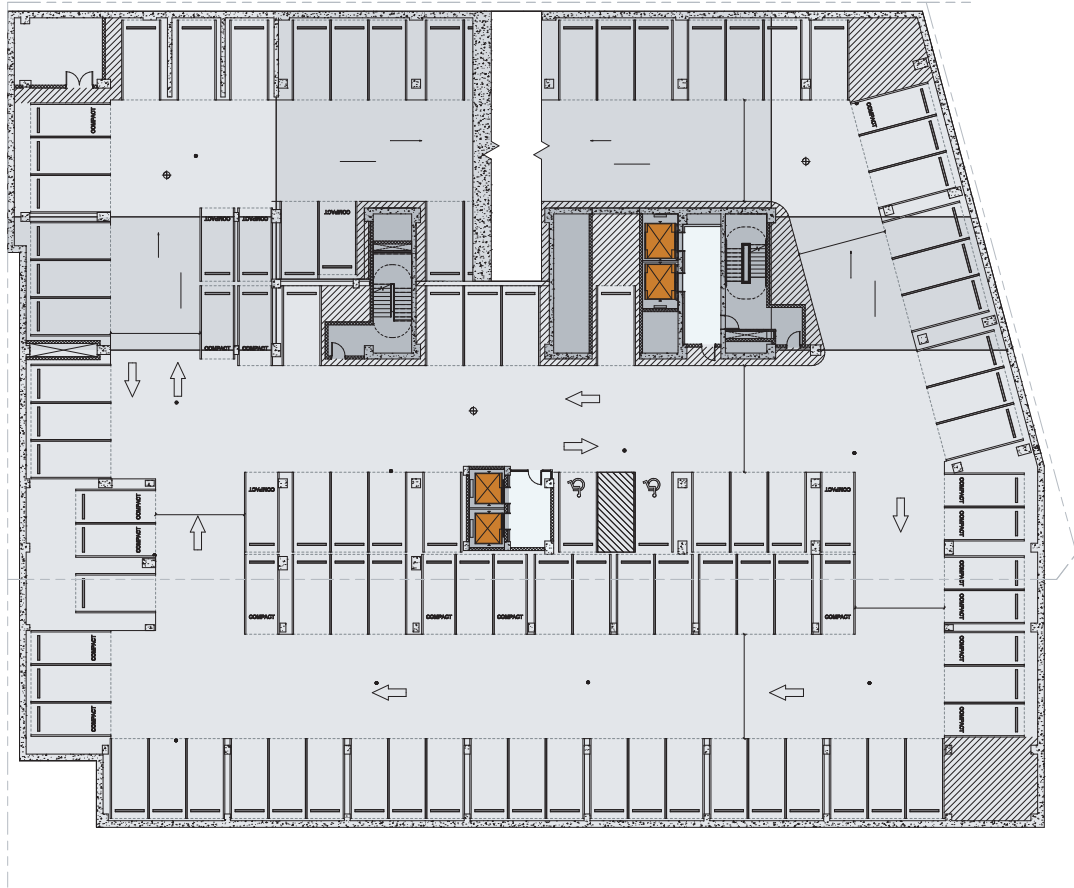
Atlantic Metro has fiber infrastructure in the vicinity and will be providing a dark fiber connection from the building to a data center.



