

THE
OFFICES
AT PIKE & ROSE

915 Meeting | South East Perspective

Meeting Street and Rockville Pike

915
MEETING ST.



FEDERAL
1962

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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 floor, 11'8" floor-to-underside of slab

Floors 11 & 13, 12'8" floor-to-underside of slab

Floor 15, 13'8" floor-to-underside of slab

Minimum finish ceiling heights of 9'0"

TOTAL RSF - 57,897 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	28,733 (Leased)
LEVEL 7	26,565 (Leased)
LEVEL 8	26,566 (Leased)
LEVEL 9	26,565 (Leased)
LEVEL 10	7,851 (Multi-tenant, Partially Leased)
LEVEL 11	23,571 (Multi-tenant, Partially Leased)
LEVEL 12	26,475 (Office)
LEVEL 13	26,053 (Leased)
LEVEL 14	26,474 (Leased)
LEVEL 15	25,906 (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

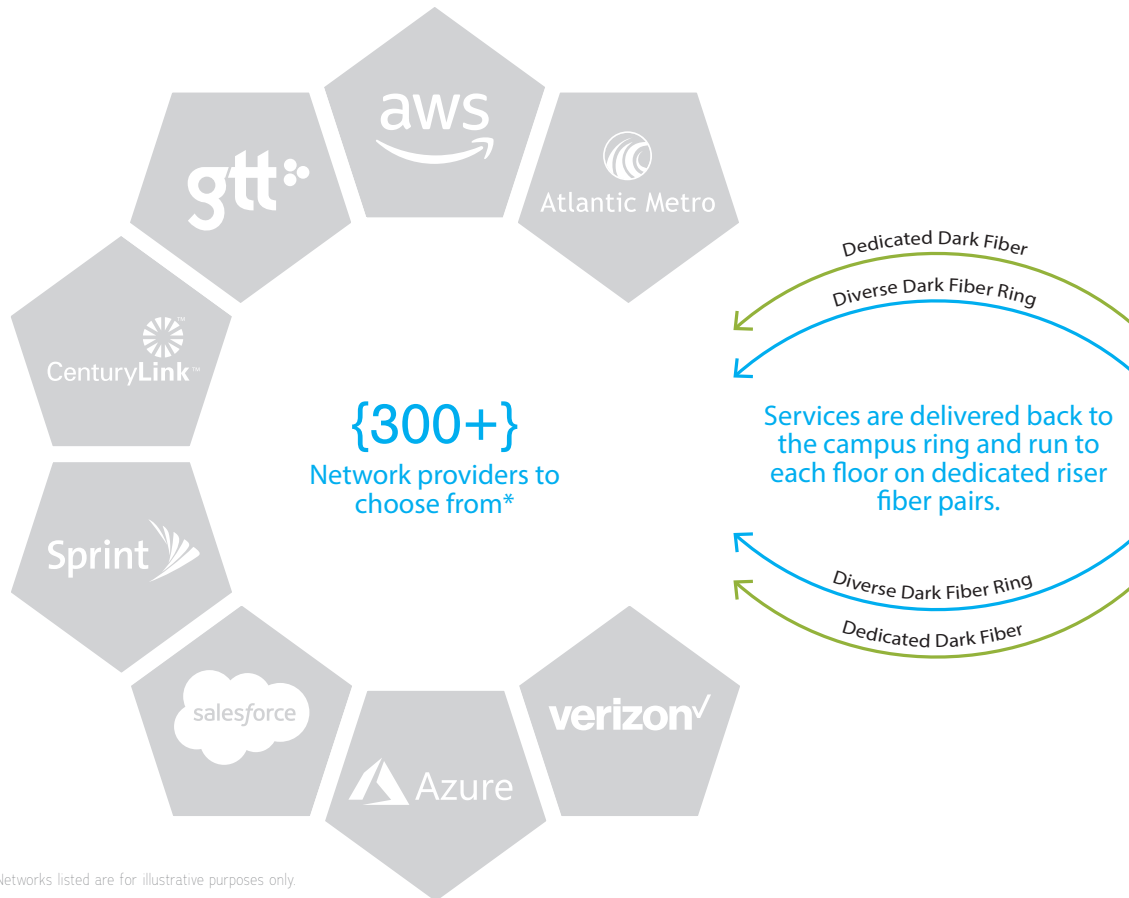
Immediate access to I-270, I-495 and across the street from North Bethesda Metro Station

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.

KEY FEATURES



Secure and Reliable Infrastructure

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.

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.



Wireless Network

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.

Fiber infrastructure to the building provides diverse connectivity to multiple data centers.

Available providers:



915 Meeting Street | Stacking Plan



Penthouse Amenities

Level 15: 25,906 (LEASED)

Level 14: 26,474 (LEASED)

Level 13: 26,054 (LEASED)

Level 12: 26,475 (OFFICE)

Level 11: 26,565
(Multi-tenant - Vacant 23,571, Leased 2,994)

Level 10: 26,566
(Multi-tenant - Vacant 7,851, Leased 18,715)

Level 9: 26,565 (LEASED)

