

The logo for 270 Corporate Center features a stylized graphic of three stacked, overlapping rectangular blocks in shades of blue and yellow, followed by the number '270' in a large, white, sans-serif font. Below this, the words 'CORPORATE CENTER' are written in a bold, yellow, sans-serif font.

270 CORPORATE CENTER

20201 | 20250 | 20251 | 20300
Century Boulevard, Germantown, MD



Office Space. **Reborn.**

PROPERTY OVERVIEW

- 4 building office park consisting of 449,443 SF
- Strong I-270 visibility and accessible via 2 major interchanges
- Century Boulevard is Germantown's premier commercial corridor with major development underway
- Ideally located at the midpoint of I-270 between Frederick (17 miles) and Bethesda (14 miles)
- Close proximity to the Department of Energy, Montgomery College's Tech & Science Center, the new Holy Cross Hospital, and the Town Center

MAJOR CAPITAL IMPROVEMENT CAMPAIGN

- Updated exterior finishes
- New building entrances
- Lobby and common area renovations
- 36 seat shared conferencing center
- Local 301 Café featuring locally sourced seasonal menu
- 3,000 SF fitness center includes 500 SF yoga studio and locker rooms
- Relandscaped courtyard with outdoor seating and wireless network
- New monument signs and repaved parking lot
- Conditioned tenant storage lockers available



1,270 SF Café Featuring Locally Sourced Seasonal Menu in 20201 Century Blvd



Fitness Center with Yoga Studio and Locker Rooms in 20250 Century Blvd



Relandscaped Courtyard Between Buildings 20201 & 20251 Century Blvd



36 Seat State-of-the-Art Conferencing Facility in 20201 Century Blvd

Exterior renovations

New building entrances

High-end Cafe sourcing local ingredients

Relandscaped courtyard with outdoor seating & wifi

Updated restrooms

New indoor fitness center with yoga studio and locker rooms

New 36 seat state-of-the-art conferencing facility

New lobby and common area renovations

Repaved parking lots

New monument signs

Steps from future Corridor Cities Transitway (CCT)

Improvements Underway



20201	SIZE	AVAILABILITY	NOTES	\$24.50 Full Service
Suite 300 Suite 420	1,445 - 20,095 SF 5,890 SF	Available 1/1/15 Vacant	Small Suites Available Lobby Exposure and Corner Suite	