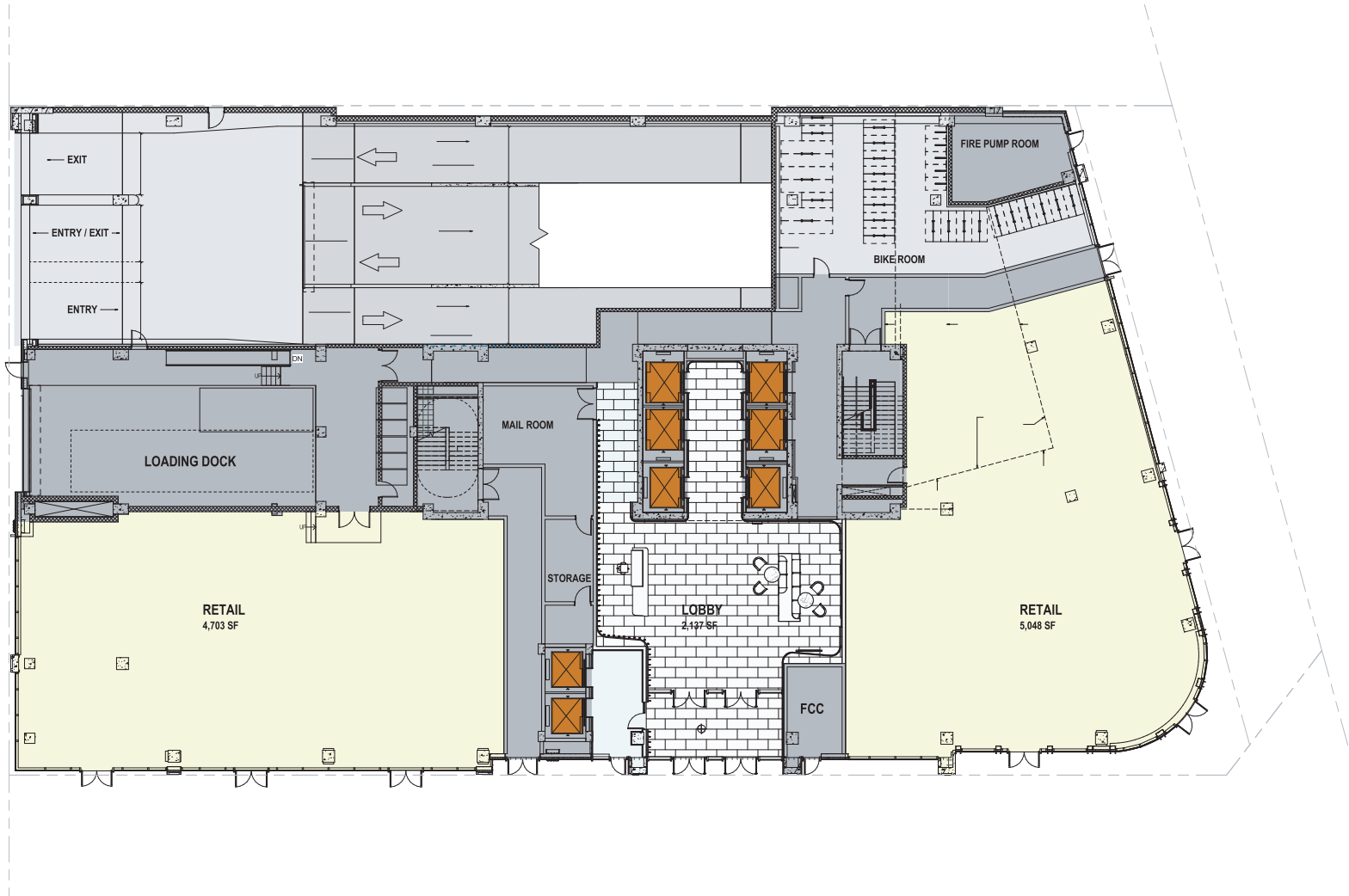


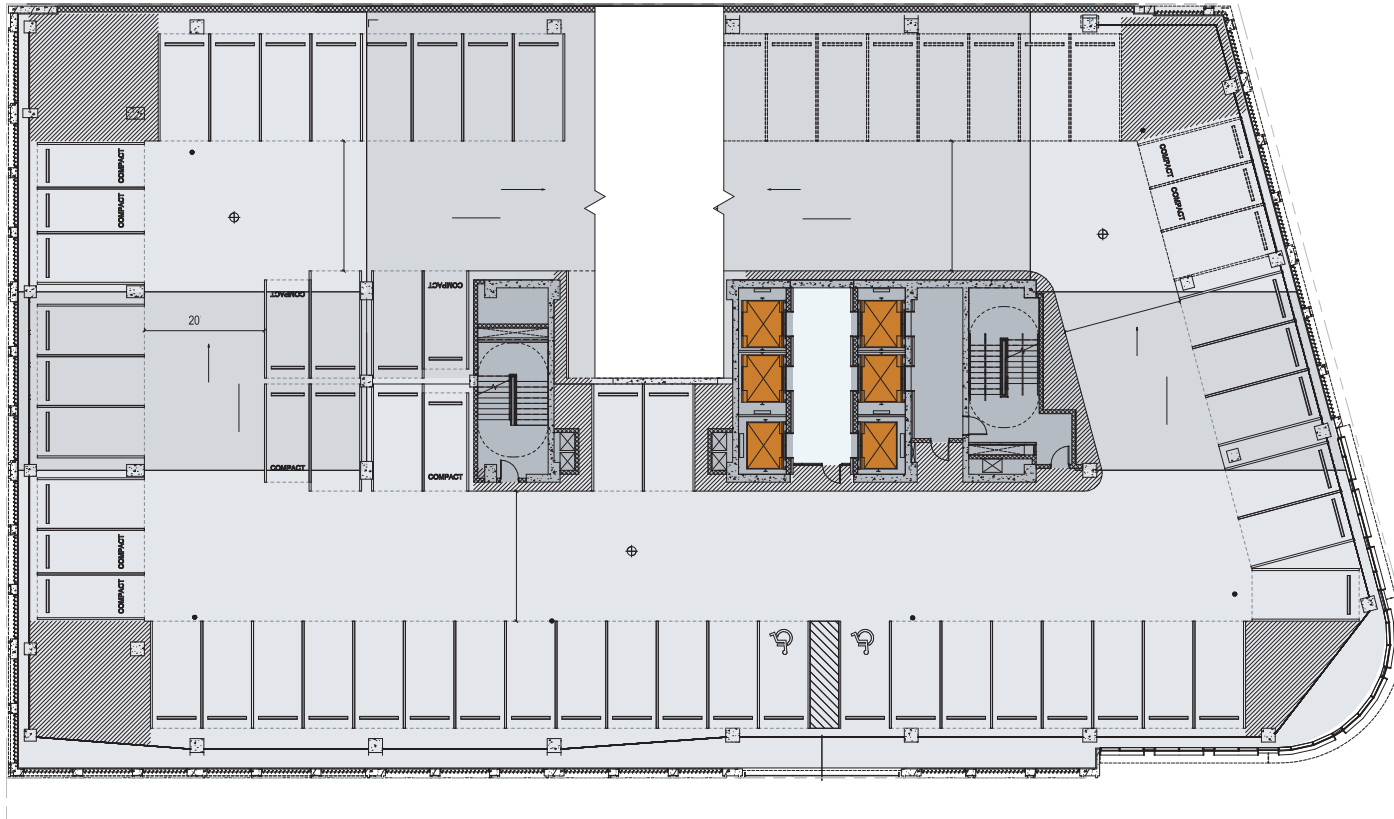
Pent House Amenities
Level 15: 25,668 (LEASED)
Level 14: 26,239 (LEASED)
Level 13: 26,053 (OFFICE)
Level 12: 26,475 (OFFICE)
Level 11: 26,565 (OFFICE)
Level 10: 22,028 (Multi-tenant floor, partially leased)
Level 9: 26,296 (LEASED)
Level 8: 26,296 (LEASED)
Level 7: 26,296 (LEASED)
Level 6: 28,538 (LEASED)
Level 2-5: Parking (Fitness level 5)
Level 1: Lobby, 9,700 SF (RETAIL)

