



 TRANSWESTERN®

# WESTFIELD WHEATON

North + South Office Towers

---







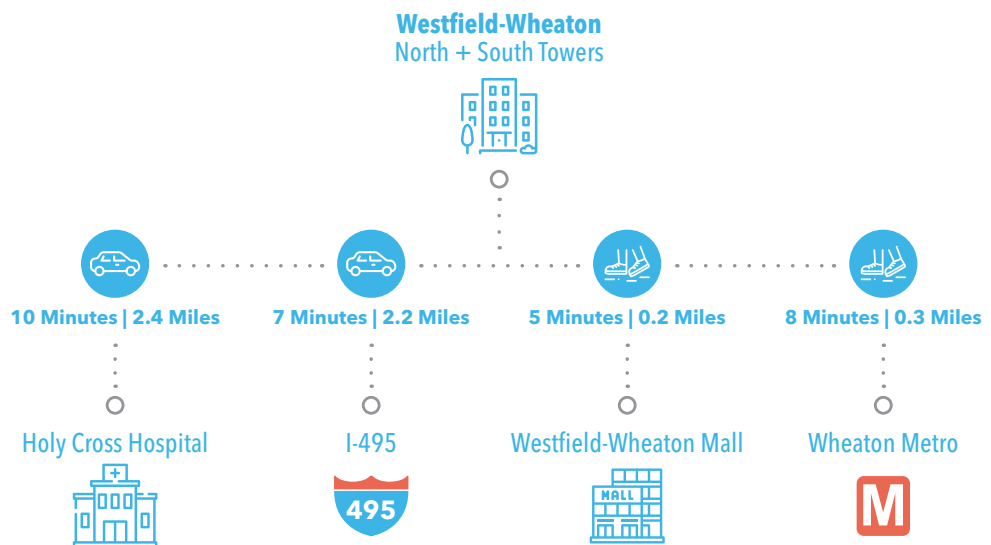
# Westfield Wheaton

Transformation on the Move

Embracing transformation lays the foundation for the future. With the revitalization of the surrounding community, spurred by metro, vibrant new street scapes, upscale multi-family development and the creation of a new Wheaton Town Square, Westfield Wheaton is embracing the future with excitement and commitment. Westfield Wheaton North and South Office Towers - minutes away from *everything*!

Look at what's happening:

- Wheaton Gateway is a proposed new mixed-use residential and retail property featuring mixed-income, multi-family housing and new commercial spaces
- Maryland National Capital Park & Planning Commission M-NCPPC - 308,000 square foot, LEED Platinum new headquarters building
- Relocated County Departments of Environmental Protection, Permitting Services, Recreation, Health and Human Services, Office of Community Use of Public Facilities and the Mid-County Regional Services Center/Urban District
- Wheaton Town Square - new central meeting place with plaza area and over 400 underground parking spaces in downtown Wheaton. Walk, bike, eat lunch or just relax at Wheaton Town Square!
- Designated Arts and Entertainment District
- Diverse Business and Ethnic community
- Holy Cross Hospital
- Wheaton Regional Park
- Westfield Wheaton Mall



## North Office Tower

2730 University Boulevard

|                      |                                                                                                                                                                                                                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RBA</b>           | 120,000 SF                                                                                                                                                                                                                                                                                                       |
| <b>STORIES</b>       | 11                                                                                                                                                                                                                                                                                                               |
| <b>TYPICAL FLOOR</b> | 11,166 SF                                                                                                                                                                                                                                                                                                        |
| <b>PARKING</b>       | Free Surface 3/1,000 SF                                                                                                                                                                                                                                                                                          |
| <b>ELEVATORS</b>     | 3                                                                                                                                                                                                                                                                                                                |
| <b>LOADING</b>       | Dock-high                                                                                                                                                                                                                                                                                                        |
| <b>HVAC</b>          | VAV System with central plant                                                                                                                                                                                                                                                                                    |
| <b>SECURITY</b>      | Key Card access with 24-hour security patrol                                                                                                                                                                                                                                                                     |
| <b>IMPROVEMENTS</b>  | New finishes to common areas and bathrooms                                                                                                                                                                                                                                                                       |
| <b>ACCESS</b>        | I-495, University Boulevard, Georgia Avenue, Veirs Mill Road                                                                                                                                                                                                                                                     |
| <b>AMENITIES</b>     | <ul style="list-style-type: none"><li>• Highly Visible Building</li><li>• Adjacent to Westfield Wheaton Mall</li><li>• Food Court, Banking, Fitness, Support Retail</li><li>• Easy Walking Distance to Metro Redline</li><li>• On-Site Property Management</li><li>• Proximity to new M-NCPPC Building</li></ul> |



