

# 77 UPPER ROCK





# Strong Ownership

## BRIDGE INVESTMENT GROUP

Bridge Investment Group LLC (“Bridge”) is a leading privately held commercial real estate investment and property management firm that owns over 12 million square feet of commercial office space and manages \$13.5 billion in assets under management within its registered investment advisory businesses. They combine their 1,000 person, nationwide, “boots on the ground” operating platform with specialized teams of investment professionals focused on select US real estate verticals, which they believe offer above-market opportunity including: multifamily, affordable housing, senior housing and medical properties, office and debt strategies.

They are owners and operators who are deeply rooted in their assets. Their in-depth knowledge of local markets, as well as our extensive real asset and capital markets expertise, enable us to develop prolific deal flow and to deploy high-touch asset management and monitoring across their business lines.

The principals of Bridge have been investing and improving communities around the country since 1991 and manage private equity funds, separately managed vehicles, co-investments and joint ventures.





# North Rockville's Trophy-Class Office Building

- Brand new lobby, conference room, fitness center, & restrooms
- Attractive walkable amenities (see details on page 3)
- Outstanding access at the interchange of Shady Grove Road & I-270, located 30 minutes away from downtown Washington, DC
- Structured parking at a ratio of 3.0/1,000



# Building Specifications

<b>Address</b>	77 Upper Rock Circle Rockville, MD 20850
<b>Year Built/Renovated</b>	2005 / Summer 2019
<b>Stories</b>	8 Above-Grade Floors & 1 Below-Grade Level
<b>Total Rentable Area</b>	235,210 RSF
<b>Typical Floor Size</b>	+30,500 RSF
<b>Ceiling Heights</b>	13'0" Slab-to-Slab
<b>Parking</b>	714 parking spaces located in structured garage – 3.0/1,000 ratio

## Structure

The Building's structure consists of steel-wide flange beams and columns, which is supported by reinforced concrete isolated footings. The lower level floor consists of a 5"-thick poured-in-place reinforced concrete slab-on-grade. The elevated floors and roof consist of composite metal decking topped with a lightweight reinforced concrete.

## Exterior

Exterior walls consist of glass curtainwalls with thermal windows in aluminum frames. Pedestrian doors are made of glass and metal.

## Elevators

The building contains four Otis cabled high-speed passenger elevators rated at 2,500 pounds capacity for serving the lobby through the 8th floor. One Otis Freight elevator rated at 3,500 pounds capacity serves the ground through the 8th floor.

## HVAC

Heating and cooling are provided by a variable air volume system with water-cooled packaged units on each floor and VAV boxes with electric reheat for perimeter zones. The packaged units reject heat through a central cooling loop with one cooling tower on the roof. One outside air fan provides non-conditioned air to the packaged units. One toilet exhaust fan serves the restrooms on all levels.

## Electric/Generators

Electrical service to the building is provided by 277/480-volt service with capacity of 5,000-amps for the building. Each office floor is provided with one electrical room that contains 277-volt panels for lighting and HVAC loads, one transformer and 120-volt panels for normal power loads. The building has a 400-KW diesel generator that supports the elevators, fire pump, fire alarm system, stairwell pressurization fans, and emergency/egress lighting.