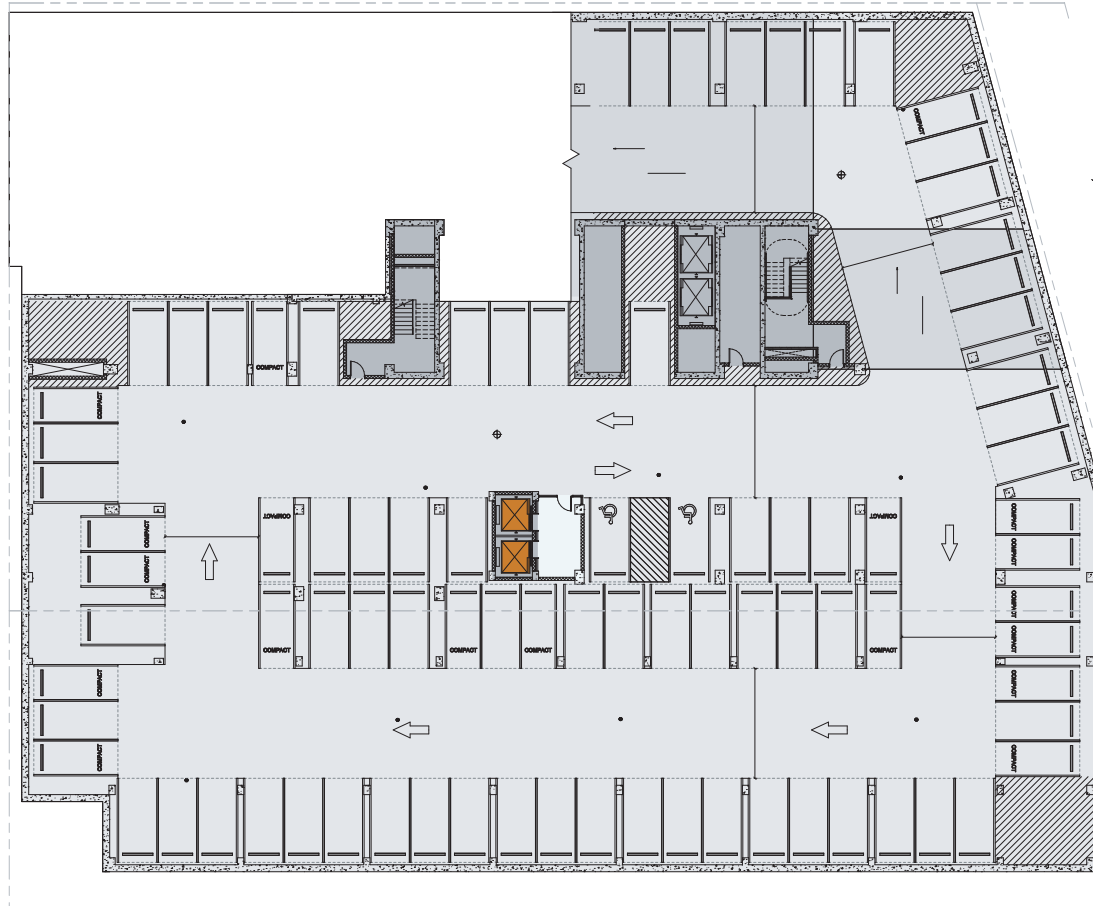
Level 8: 26,566 (LEASED)

Level 7: 26,565 (LEASED)

Level 6: 28,733 (LEASED)

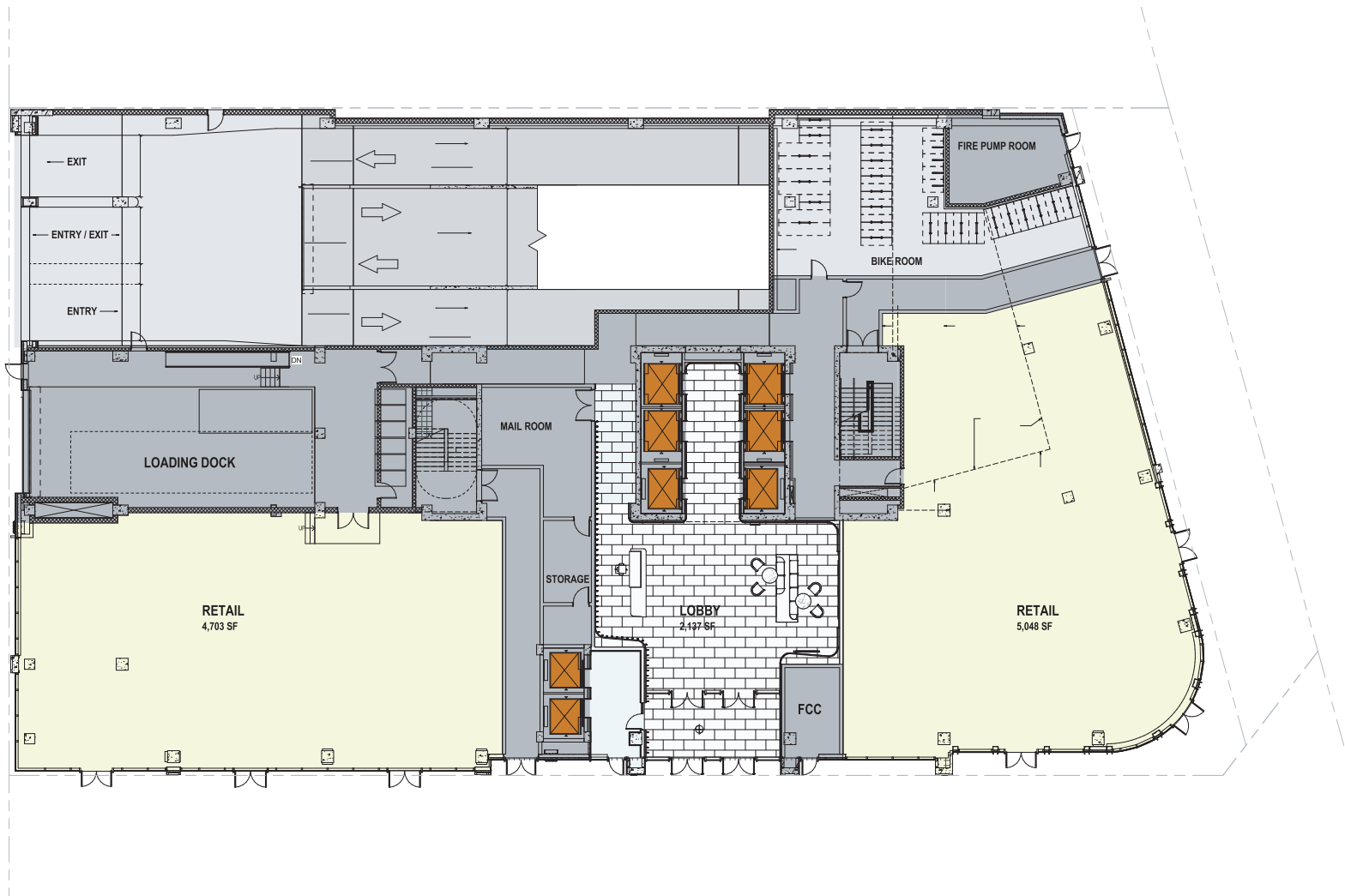
Level 2-5: Parking (Fitness level 5)