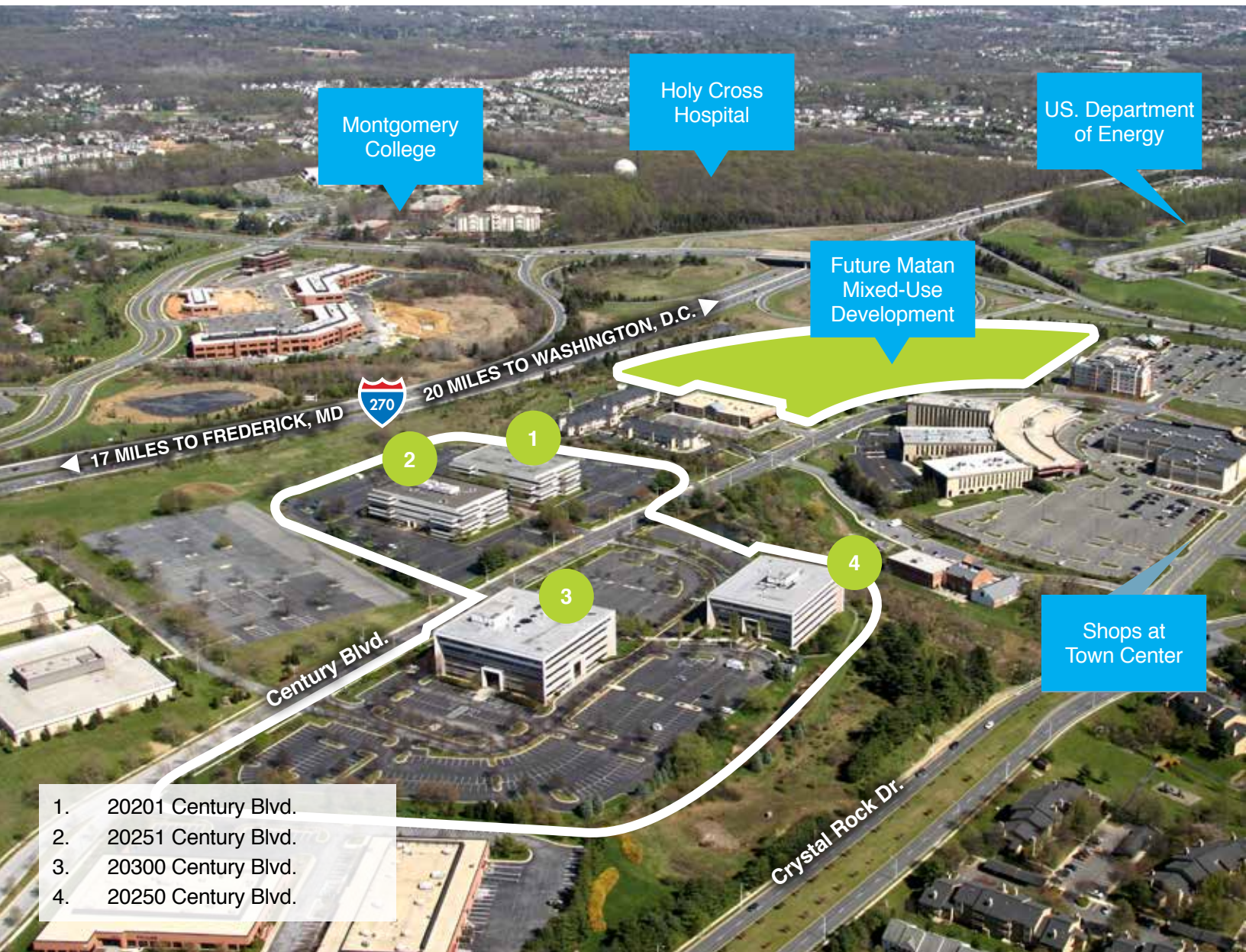
20250	SIZE	AVAILABILITY	NOTES	\$25.50 Full Service
Suite 150	9,804 SF	Vacant	9' Finished Ceiling with Dedicated Outdoor Entrance	
Suite 200 Suite 250	15,153 SF 4,808 SF	Vacant Vacant	Premier Exposure Off of New Lobby Efficient Window-Lined Corner Suite Off of New Lobby	
Suite 300	21,828 SF	Vacant	Full Floor	
« Conditioned Tenant Storage Lockers Available in Lower Level »				