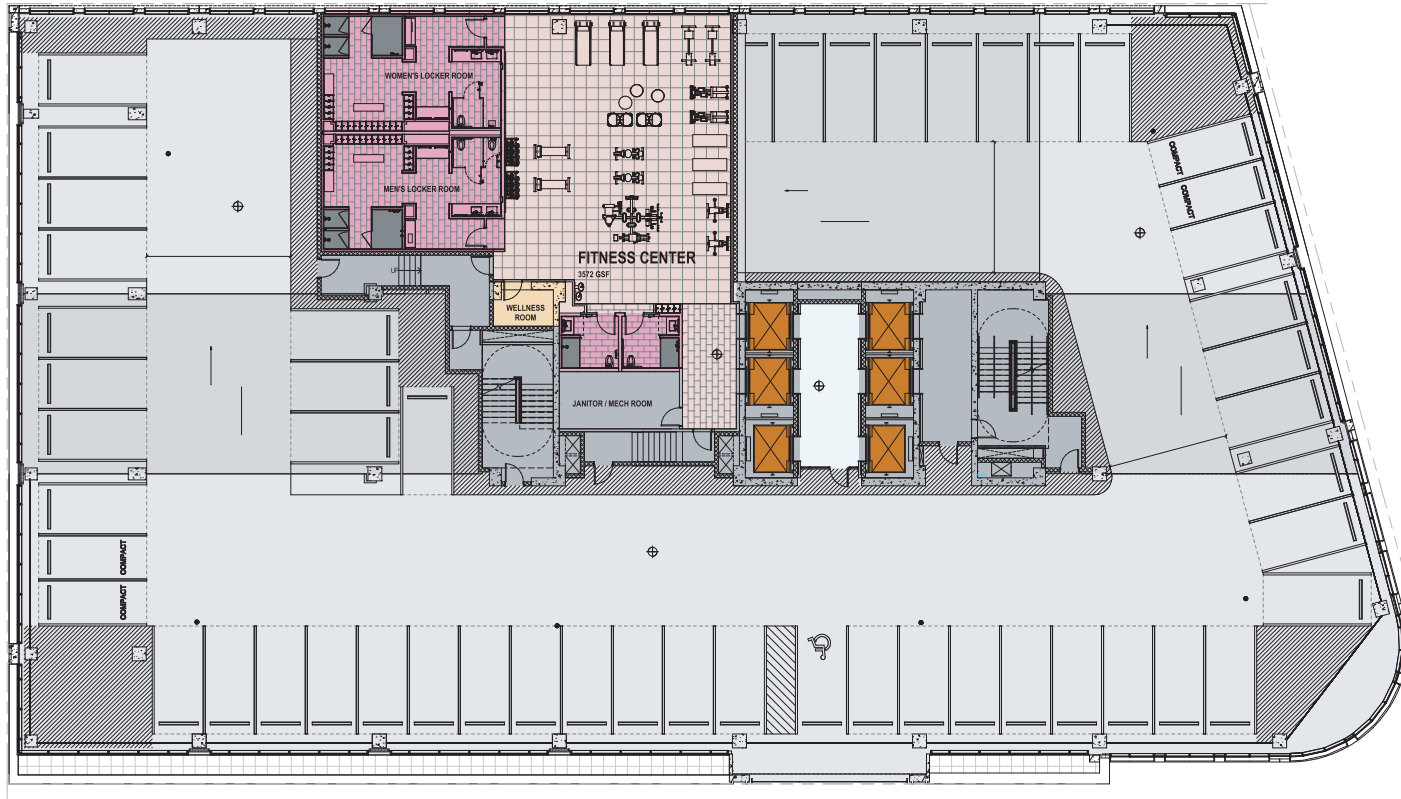


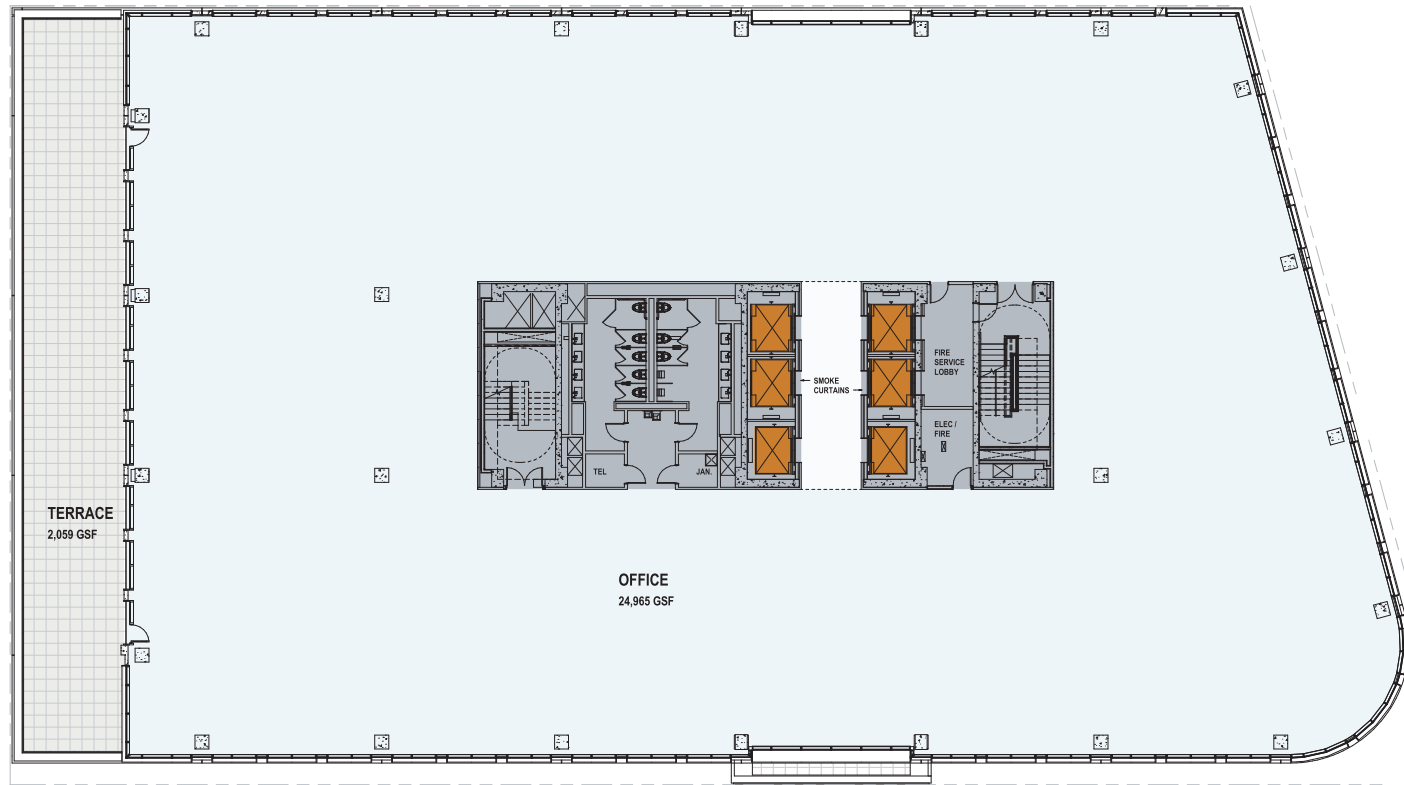


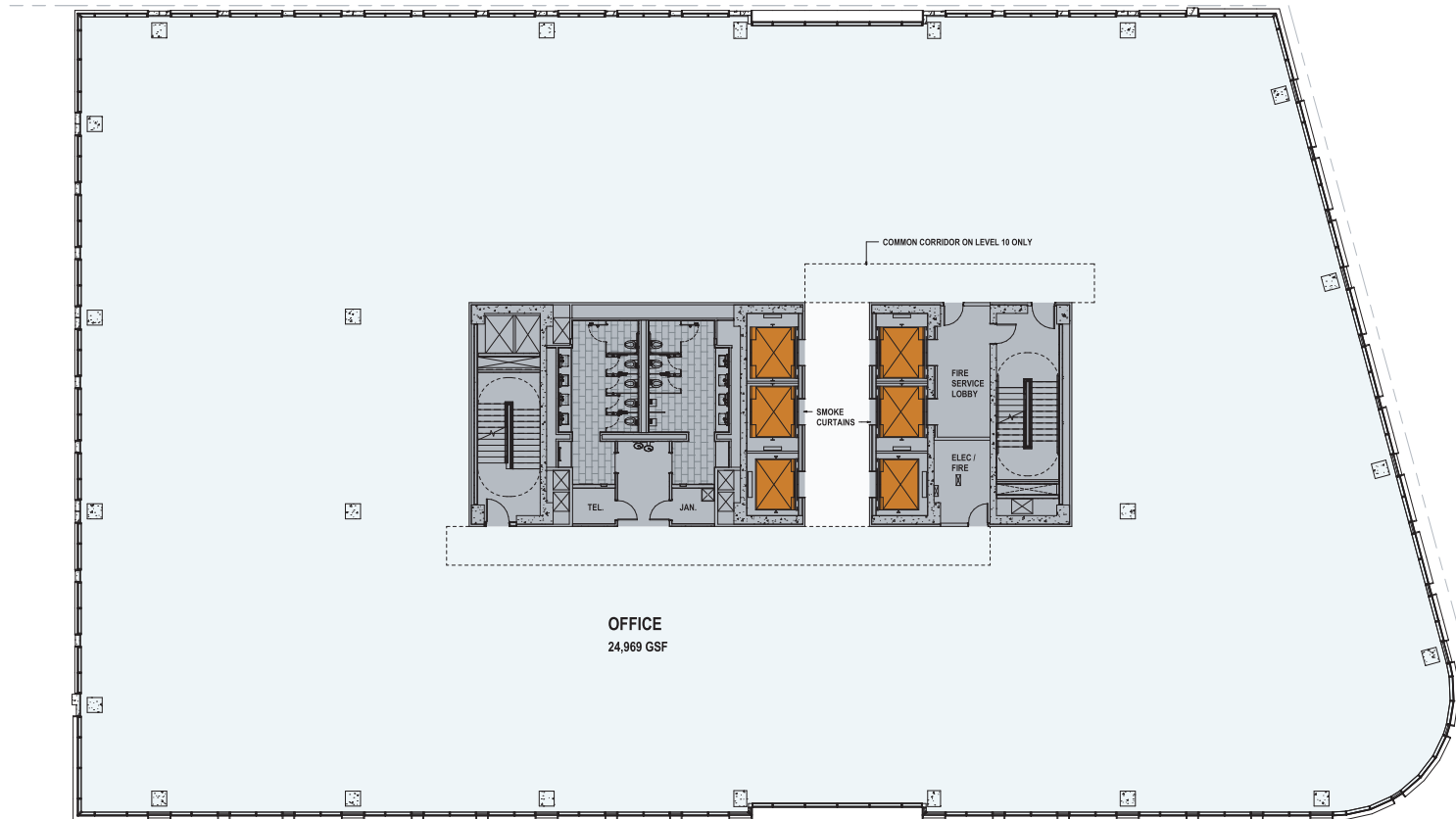


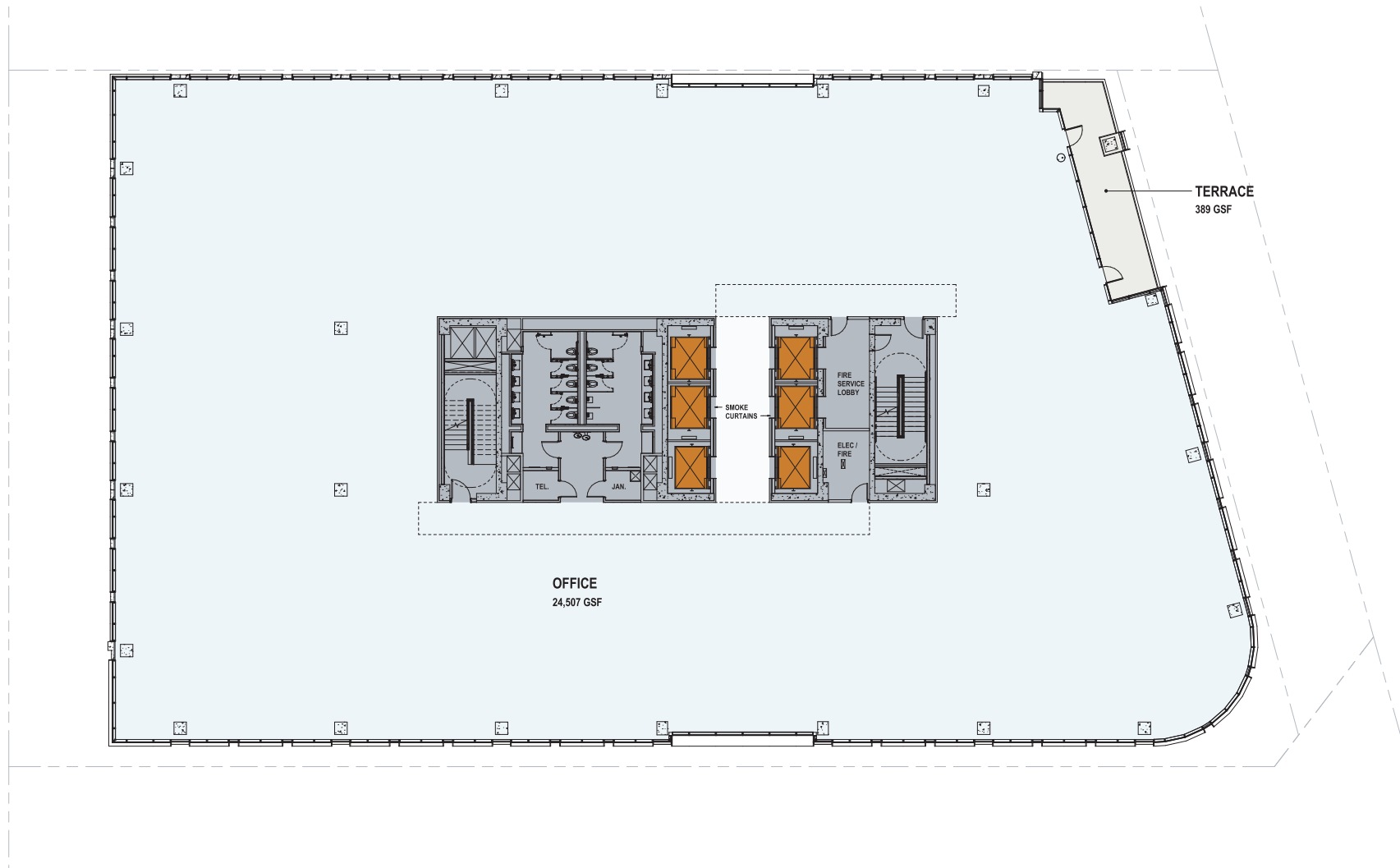




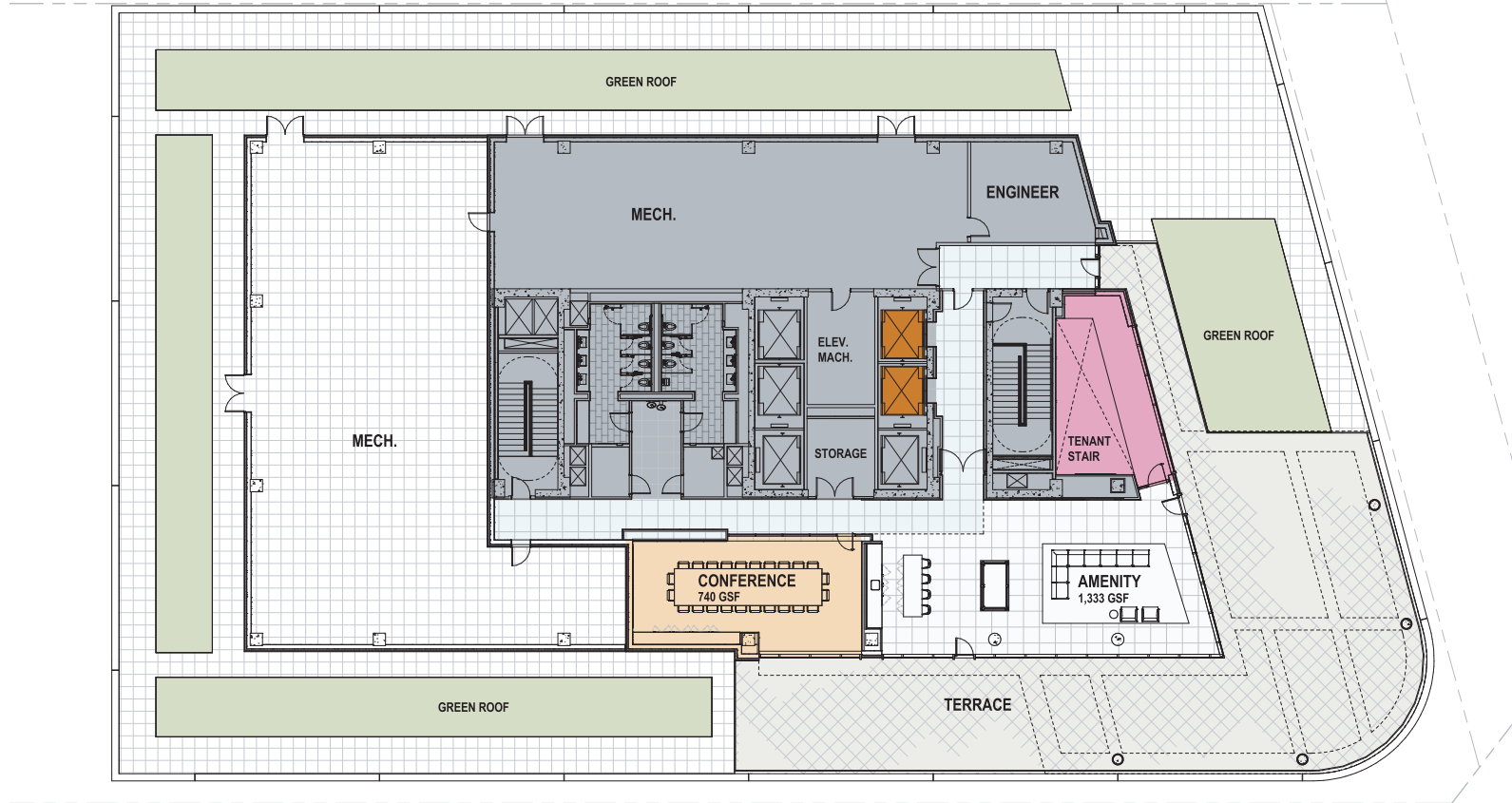


