



# SKYBRIDGE TOWERS



6720A + B Rockledge Drive

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## EASE OF ACCESS

Immediate Access to I-495 + I-270

Metro accessible via  
free shuttle for all tenants

Metrobus/Ride-On  
Buses Also Available

5 Miles Away from Bethesda

10 Miles Away from Tysons Corner

15 Miles Away from DC

ONLY 1 MILE TO  
I-495 SOUTH  
TOWARDS VIRGINIA



## SURROUNDED BY RETAIL

### 1 WILDWOOD SHOPPING CENTER

Balducci's  
Buredo  
Chop't  
Fish Taco

Le Pain Quotidien  
Oakville Grille & Wine Bar  
Starbucks  
Wildwood Italian Cuisine

### 2 WESTWOOD MONTGOMERY MALL (360K+ SF)

Auntie Anne's Petzel  
Beefsteak  
Bobby's Burger Place  
California Pizza  
Charley's Grilled Subs

CAVA Mezze Grill  
The Cheesecake Factory  
Chic-fil-a  
Chipotle Mexican Grill  
Corner Bakery

Dairy Queen  
McDonald's  
Ledo's Pizza  
Panda Express  
Tara Thai

### 3 MID-PIKE PLAZA/PIKE & ROSE

&pizza  
AC Moore  
Bally Total Fitness  
Bank of America

Chipotle Mexican Grill  
Francesca's  
Lucky Brand  
la Madeleine

Silver Diner  
Starbucks  
Stella Barra Pizzeria  
Quizno's

### 4 CABIN JOHN SHOPPING CENTER

Baskin Robins  
California Tortilla  
CAVA Mezzi Grill  
CVS Pharmacy  
Dunkin' Donuts

Giant Food  
McDonald's  
Le Pain Quotidien  
Shake Shack  
Sisters Thai

Subway  
Starbucks

# A CLOSER LOOK AT SKYBRIDGE TOWERS

## BUILDING SIZE

Building I	201,785 SF
Building II	225,224 SF
Total Building Size	427,009 SF
Number of Floors	8 (plus one underground parking)
Typical Floor Plate	Building I: 28,000 SF Building II: 32,000 SF
Column Spacing	30' x 35' and 30' x 40'
Mullion Spacing	5' on center

## ELEVATORS

5 passenger, 1 freight elevator per building

## EXTERIOR MATERIALS

Architectural precast concrete  
Energy efficient tinted glass curtain wall

## LOBBY MATERIALS

Honed granite slab flooring  
Wood paneled walls with Kasota Limestone features

## CONSTRUCTION DATA

Structural System	Post Tensioned Concrete
Structural Capacity	100 lb/SF live load

## HVAC SYSTEM

System Type	Floor by floor VAV system with (1) water-cooled self contained unit per floor
Controls	<p>A direct digital control system with the features below:</p> <ul style="list-style-type: none"><li>• System equipment to maintain occupancy comfort at minimum energy use</li><li>• Control each zone to maintain set point temperature. The set point temperature shall be adjustable through system software accessible from off-site location.</li></ul>

## TELECOMMUNICATION

**FIBER PROVIDER**  
Verizon, Comcast, XO Communications, FiberLight and Zanyo Group are currently providing service to the Building

## OPERATING EFFICIENCY

### SUMMER

Outdoor Conditions: 93°F drybulb, 75°F wetbulb  
Indoor Conditions: 75°F drybulb, 50% relative humidity maximum

### WINTER

Outdoor Conditions: 14°F drybulb  
Indoor Conditions: 72°F drybulb

Supplemental Cooling: Per tenant requirement

## ELECTRICAL SYSTEM

### DISTRIBUTION

Grounded switchboard: 480/227 Volts,  
3 Phase, 4 Wire, 60 Cycles

### TENANT POWER

The electrical service shall provide a minimum of six watts per rentable square foot for lighting and receptacles in all areas, excluding HVAC equipment, special systems, miscellaneous electrical loads and elevator equipment requirement.