## South Office Tower

11002 Veirs Mill Road

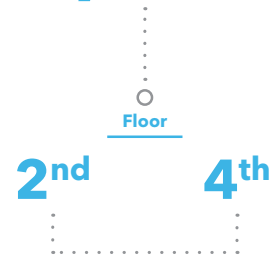
|                      |                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RBA</b>           | 90,000 SF                                                                                                                                                                                                                                                                                                                                                   |
| <b>STORIES</b>       | 7                                                                                                                                                                                                                                                                                                                                                           |
| <b>TYPICAL FLOOR</b> | 12,000 SF                                                                                                                                                                                                                                                                                                                                                   |
| <b>PARKING</b>       | Free Surface and Covered 3/1,000 SF                                                                                                                                                                                                                                                                                                                         |
| <b>ELEVATORS</b>     | 3                                                                                                                                                                                                                                                                                                                                                           |
| <b>LOADING</b>       | Dock-high                                                                                                                                                                                                                                                                                                                                                   |
| <b>HVAC</b>          | VAV System with central plant                                                                                                                                                                                                                                                                                                                               |
| <b>SECURITY</b>      | Key Card access with 24-hour security patrol                                                                                                                                                                                                                                                                                                                |
| <b>IMPROVEMENTS</b>  | New finishes to common areas and bathrooms                                                                                                                                                                                                                                                                                                                  |
| <b>ACCESS</b>        | I-495, University Boulevard, Georgia Avenue, Veirs Mill Road                                                                                                                                                                                                                                                                                                |
| <b>AMENITIES</b>     | <ul style="list-style-type: none"><li>• Two (2) On-Grade Lobbies</li><li>• Next door to AMC Movie Theatres</li><li>• Adjacent to Westfield Wheaton Mall</li><li>• Food Court, Banking, Fitness, Support Retail</li><li>• Easy Walking Distance to Metro Redline</li><li>• On-Site Property Management</li><li>• Proximity to new M-NCPPC Building</li></ul> |





