

PROPERTY OVERVIEW

CALVERTON CORPORATE CENTER

3901 CALVERTON BOULEVARD, CALVERTON, MD 20705



Building Information

- \$6.2 million renovation completed in 2010
- Four-story, Class A office building
- LEED-CS Gold
- Established corporate campus setting with walkways and outdoor seating
- Community lounge and fitness center for building employees coming soon
- Located off I-95 at exit 29B (Powder Mill Road), just two miles from the Capital Beltway in Prince George's County
- Five minutes to the Intercounty Connector
- Can accommodate small office and full-floor users
- Furnished options available
- Located within federal HUBZone
- Building signage opportunity
- Fiber optic connectivity
- Ample parking
- State-of-the-art, energy-efficient HVAC system featuring variable frequency drives (VFD), natural gas-fired hydronic heating loop and computerized building automation system to provide optimal occupant comfort
- T5 lighting with occupancy sensors



Going Green at Calverton Corporate Center

- Enhanced building envelope utilizing superior insulation and low-E glass, as well as energy-efficient packaged rooftop units and high performance lighting decreases energy consumption by 17%.
- More than 80% in construction waste recycled, diverting construction debris from landfill disposal.
- Water-efficient restroom fixtures such as dual-flush toilets, water-free urinals and self-metering faucets, lessen the burden on municipal water supply by 35%.
- Water bottle filling stations help reduce disposable plastic bottle waste in the environment.
- Preferred parking spaces for hybrid vehicles promote the use of fuel-efficient vehicles to reduce pollution by automobiles.
- 50kW photovoltaic system reduces energy use and promotes use of alternative energy sources to ensure economical and reliable operation.
- Carbon dioxide monitoring system & increased ventilation enhance indoor air quality, directly impacting worker health and productivity.
- Green housekeeping ensures that cleaning products and chemicals are used properly and reduces indoor air contaminants produced by cleaning chemicals.
- Smart metering equipment enables energy usage to be remotely monitored as well as provides the ability to sub-meter tenants individually.
- Landscaping with reduced turf areas & drought-tolerant plants reduces irrigation water use by 54%.

Site Plan

Calverton Corporate Center

3901 Calverton Boulevard

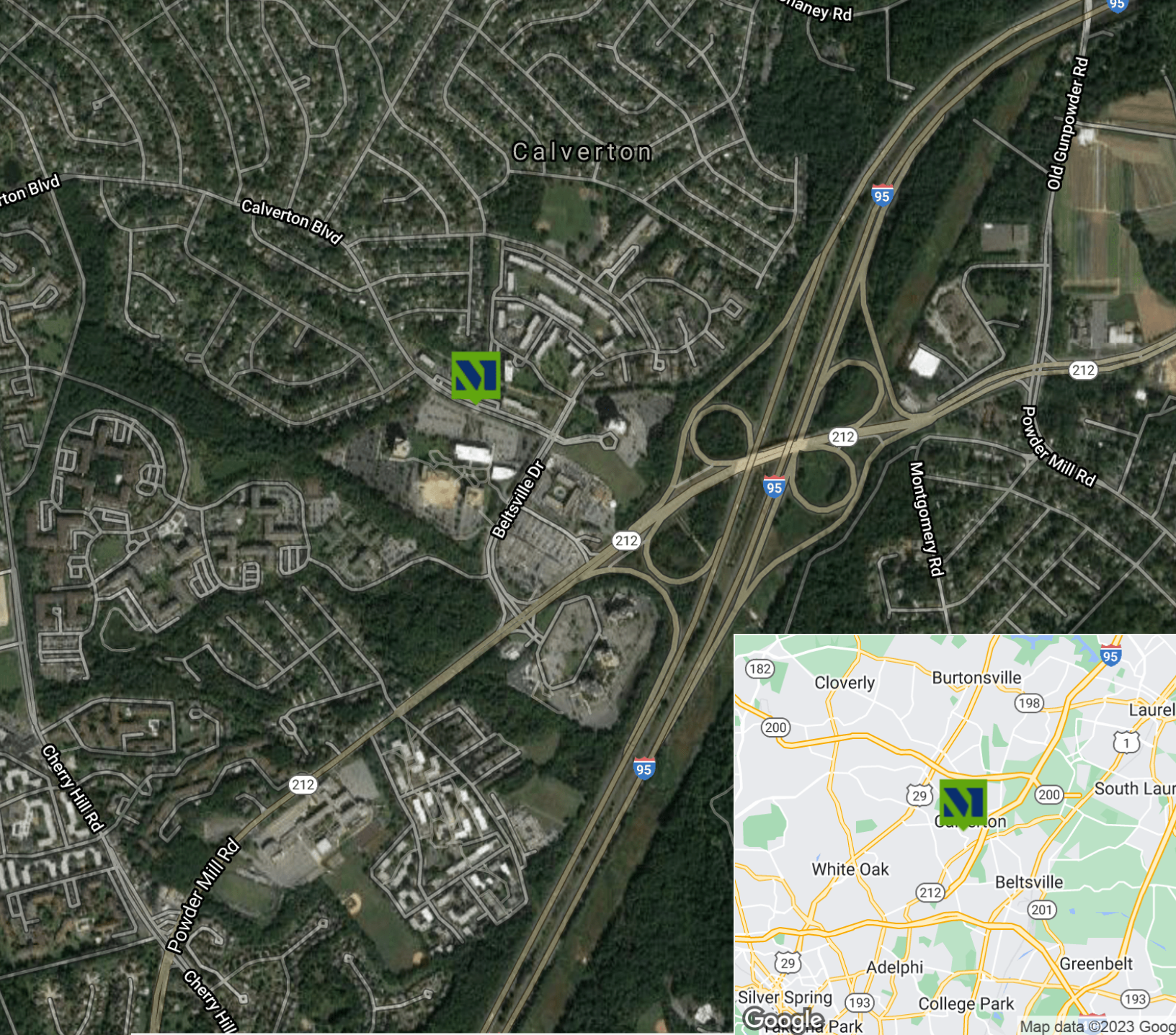
4 - Story Office

115,839 SF



Surrounding Amenities

- ALDI
- Chick-fil-A
- Chipotle
- Comfort Inn
- CVS
- Five Guys
- Giant Supermarket
- Hilton Garden Inn
- IHOP
- KFC
- McDonald's
- Morning Side Cafe
- Panera Bread
- Potbelly Sandwich Shop
- QDOBA Mexican Eats
- Residence Inn
- Sierras Grill & Taqueria
- Starbucks
- SunTrust Bank
- Taco Bell
- Target
- TGI Fridays
- The Home Depot
- Wendy's



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