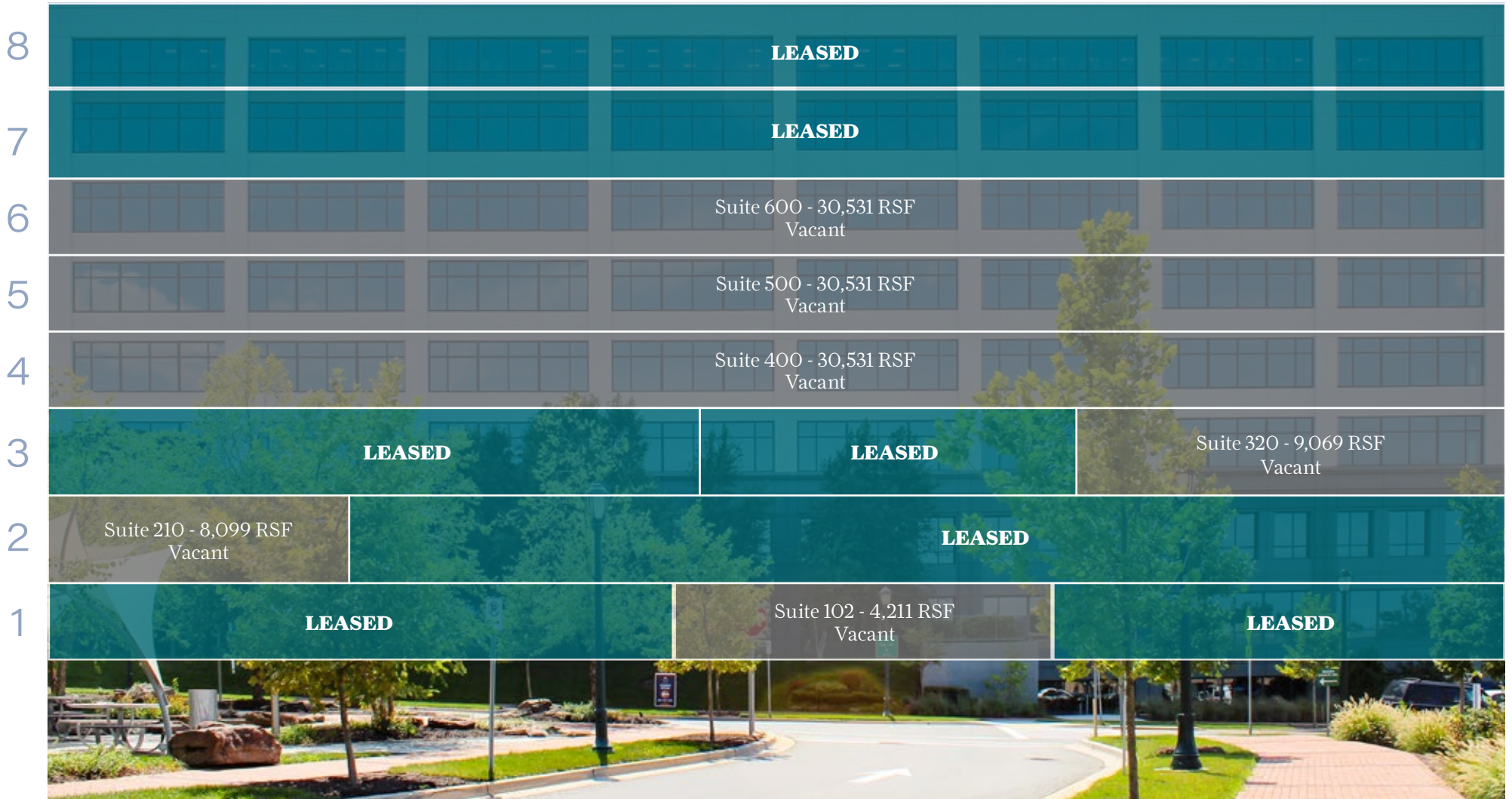
## Fire and Life Safety

The existing fire alarm system consists of a fully addressable Simplex fire panel, pull stations on each stair egress at each floor, smoke detectors in corridors and return-air ductwork, standard audible devices, flashing lights and horns.

The fire alarm system is configured to monitor the building's fire pump, generators, standpipe flow in stairwells, sprinkler flow, and outside fire hydrants. The building is fully sprinkled with an automatic wet pipe system. The fire sprinkler system is supported by a 750-gallon per minute fire pump located in the Ground Level via a double door leading to the main water. In addition to the existing alarm system, the building is also equipped with an emergency air control system that enables the security guard to shut down the air-intake to the building.



# Stacking Plan





# Work in Good Company

**Steps from your office...**

- CAVA Mediterrean
- MOM's Organic Market
- CVS Pharmacy
- Downtown Wine & Beer

**Downtown Crown**

- &pizza
- Chop't
- Coastal Flats
- Harris Teeter
- la Madeleine French Bakery & Café
- Mango Mango Dessert
- Mezeh Mediterrean Grill
- Paladar Latin Kitchen & Rum Bar
- Ruth's Chris Steakhouse
- Starbucks
- Ted's Bulletin
- Ted's Montana Grill

**RIO Washingtonian**

- Barnes & Noble
- BGR
- California Pizza Kitchen
- Chipotle Mexican Grill
- Copper Canyon
- Courtyard Marriott
- Crossroads
- DICK's Sporting Goods
- francesca's
- GNC
- Guapo's
- Kohl's
- Kung Fu Tea