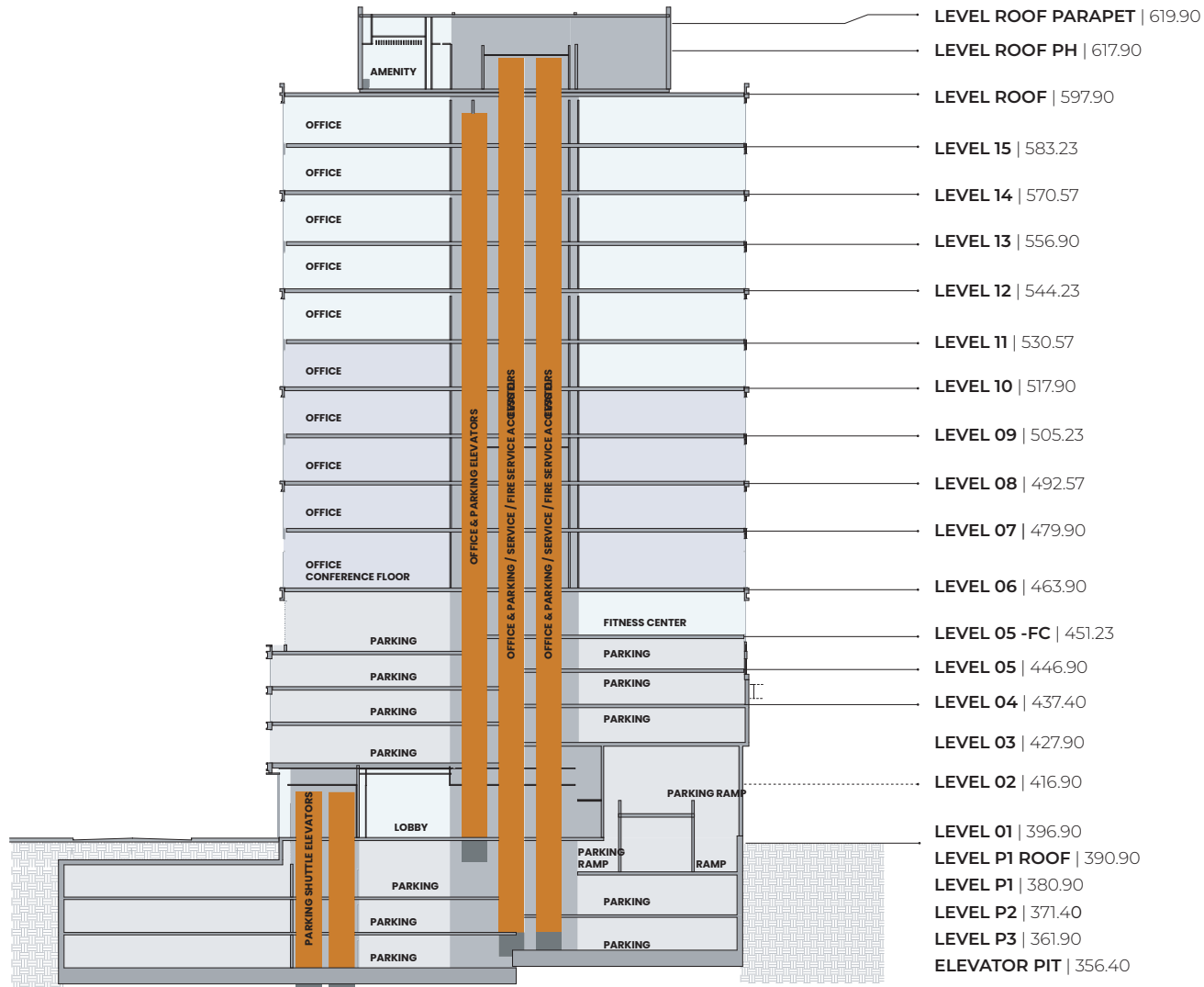














EXPERIENCE

- AMP by Strathmore
- Bark Social
- Canopy by Hilton
- Escapology
- The Farm
- IPIC Theaters
- Petwell
- Pinstripes
- Privai
- Sport & Health
- Tend Dental

LIVE

- The Residences at Pike & Rose - Leasing Gallery
- Pallas
- PerSei
- The Henri
- 930 Rose Condominiums

OFFICE

- 11810 Grand Park Ave.
- 909 Rose Ave.
- 915 Meeting St.

DINE

- &pizza
- Baked Bear
- Bibibop
- Burgerfi
- Call Your Mother
- Chipotle
- City Perch Kitchen & Bar
- Commonwealth
- Evoluxxy
- Fogo de Chao
- Hello Betty
- Jinya Ramen Bar
- Julii

SHOP

- Bank of America (ATM)
- BlueMercury
- Chase Bank (ATM)
- Drybar
- Gap
- Gap Kids
- H&M
- LensCrafters
- L.L. Bean
- Mirage Nails
- Naturepedic
- Pike Central Farm Market
- Porsche
- Privai
- REI
- Scout & Molly's Boutique
- Sephora
- Sur La Table
- Uniqlo
- Visionworks
- Warby Parker
- West Elm

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