### EMERGENCY POWER

Back-up system elevators, emergency lighting and emergency communications run by generator.

## FIRE & LIFE SAFETY

### SPRINKLER SYSTEM

Fully sprinklered

### FIRE ALARM SYSTEM

Automated life-safety address system  
complies with all current codes

## SECURITY

### ACCESS SYSTEM

Perimeter and elevator keycard access control

## PARKING

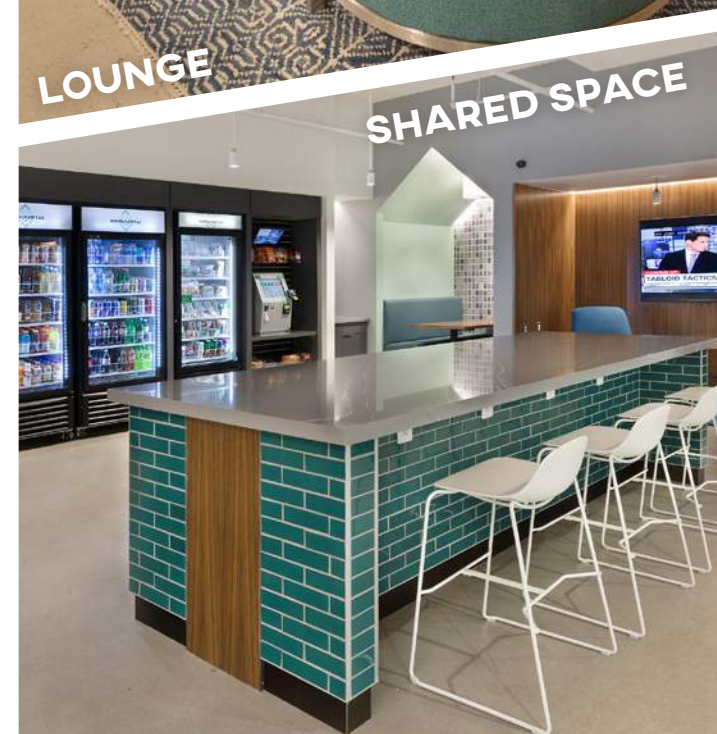
### RATIO

5.0/1,000

Structured Parking Garage

Executive Parking inside building on lower level

# BUILDING AMENITIES



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TENANT LOUNGE



TENANT LOUNGE

# BUILDING AMENITIES



ON-SITE CAFE



FITNESS CENTER



FREE SHUTTLE TO METRO



CONFERENCE ROOM

# BUILDING AMENITIES

COMMON CORRIDOR



CONFERENCE CENTER



EXPANSIVE TERRACE

# STACKING PLAN

8	LEASED	AVAILABLE 22,593 RSF
7	LEASED	AVAILABLE 11,575 RSF
6	LEASED	LEASED
5	VACANT 8,812 RSF	LEASED
4	LEASED	LEASED
3	LEASED	LEASED
2	LEASED	VACANT 16,993 RSF
1	LEASED	LEASED
B	LEASED	BASEMENT STORAGE 3,768 RSF

TOTAL VACANT SF  
**103,541 SF**

TOTAL CONTIGUOUS SF  
**39,541 SF**



# BENEFITS OF AN ENERGY STAR BUILDING

## PEOPLE



### HEALTH + PRODUCTIVITY BENEFITS

- Improved health
- Enhanced comfort
- Reduced absenteeism
- Improved worker productivity

### SOCIAL BENEFITS

- Support of sustainable economies
- Support of companies with socially responsible policies

### COMMUNITY BENEFITS

- Reduced demand on municipal services

## PLANET



### ENVIRONMENTAL BENEFITS

- Reduced global warming impacts
- Minimized ozone depletion
- Reduced toxic emissions

## SAVINGS



### REDUCED OPERATING EXPENSES

- Lower energy costs

### OTHER ECONOMIC BENEFITS

- Easier employee recruiting
- Reduced employee turnover
- Staying ahead of regulations