- Lilly Malilly's Cupcakery
- Nando's Peri-Peri
- Pier 1 Imports
- Potbelly Sandwich Shop
- Silver Diner
- South Moon Under
- Starbucks
- Tara Thai
- Target
- Uncle Julio's
- Union Jack's
- White House Black Market
- Yard House

**270 Center**

- Best Buy
- Burger King
- Classic Bakery
- Crossfit Shady Grove
- Don Pollo
- Dulcinea Bar and Grill
- Five Guys
- Home Depot
- Men's Warehouse
- Nordstrom Rack
- Red Lobster
- Suntrust Bank
- The Melting Pot

**King Farm Village Center**

- BB&T
- Bonatero
- Capital One Bank
- Coffee Republic
- Fontina Grille
- Imperial Chinese Kitchen
- Nagoya Sushi
- Safeway
- Starbucks
- Wells Fargo



# Be Surrounded by Convenience

At 77 Upper Rock, you are encircled by truly walkable amenities. There are options for high-quality grocery shopping, grabbing a quick lunch or picking up a bottle of wine for happy hour.





On-Site Amenities

# Conference Center





On-Site Amenities



# Fitness Center





On-Site Amenities

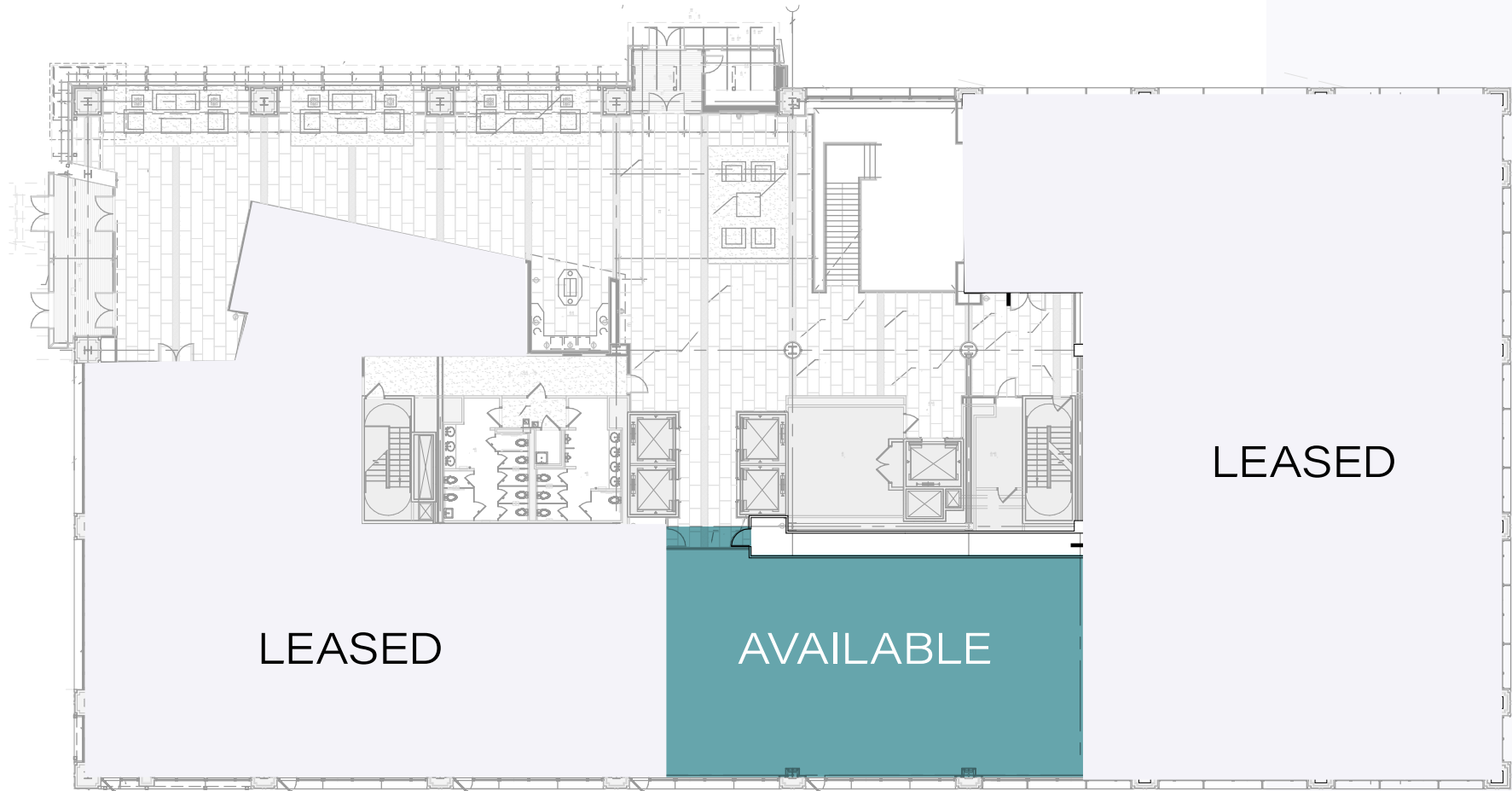


# Tenant Lounge



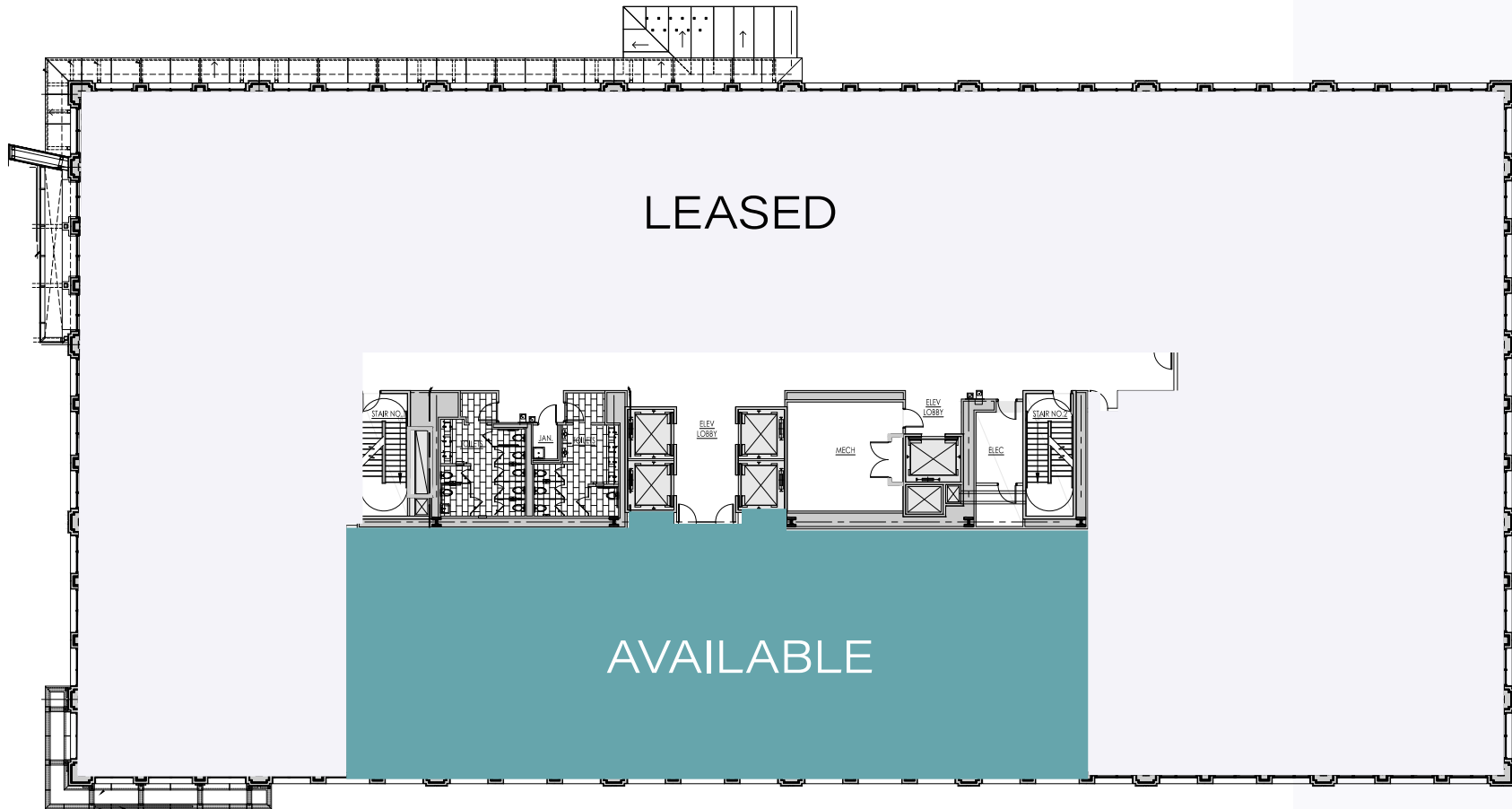
1st Floor - Suite 102  
4,211 SF

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2nd Floor - Suite 210  
8,099 SF