## Westfield-Wheaton North Office Tower

**120,000 SF**



**Renovation**



Restrooms

**Floor**

**4th**

**Renovation**



Restrooms



Repainted



Refloored

**Floor**

**4th 5th 6th 9th 10th**

**Renovation**



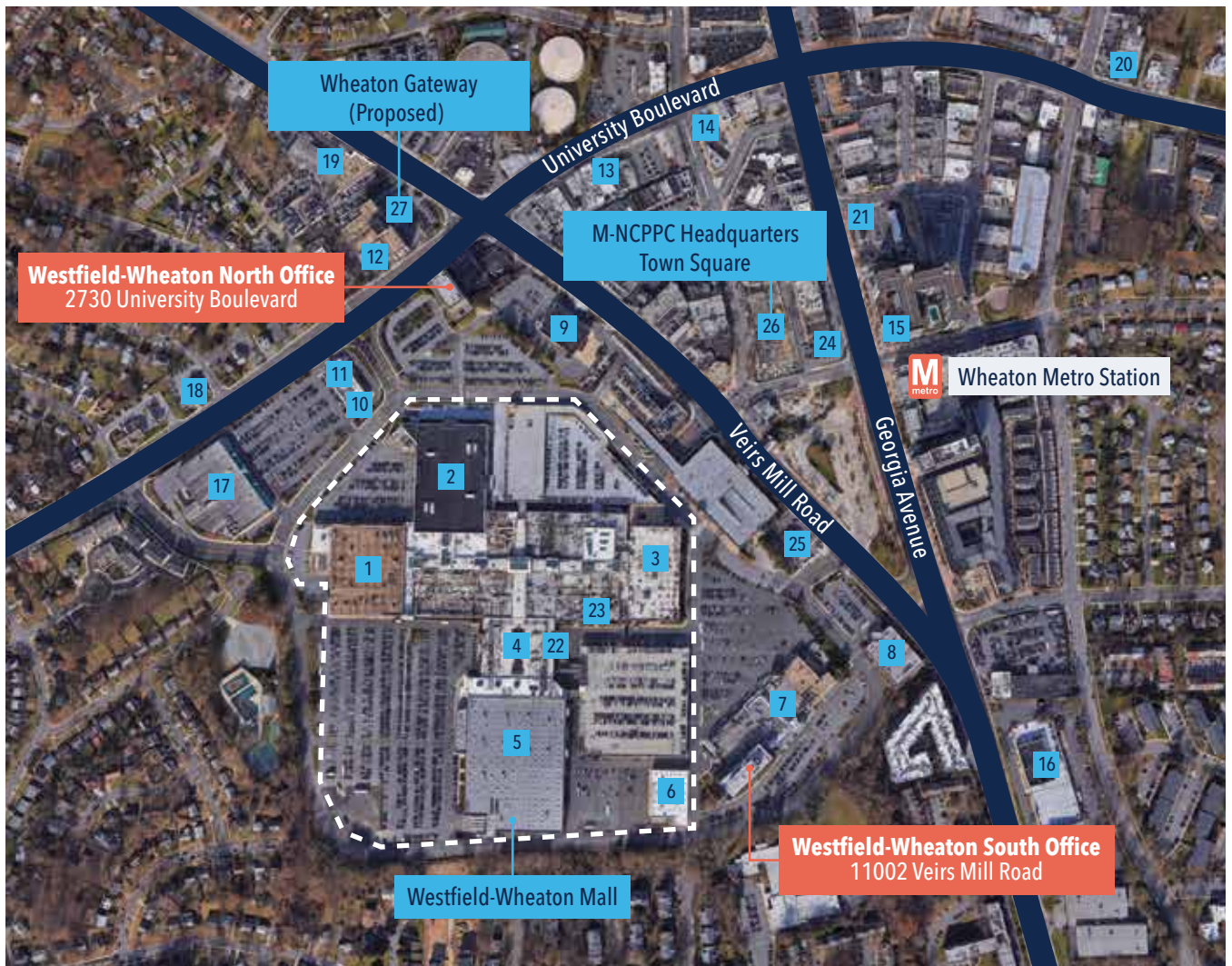
Repainted



Refloored



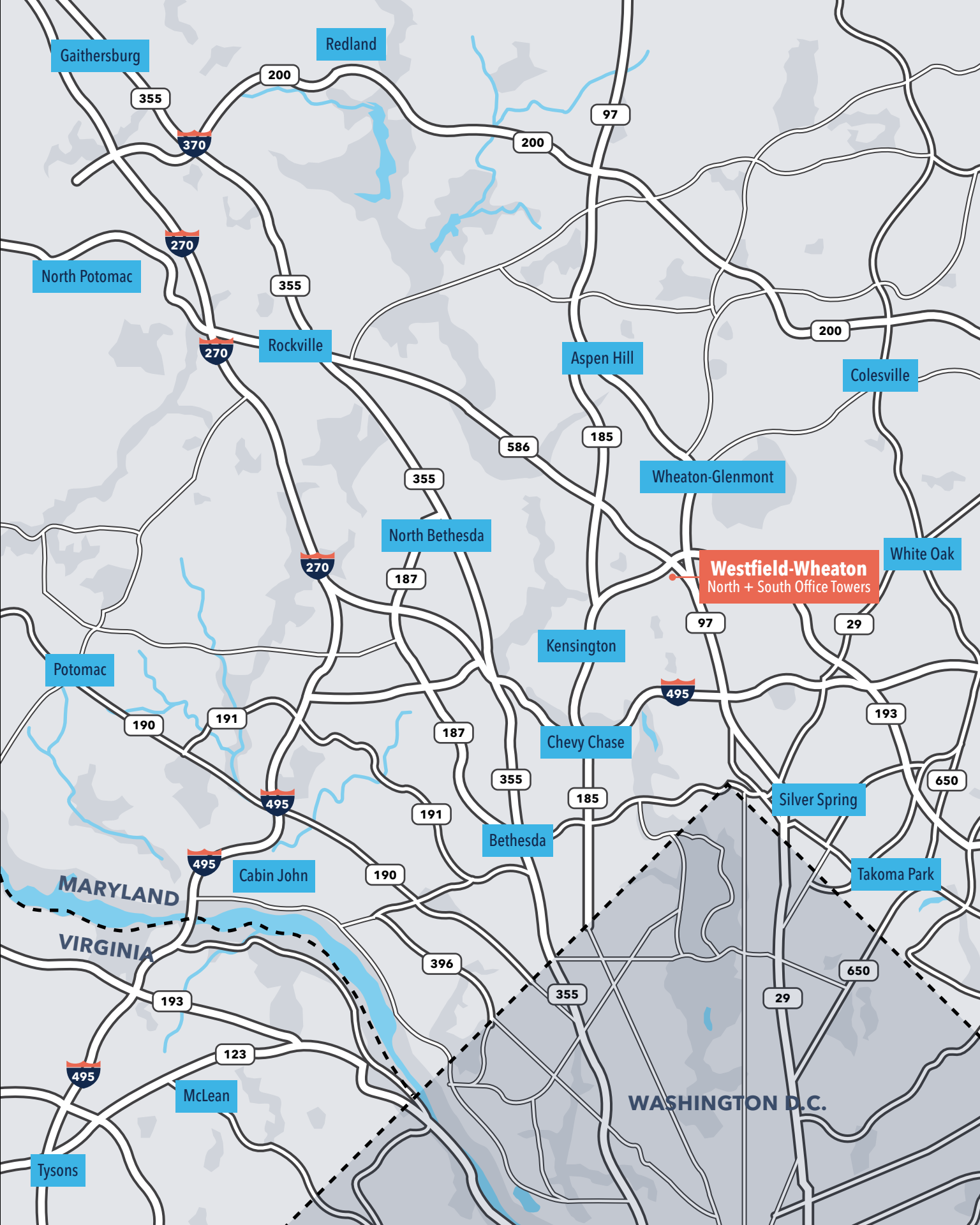
1st Level Lobby at Wheaton South Office Tower



## Nearby Amenities

- |                          |                                      |
|--------------------------|--------------------------------------|
| 1. Target                | 15. Safeway                          |
| 2. Macy's                | 16. Best Buy                         |
| 3. JC Penney             | 17. Giant                            |
| 4. Dick's Sporting Goods | 18. BB&T Bank                        |
| 5. Costco                | 19. Lindsay Ford                     |
| 6. Sears Outlet          | 20. Ren's Ramen                      |
| 7. AMC Wheaton Mall 9    | 21. Capital One                      |
| 8. LA Fitness            | 22. UPS Store                        |
| 9. CVS Pharmacy          | 23. DSW                              |
| 10. Starbucks            | 24. Dunkin'                          |
| 11. Wells Fargo          | 25. Wendy's                          |
| 12. McDonalds            | 26. M-NCPPC Headquarters Town Square |
| 13. Ledo Pizza           | 27. Wheaton Gateway                  |
| 14. IHOP                 |                                      |





## FOR MORE INFORMATION

### **Guy Copperthite**

301.896.9015

[guy.copperthite@transwestern.com](mailto:guy.copperthite@transwestern.com)

### **Joe McCormick**

301.896.9072

[joe.mccormick@transwestern.com](mailto:joe.mccormick@transwestern.com)



6700 Rockledge Drive | Suite 500A | Bethesda, MD 20817  
301.571.0900 | [transwestern.com](https://transwestern.com)