## **BRIDGE INVESTMENT GROUP**

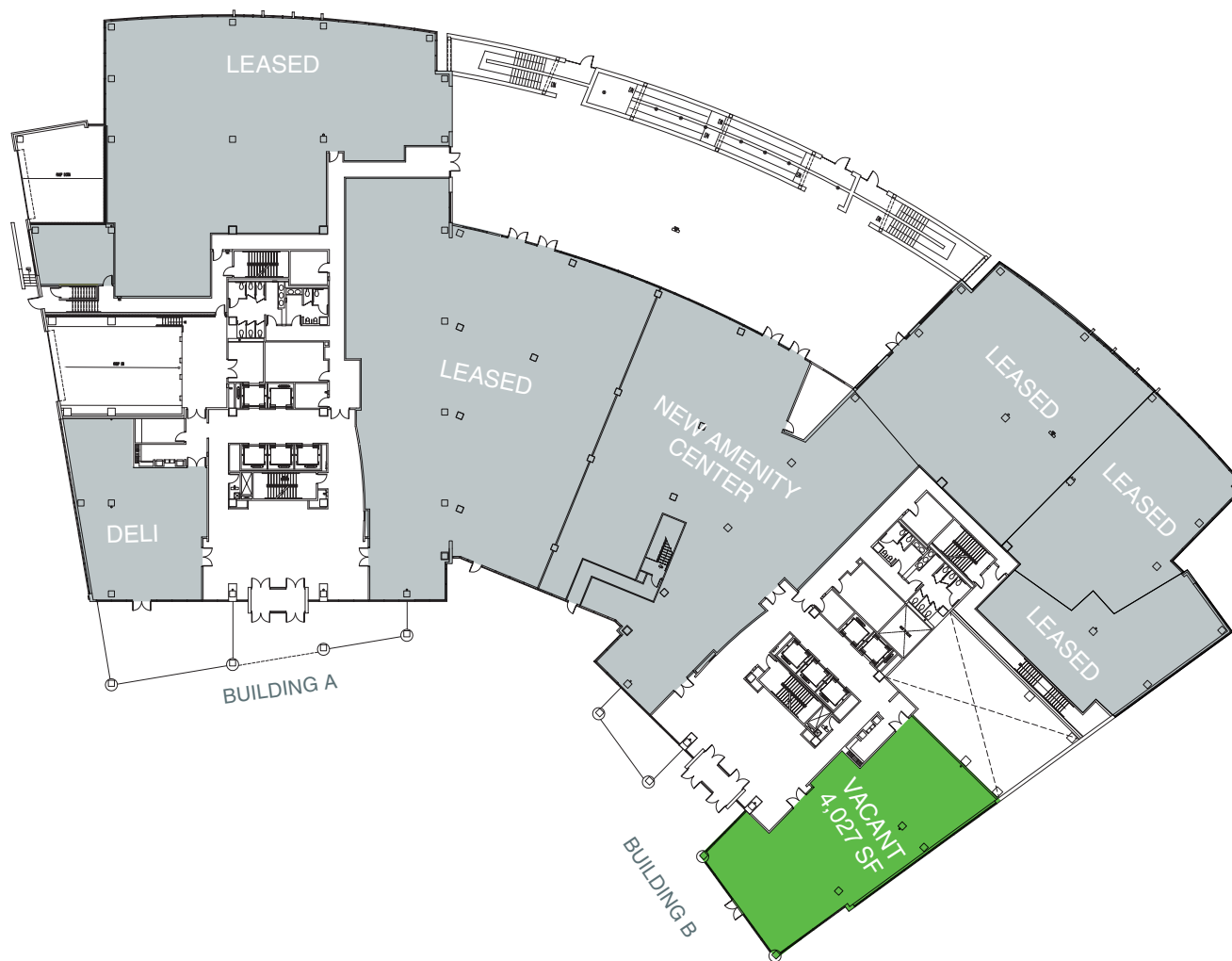
Bridge Investment Group LLC (“Bridge”) is a leading privately held commercial real estate investment and property management firm that owns over 12 million square feet of commercial office space and manages \$13.5 billion in assets under management within its registered investment advisory businesses. 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.