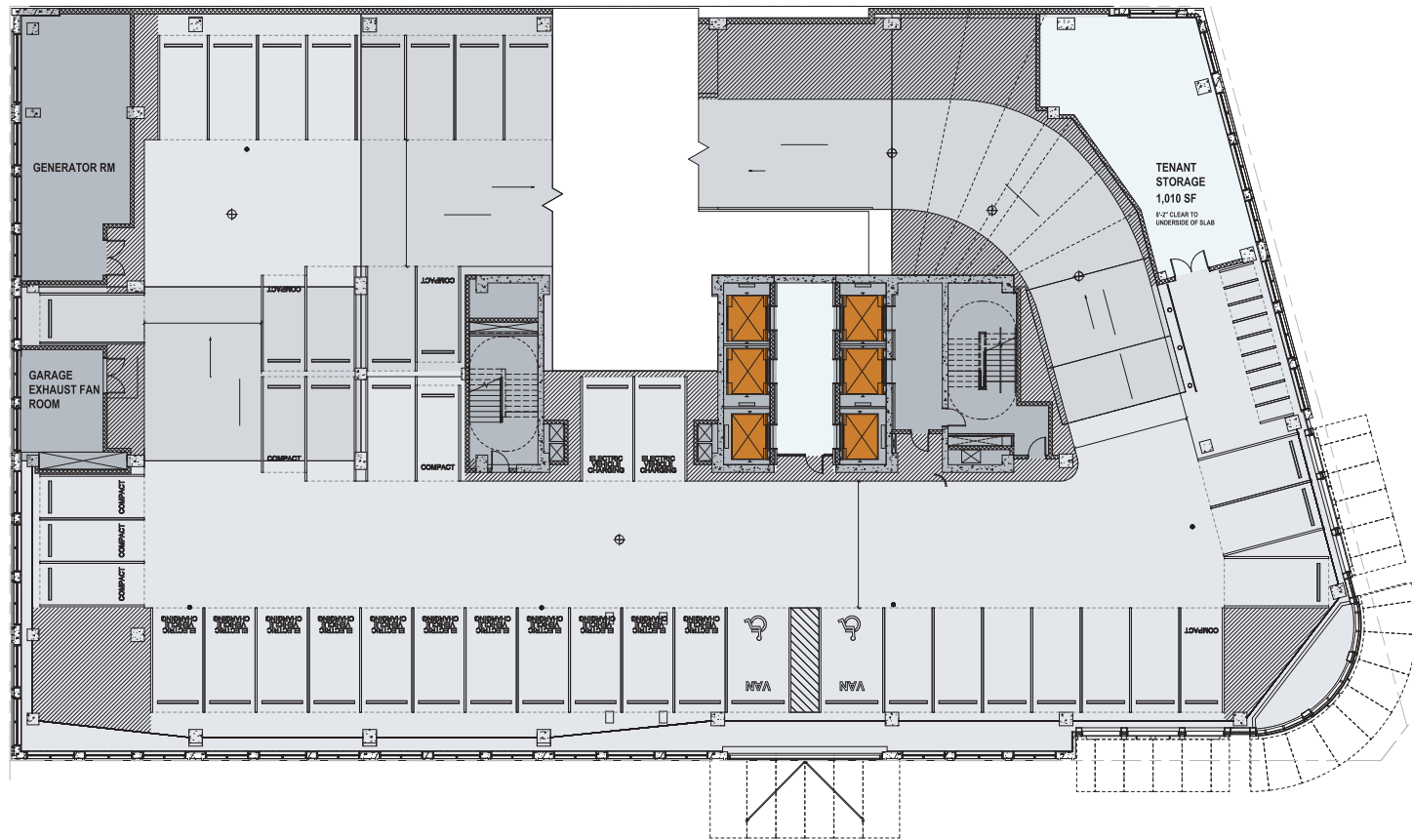
Level 1: Lobby, 9,700 SF (RETAIL)