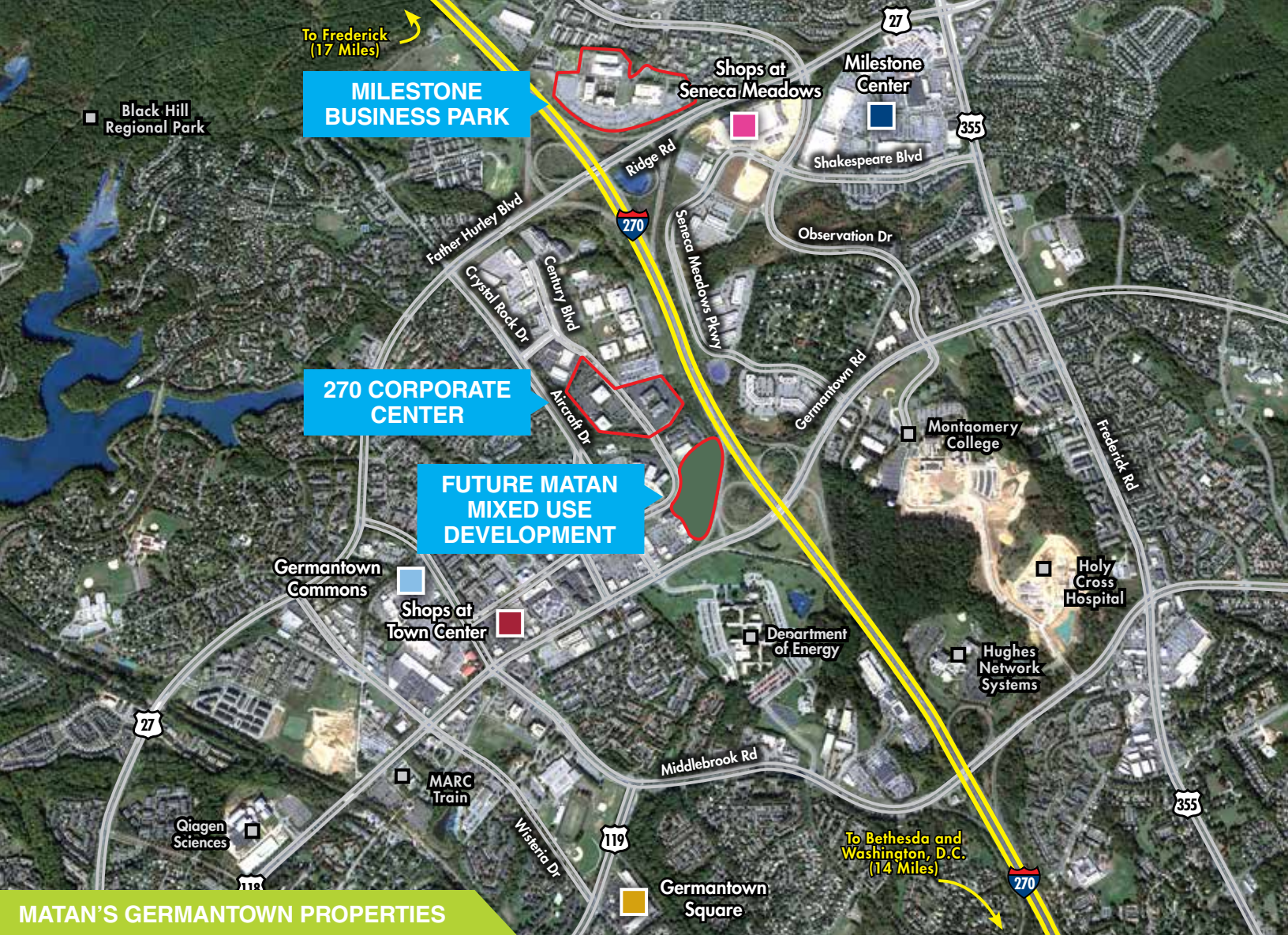
20251	SIZE	AVAILABILITY	NOTES	\$24.50 Full Service
Suite 140	11,273 SF	Vacant	First Floor Lobby Exposure	
Suite 145	845 SF	Vacant	Spec Suite Planned	
Suite 220	1,597 SF	Vacant	Spec Suite	
Suite 300	1,439 SF	Vacant	Spec Suite	
Suite 320	2,726 SF	Vacant	Spec Suite	
Suite 330	3,497 SF	Vacant	Spec Suite	
Suite 340	1,554 SF	Vacant	Spec Suite	

20300	SIZE	AVAILABILITY	NOTES	\$25.50 Full Service
Suite 150	4,153 SF	Vacant	Last Available Space in GSA Leased Building	

PROPERTY SPECIFICATIONS

- 21.44 Acre Park Zoned TMX-2
- 20201/20251 Century Blvd Parking Ratio - 3.1/1,000 SF
- 20250/20300 Century Blvd Parking Ratio - 3.2/1,000 SF
- Verizon FIOS and Comcast XFINITY Available
- On-Site *Ride On* Access
- 2 Miles to MARC Train Station