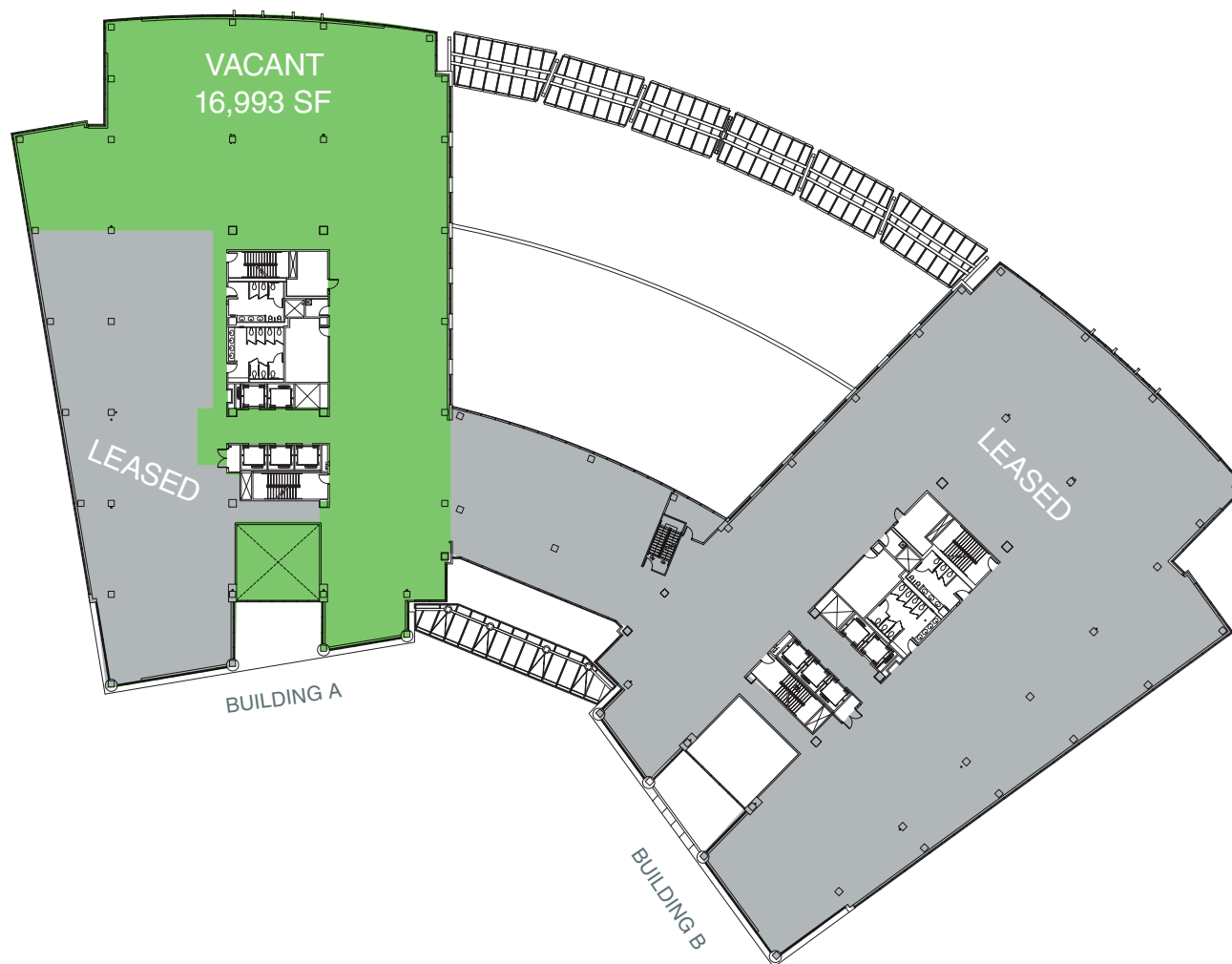
# BUILDING IMAGES





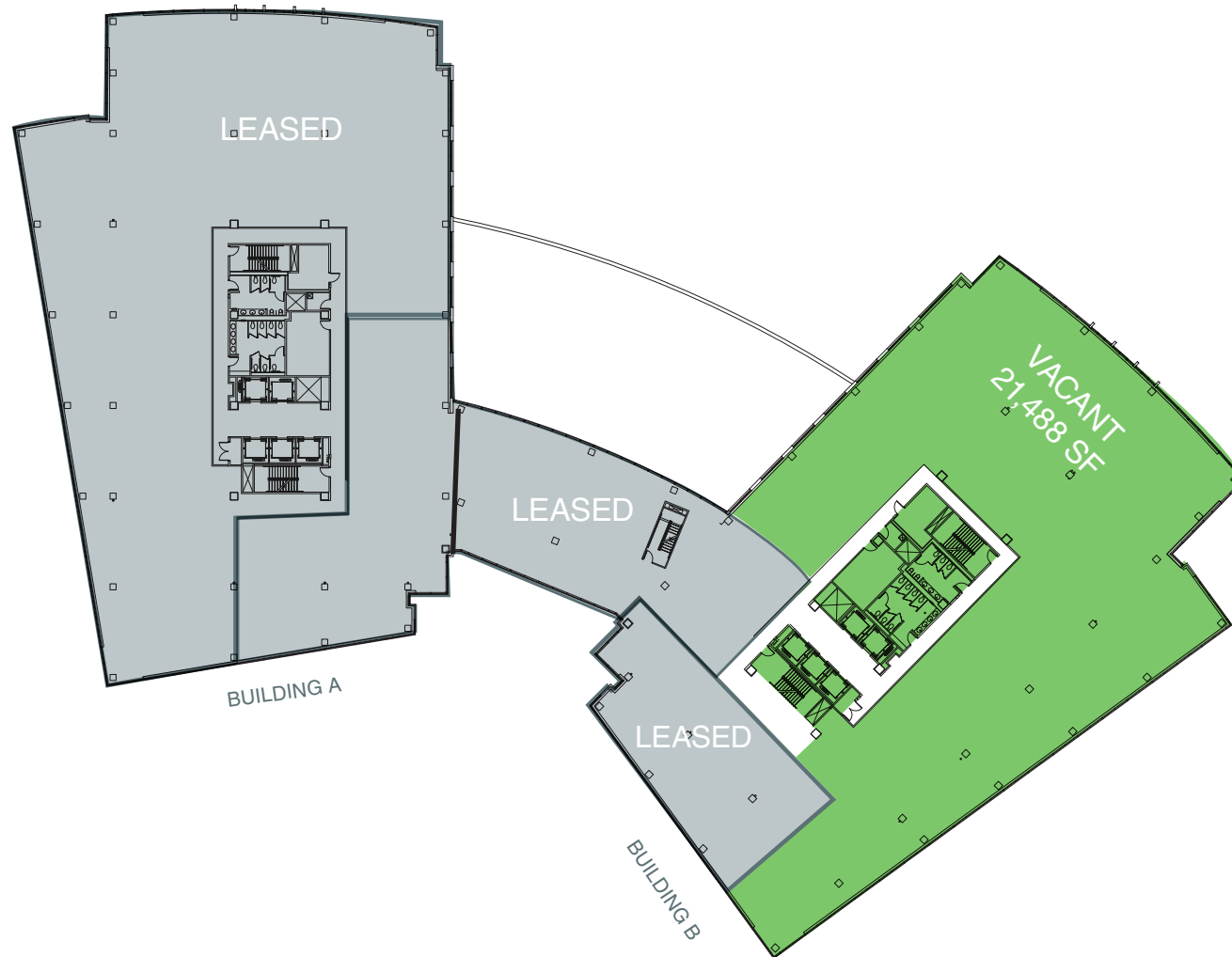