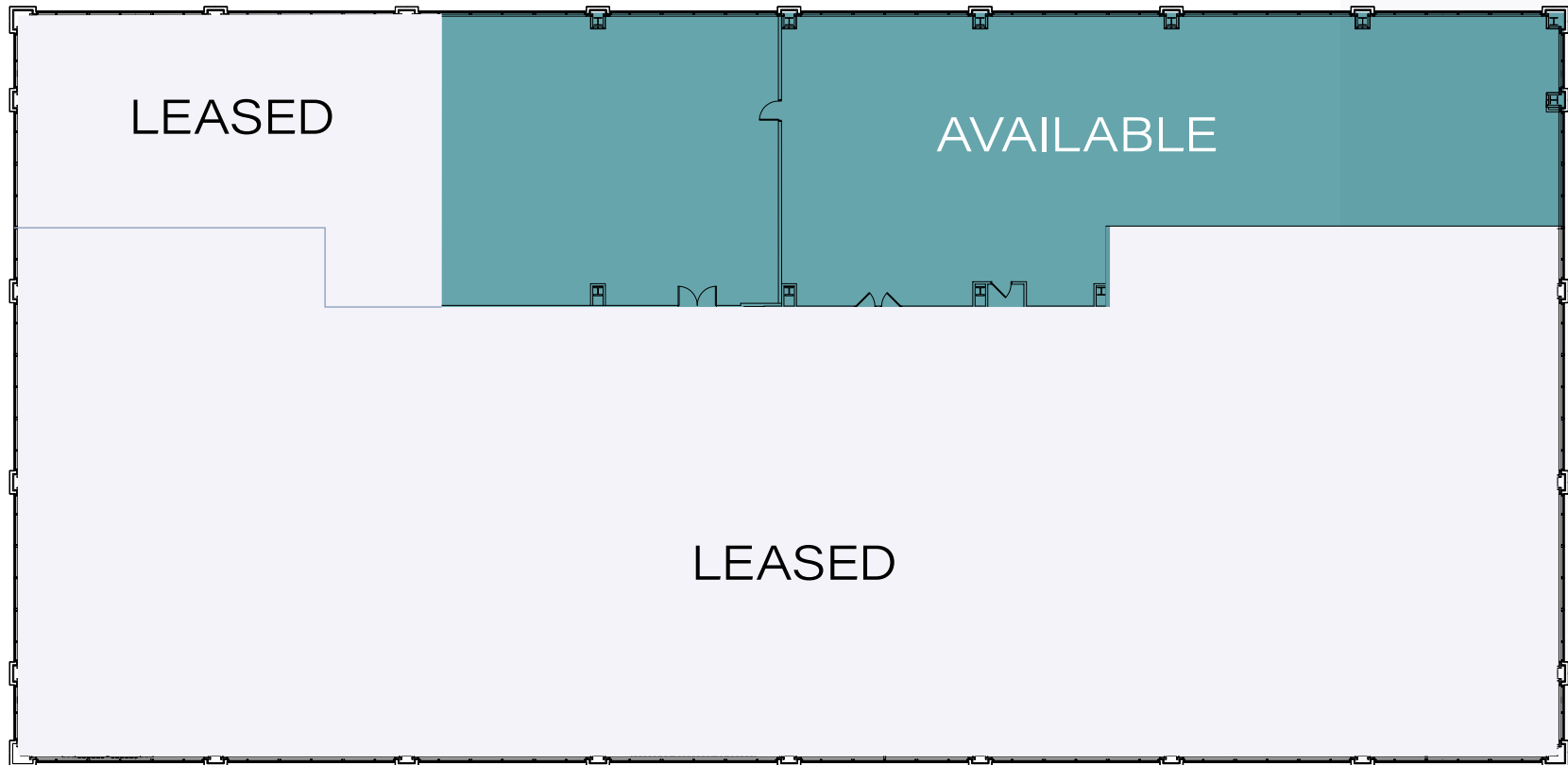
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3rd Floor - Suite 320  
9,069 SF

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4th Floor - Suite 400  
30,532 SF

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5th Floor - Suite 500  
30,531 SF

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6th Floor - Suite 600  
30,532 SF

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