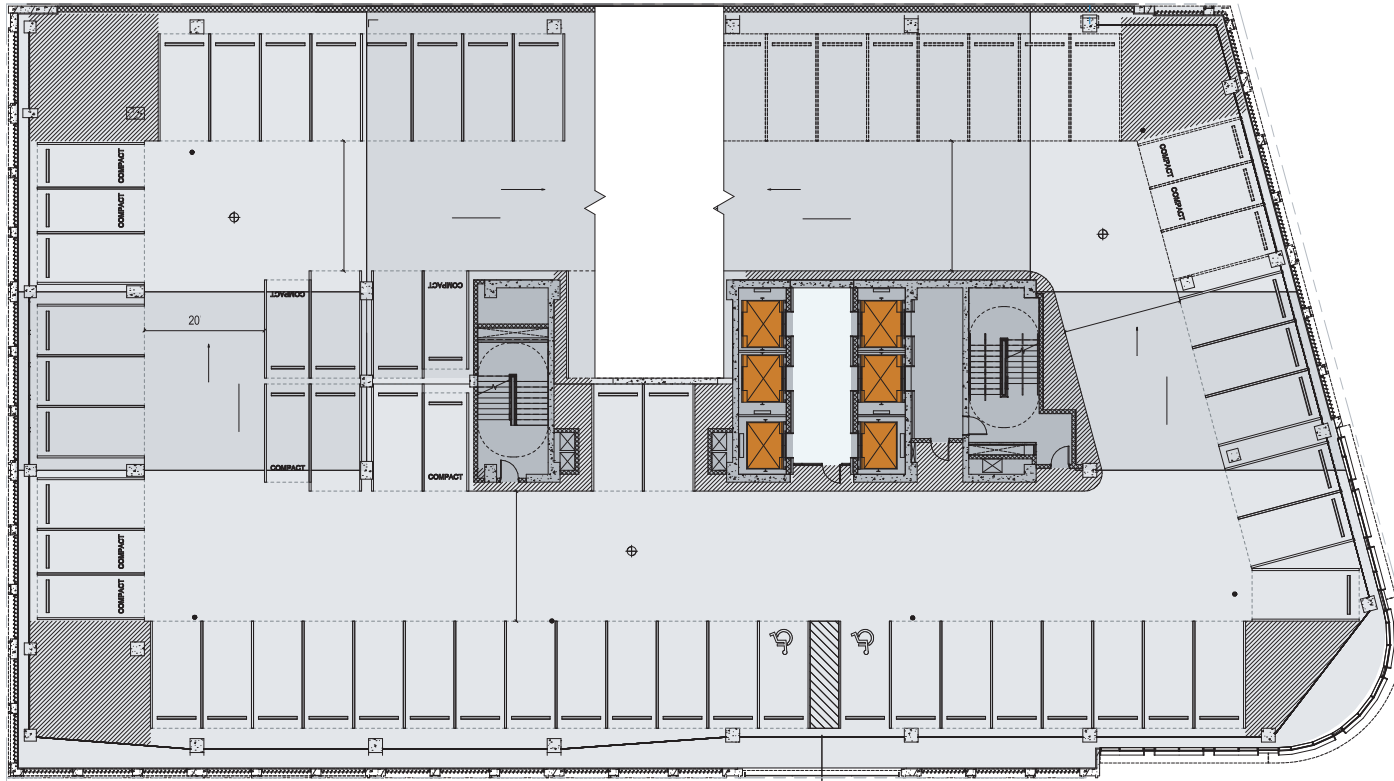


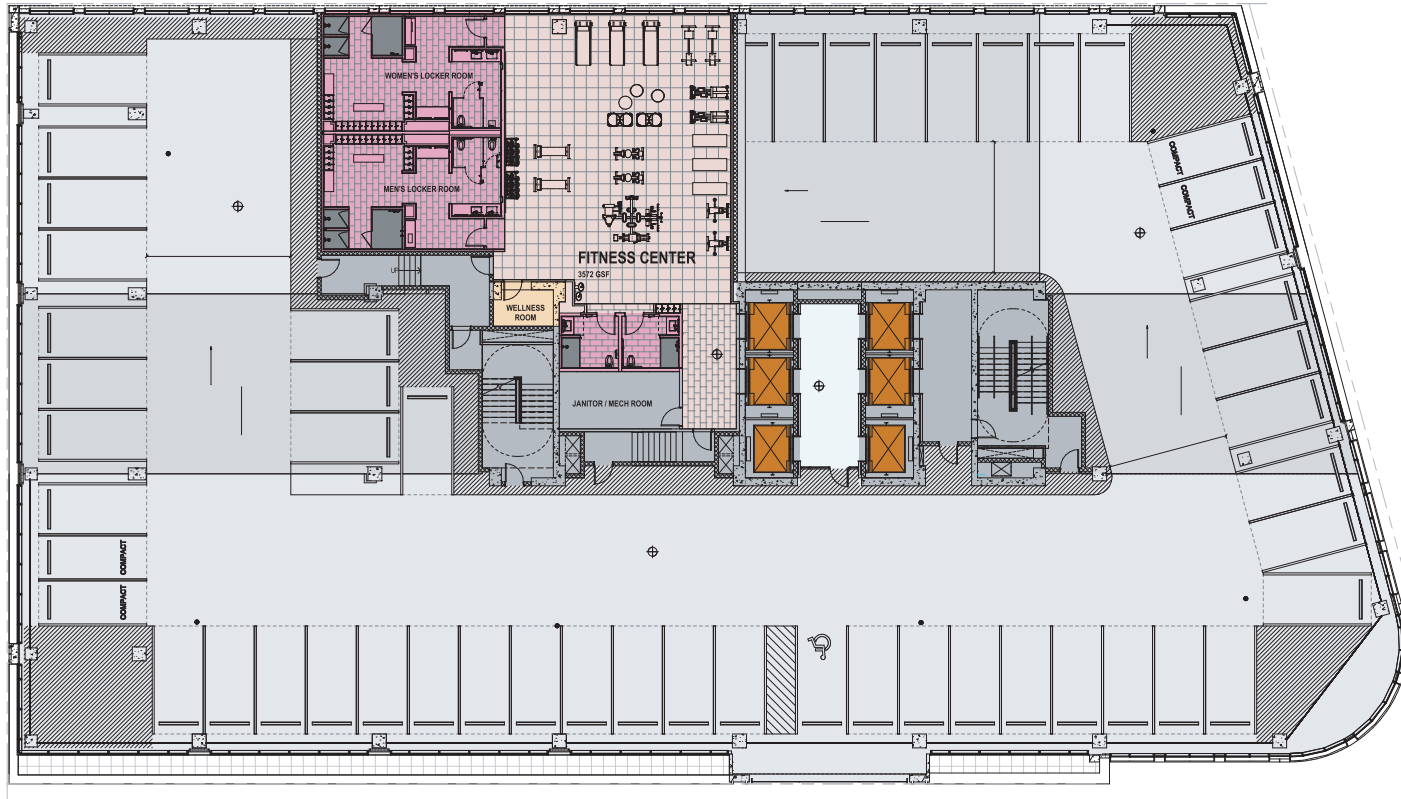


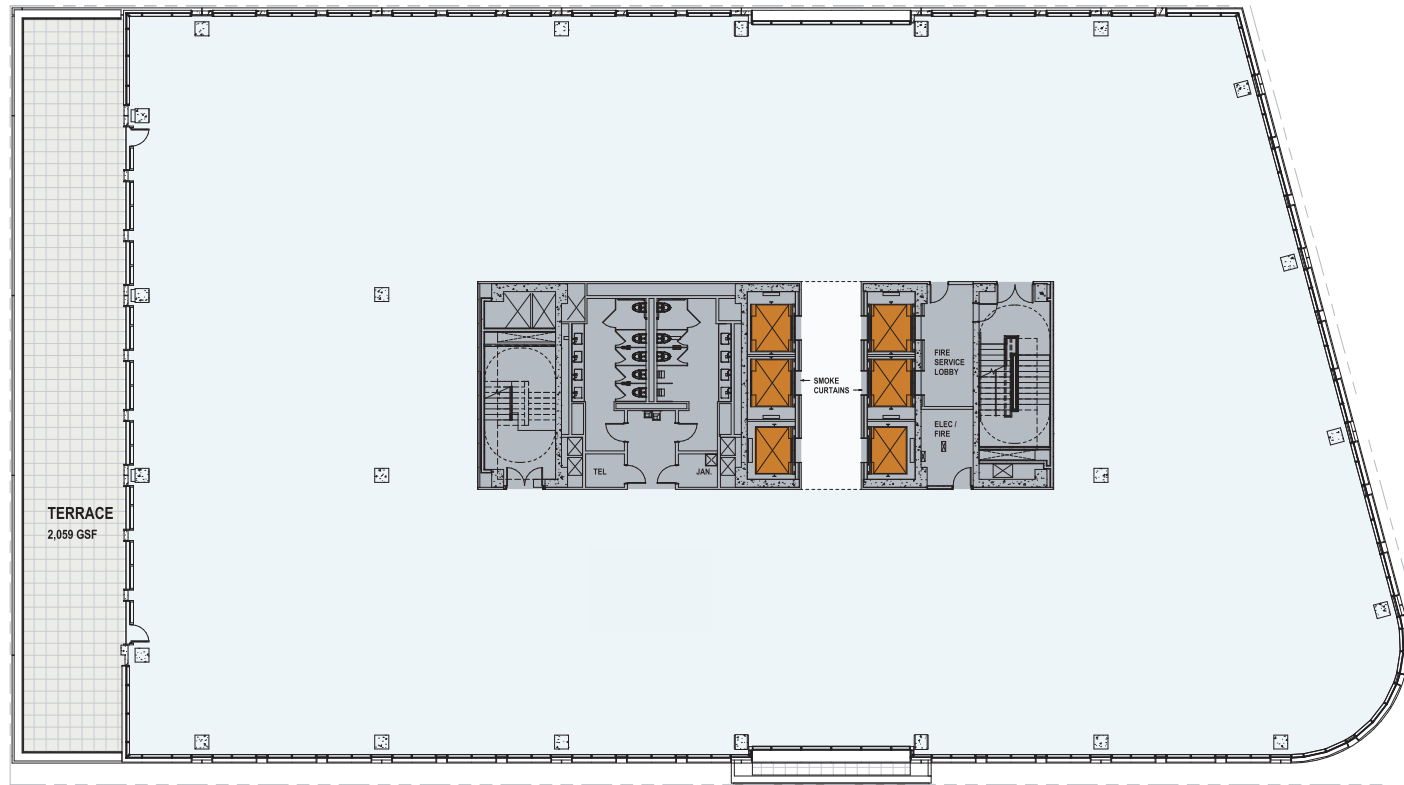


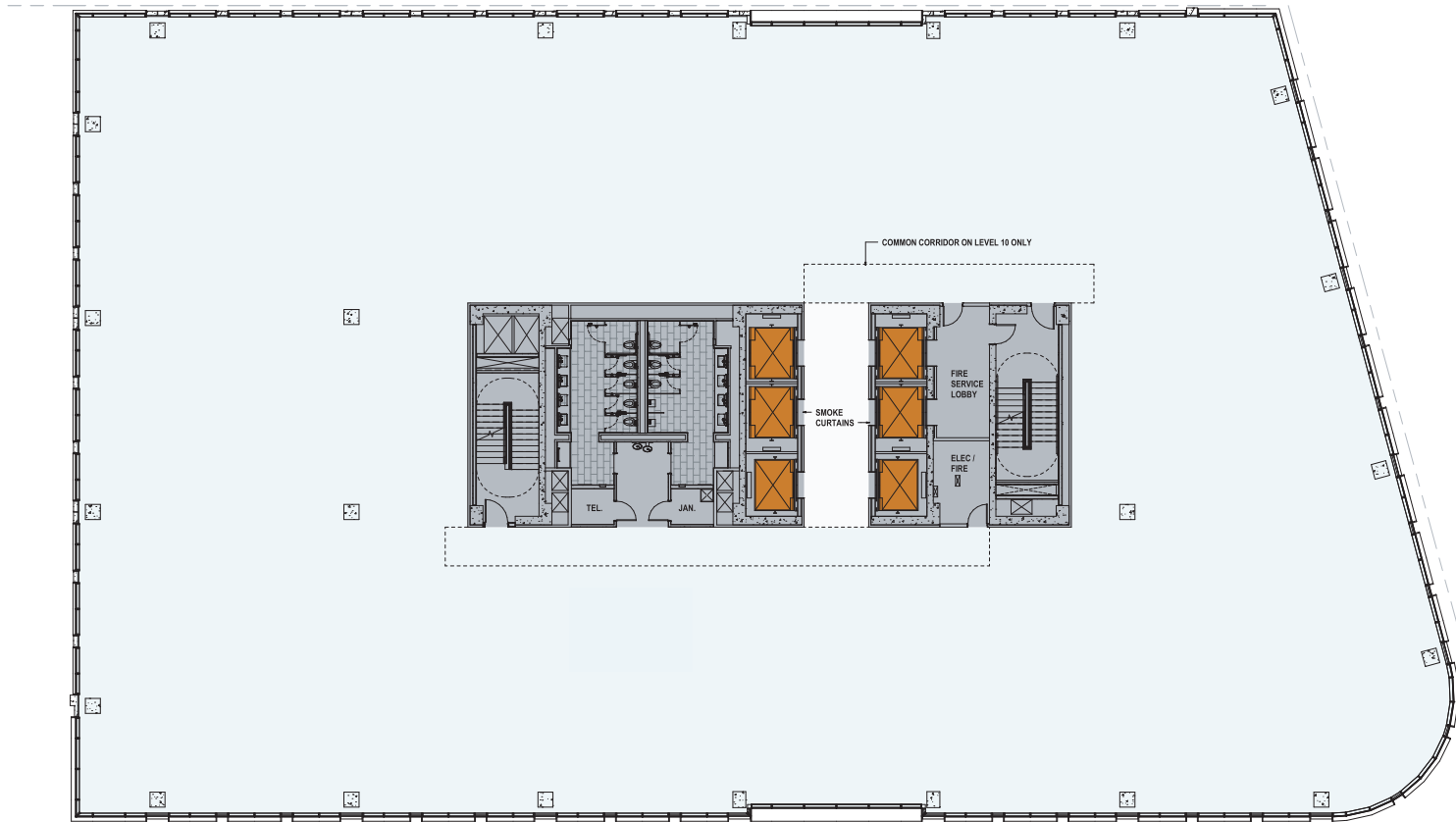