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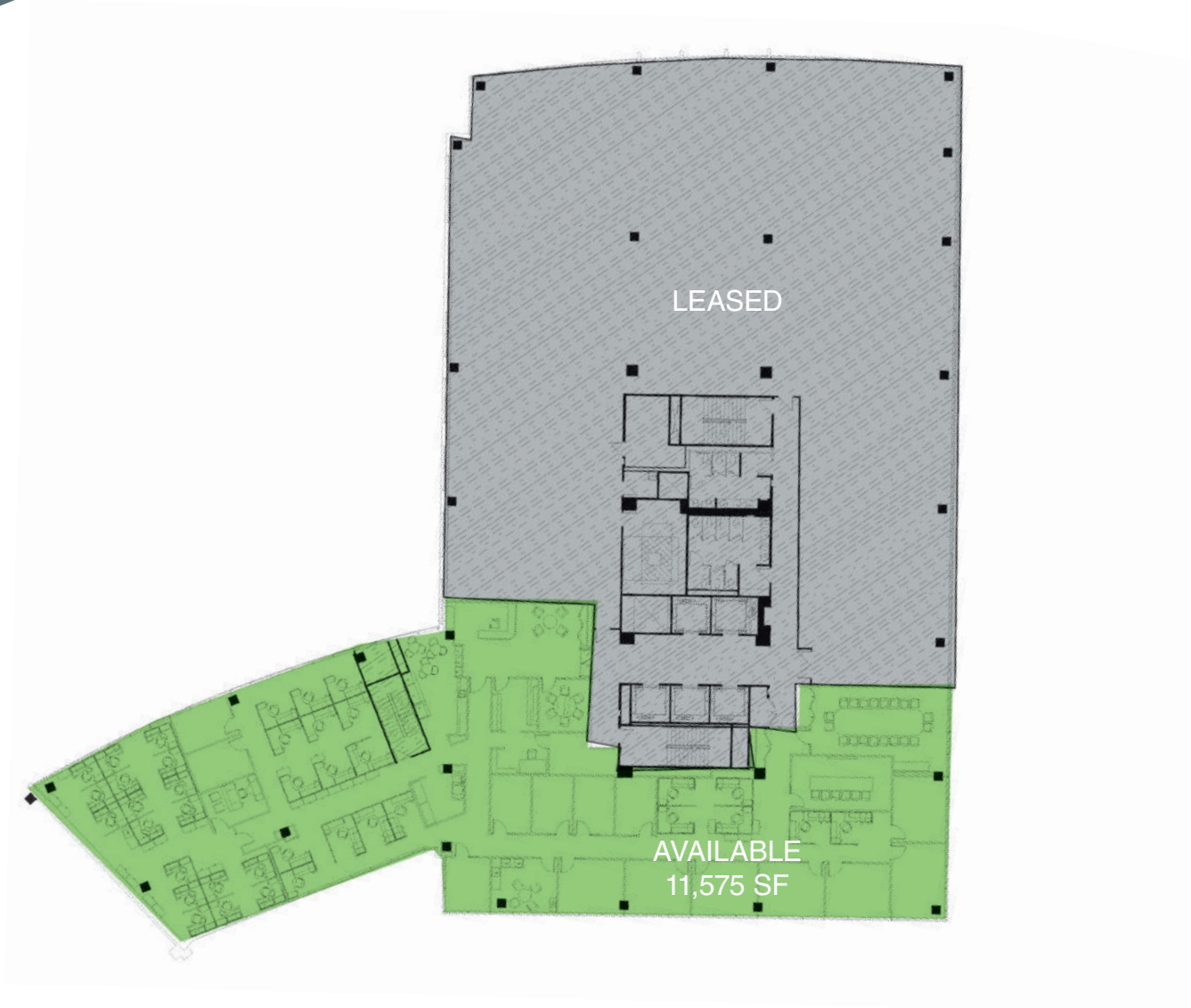
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