MATAN'S GERMANTOWN PROPERTIES

MILESTONE BUSINESS PARK



- Germantown's best-in-class office park
- 635,542 SF in 4 buildings
- 126,696 SF available
- 41.8 acres
- Zoned TMX-2
- 7.64 acre developable parcel
- Up to 1.5M SF of additional mixed use density

270 CORPORATE CENTER



- Class A office park set to undergo major capital improvements
- 449,443 SF in 4 buildings
- 117,749 SF available
- 21.44 acres
- Zoned TMX-2
- Up to 1M SF of additional mixed use density

CENTURY 270



- Germantown's premier development site
- 11.53 acres
- Over 1M SF of density with access to future CCT stop
- Currently site plan approved for 235,000 SF Class A office building
- Zoned TMX-2

NEIGHBORHOOD AMENITIES

Healthtrax Health Club
Burger King
Regal Cinema
Bailey's
BP Amoco
IHOP
LongHorn Steakhouse
Red Robin
7-11
Pizza Hut
KinderCare
Bank of America
Mi Rancho
Planet Fitness
Precision Auto
Royal Bakery
Jiffy Lube
Touchless Car Wash
Benjamin Moore
Dunkin' Donuts / Baskin Robbins
Follow Your Heart Yoga
National Tire & Battery
Pelican Pete's
Pizza Boli's
Subway
Upcounty Regional Services Cntr.
Black Rock Center for the Arts
Germantown Public Library
Carrabba's

Chick-fil-A
Green Turtle
Rite Aid
Taco Bell
TD Bank
Euro Motorcars
U.S. Post Office
Beall's Florist

SHOPS AT TOWN CENTER

Five Guys
Baja Fresh
Beers & Cheers
Burger King
Chevy Chase Bank
Chipotle
Cold Stone Creamery
Corner Bakery
Elevation Burger
En Asian Bistro and Sushi Bar
FedEx Office
Germantown Dry Cleaners
Hair Cuttery
Massage Envy
Moby Dick House of Kabob
Ruby Tuesday
Safeway
Starbucks
Sunoco
Wells Fargo Bank

SHOPS AT SENECA MEADOWS

Bella Nails
Bubbles
Café Rio
Mattress Discounters
Famous Dave
Floor Max
Hair Cuttery
Hour Eyes
Panera Bread
Potomac Valet
Sprint
Wegmans
Wine & Beer
Yogi Castle

GERMANTOWN COMMONS

Advanced Auto Parts
Bed Bath and Beyond
Dominos
DSW
Five Below
Giant
Hard Times Café
Jerry's Subs
M&T Bank
McDonald's
Palm Beach Tan
Petco
Picca Pollo a La Brasa

PNC Bank
Wendy's
Woodside Deli

GERMANTOWN SQUARE

CVS Pharmacy
Dollar Tree
Edible Arrangements
Lancaster County Dutch Market
Ledo's Pizza
Outback Steakhouse
Sun Trust Bank

MILESTONE CENTER

A-1 Nails
Agro Dolce
Aldi
Applebee's
Bath & Body Works
Beer & Wine
Best Buy
Big Lots
Bob Evans
Giant
GNC
Hallmark
Home Depot
Jersey Mike's
Kohl's
M&T Bank

Michael's
Mobil
Modell's
Music & Arts
Noodles & Company
Pep Boys
PetSmart
Rack Room Shoes
Sandy Spring Bank
Staples
Starbucks
Subway
Sweet Frog
T.J. Maxx
Target
Verizon Wireless
Walmart

HOTELS

Fairfield Inn
Homestead Suites
Hampton Inn

TRANSPORTATION

MARC Train
Ride On Parking Lot & Stops

MEDICAL

Holy Cross Hospital (Oct 2014)
Shady Grove Emergency Center