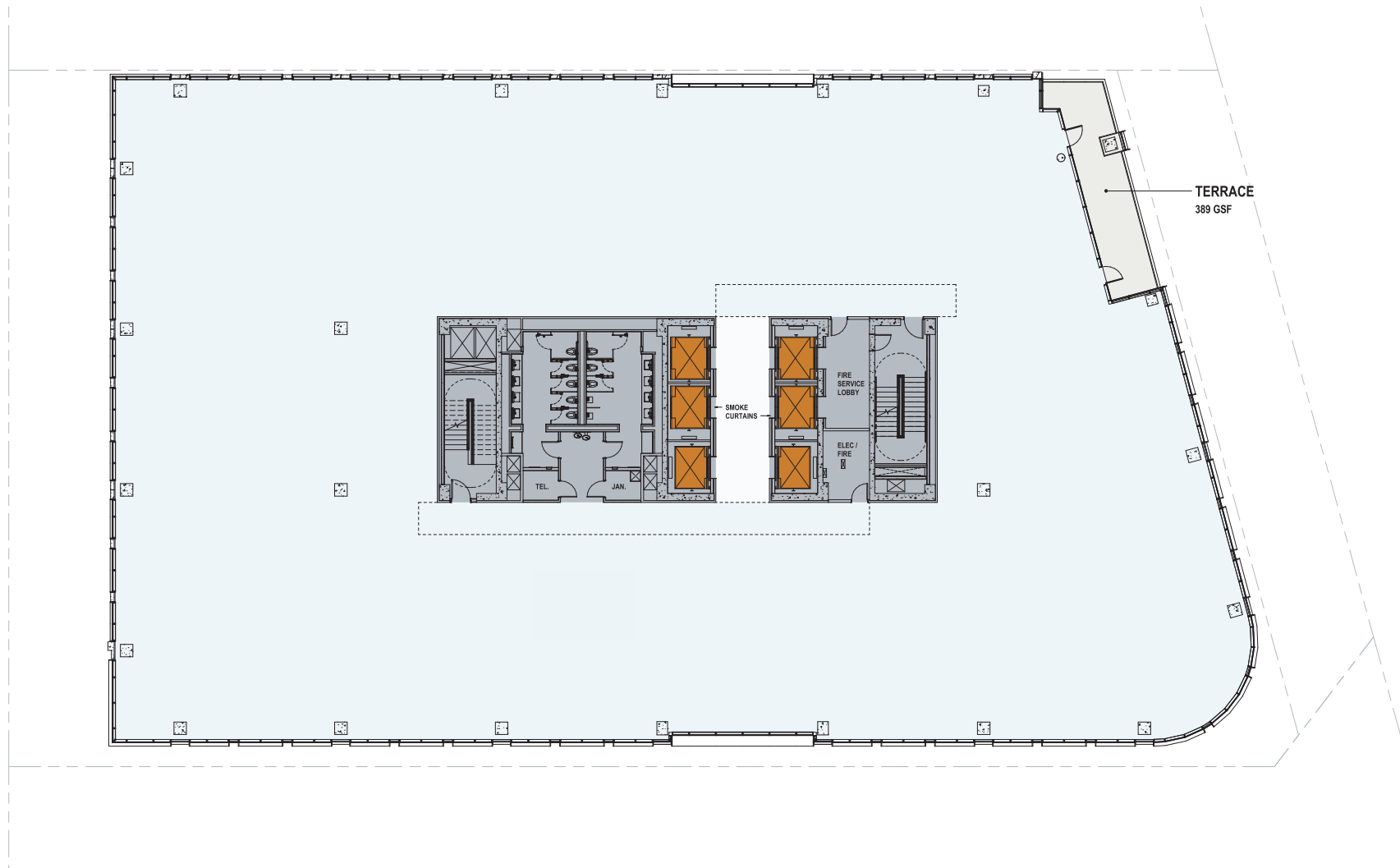


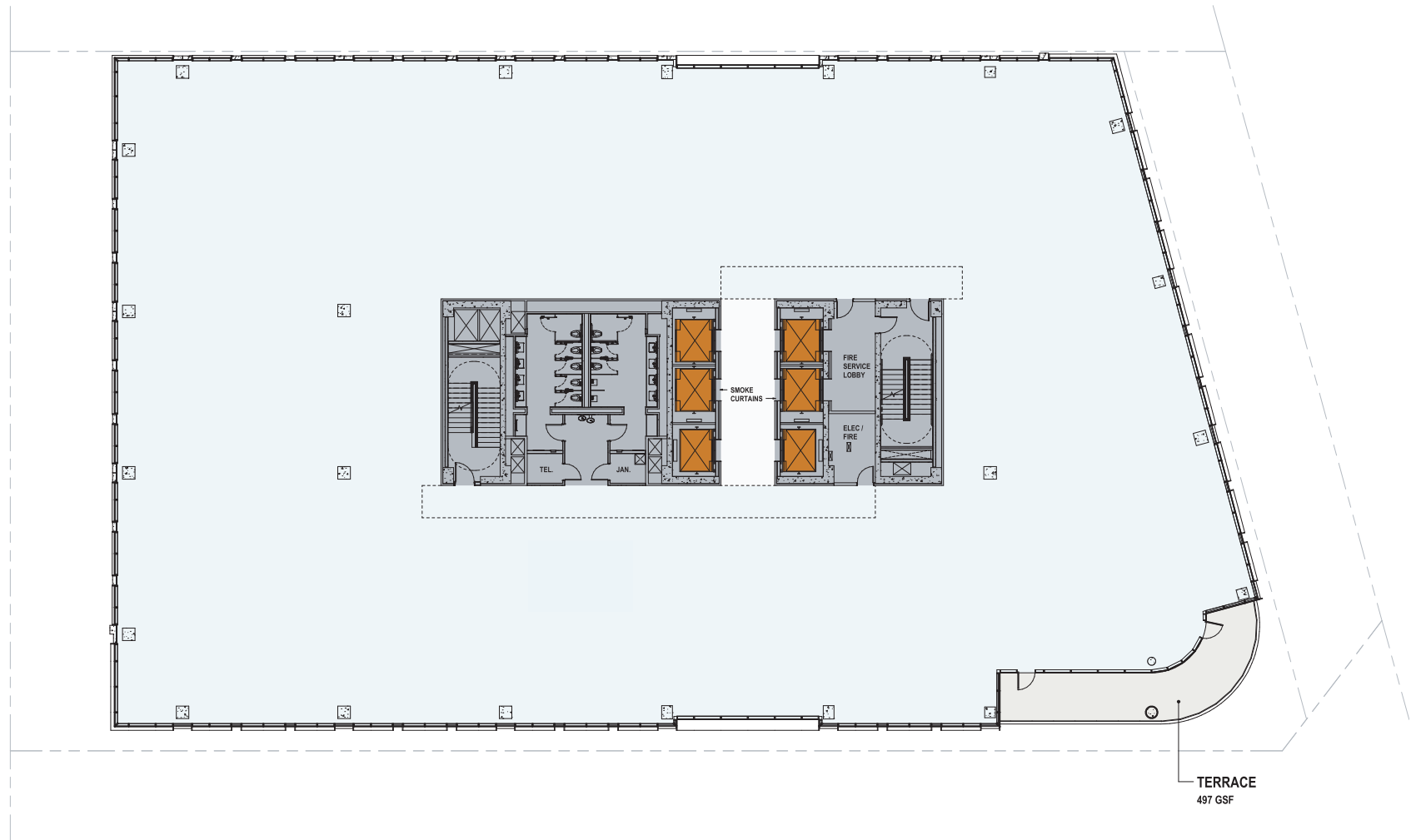


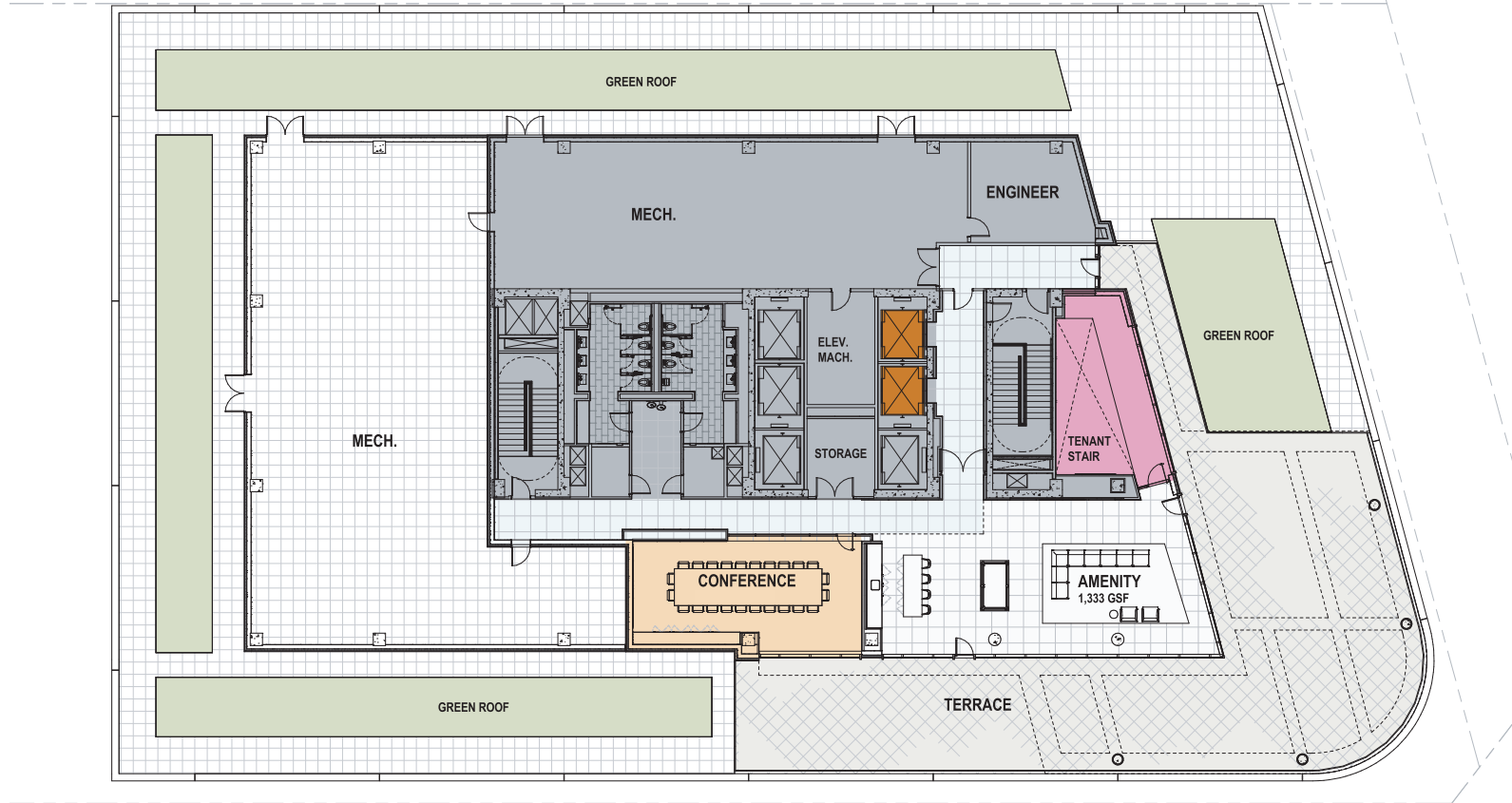






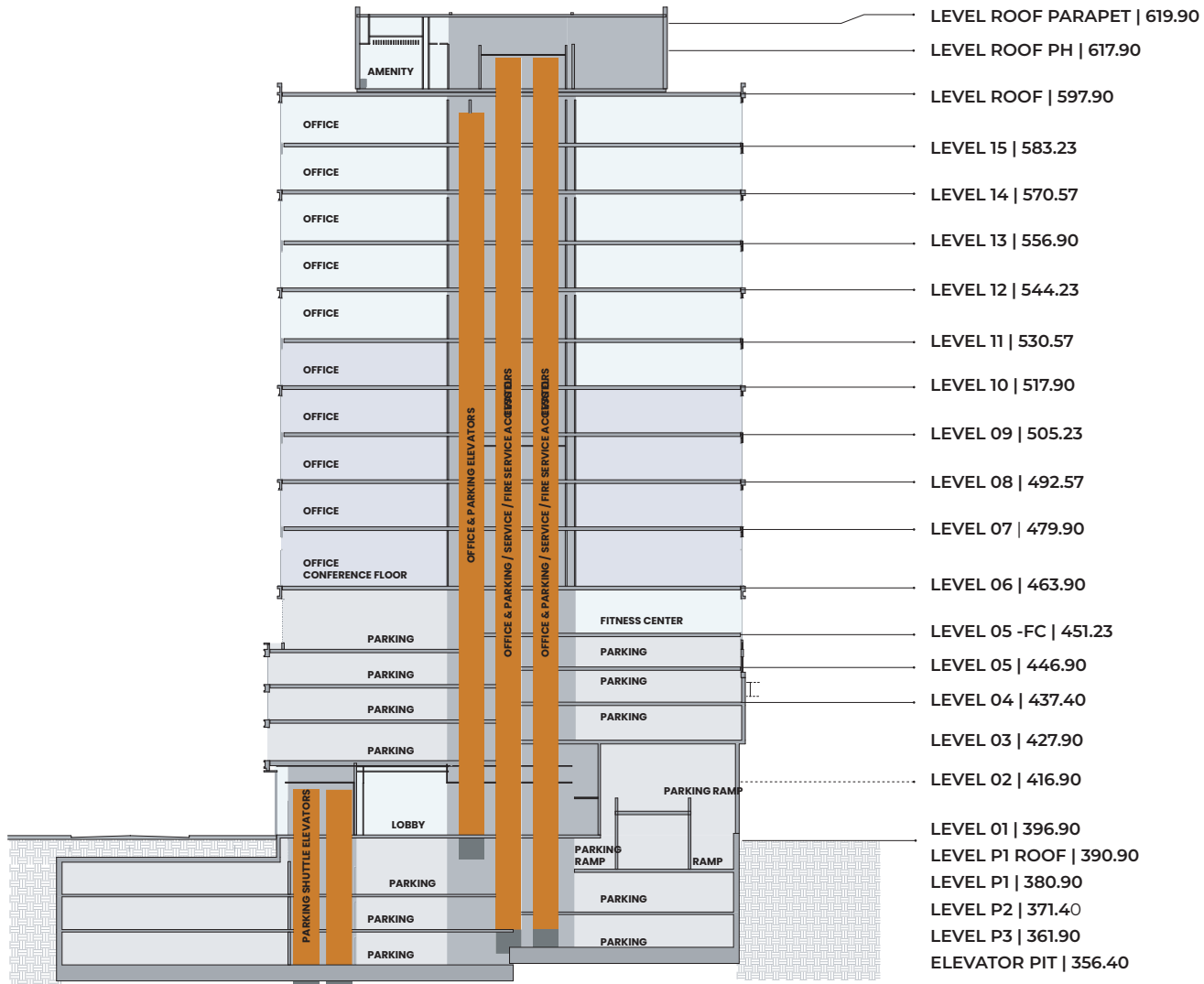






915 Meeting Street | Stacking Plan

North/ South Section





EXPERIENCE

- AMP by Strathmore
- Bark Social
- Canopy by Hilton
- Escapology
- The Farm
- IPIC Theaters
- Laser Away
- Petwell
- Pinstripes
- Privai
- One Life Fitness

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
- Caruso's Grocery
- Chipotle
- City Perch Kitchen & Bar
- Commonwealth
- Evoluxy
- Fogo de Chao
- Hello Betty
- Jinya Ramen Bar

SHOP

- Bank of America (ATM)
- BlueMercury
- Chase Bank (ATM)
- Drybar
- Forbright Bank
- 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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