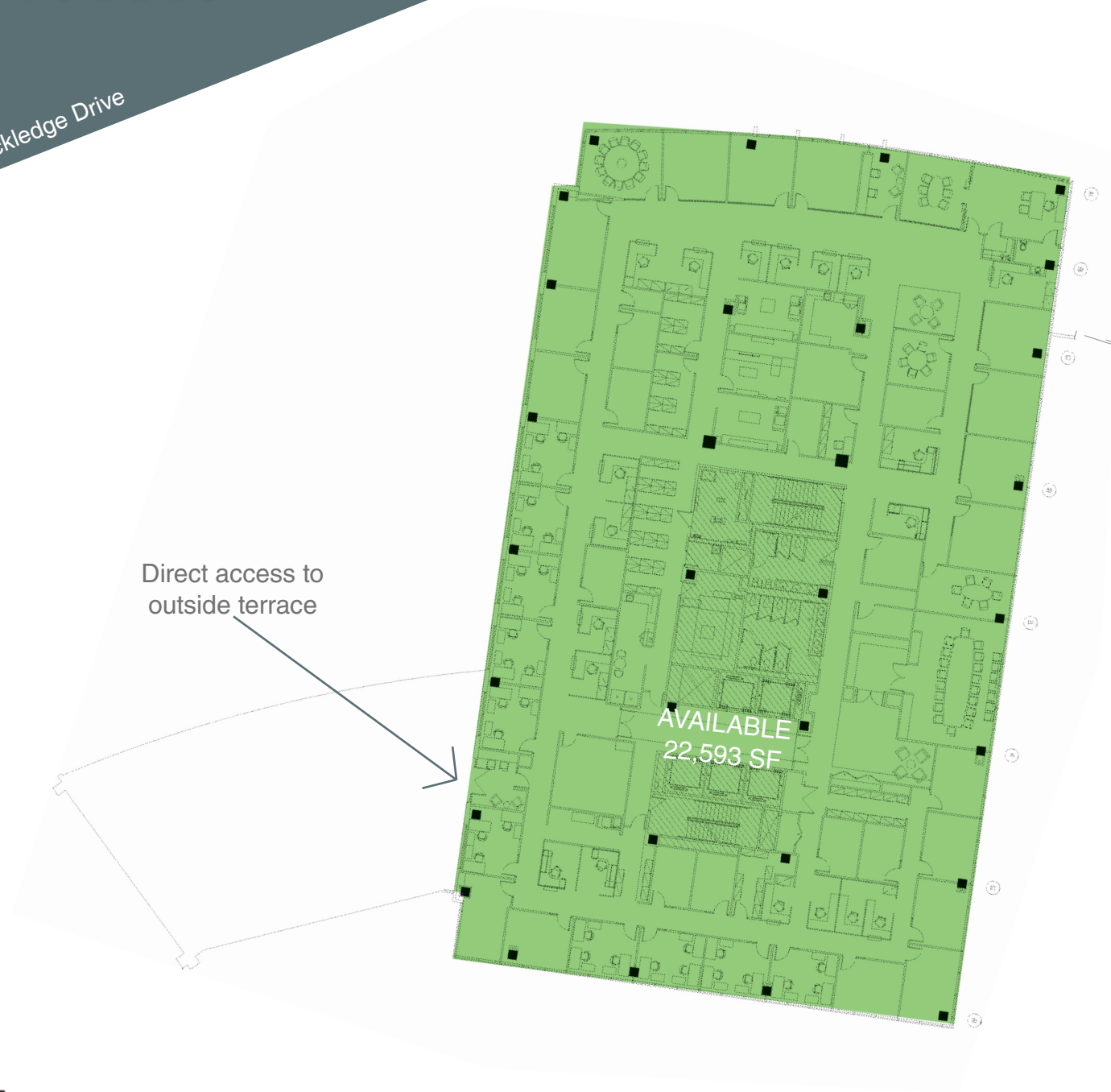
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