

POTOMAC TOWER



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/// ROSSLYN SKYLINE'S MOST ICONIC DESIGN



POTOMAC TOWER

/// 360 - DEGREE UNOBSTRUCTED VIEWS
SURROUNDING YOU ON EVERY FLOOR.



/// VIEW FROM BALCONY LOOKING WEST



/// VIEW FROM BALCONY LOOKING EAST



/// FITNESS CENTER



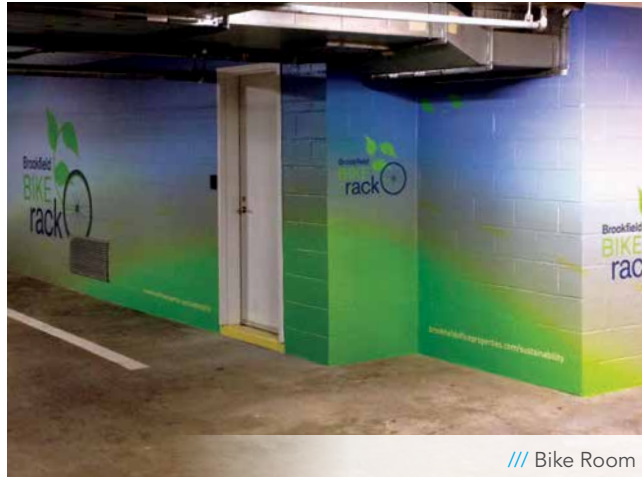
/// FITNESS CENTER

POTOMAC TOWER

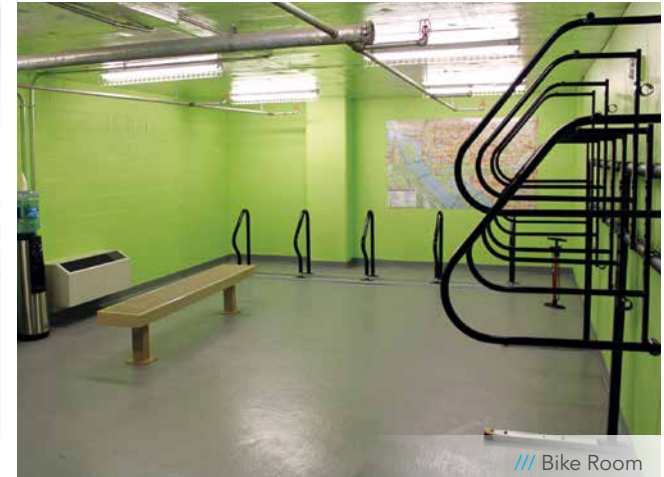
/// GET FIT AT POTOMAC TOWER



/// Activities at Gateway Park



/// Bike Room



/// Bike Room



/// Mt. Vernon Trail



/// Rowing on the Potomac River



/// Fitness Center

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/// AMENITY MAP

FAST CASUAL DINING

41



CHOPT
Creative Salad Company



RESTAURANTS & NIGHTLIFE

21

amuse
Bar • Trattoria

OPEN ROAD

cityhouse



HOTELS

5

HYATT

Marriott
HOTELS & RESORTS

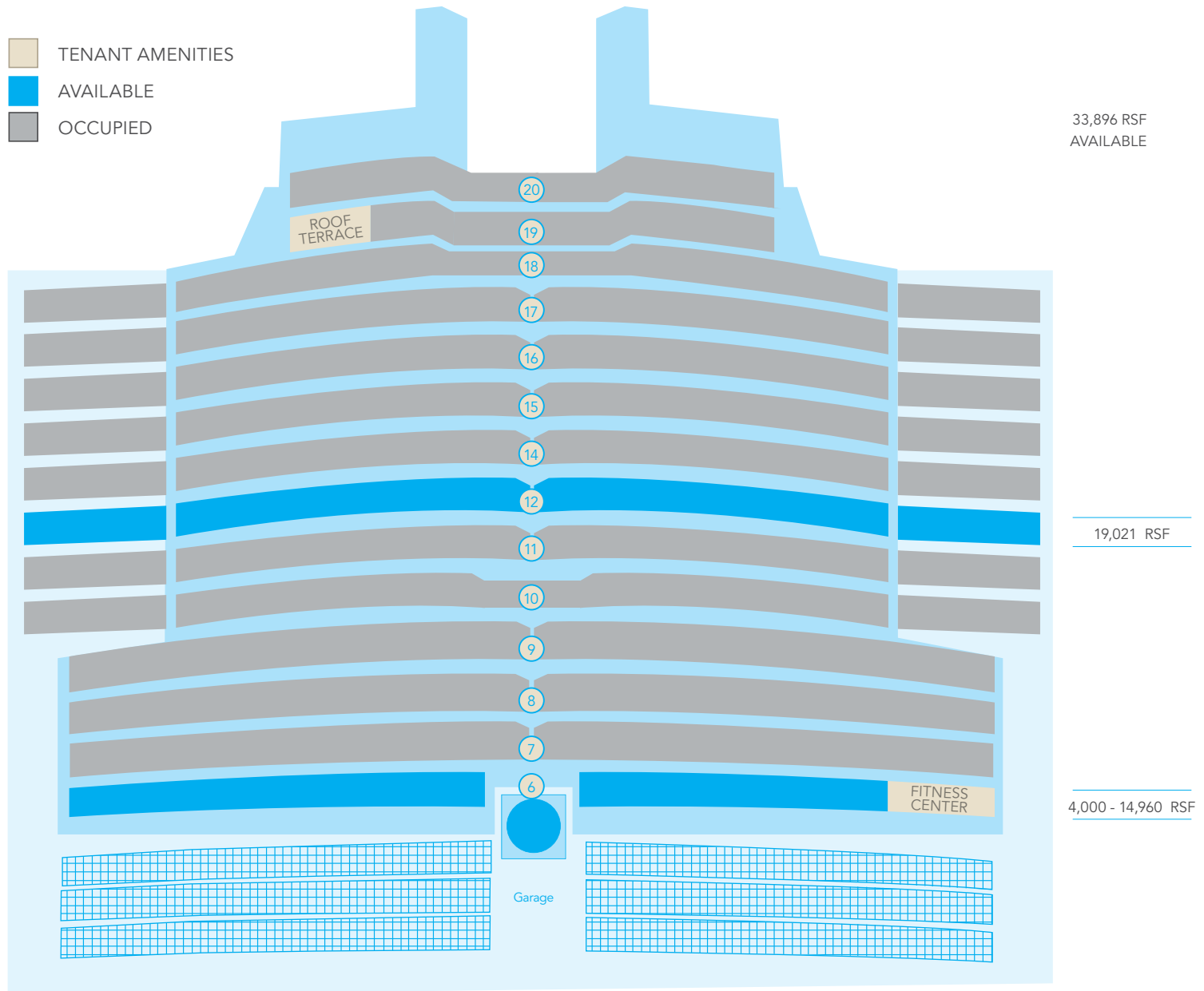
Le MERIDIEN

15 MINUTE WALK TO GEORGETOWN



POTOMAC TOWER

/// STACKING PLAN



POTOMAC TOWER

/// 6TH FLOOR



SUITE 601

/// 6,166 RSF

- 9 Offices
- 18 Workstations
- 1 12-Person Conference Room
- 1 Lounge with 3 Extra Workstations

SUITE 602

/// 8,709 RSF

- 14 Offices
- 21 Workstations
- 1 12-Person Conference Room
- 1 8-Person Conference Room
- 1 Lounge with 4 Extra Workstations
- 1 Huddle Room



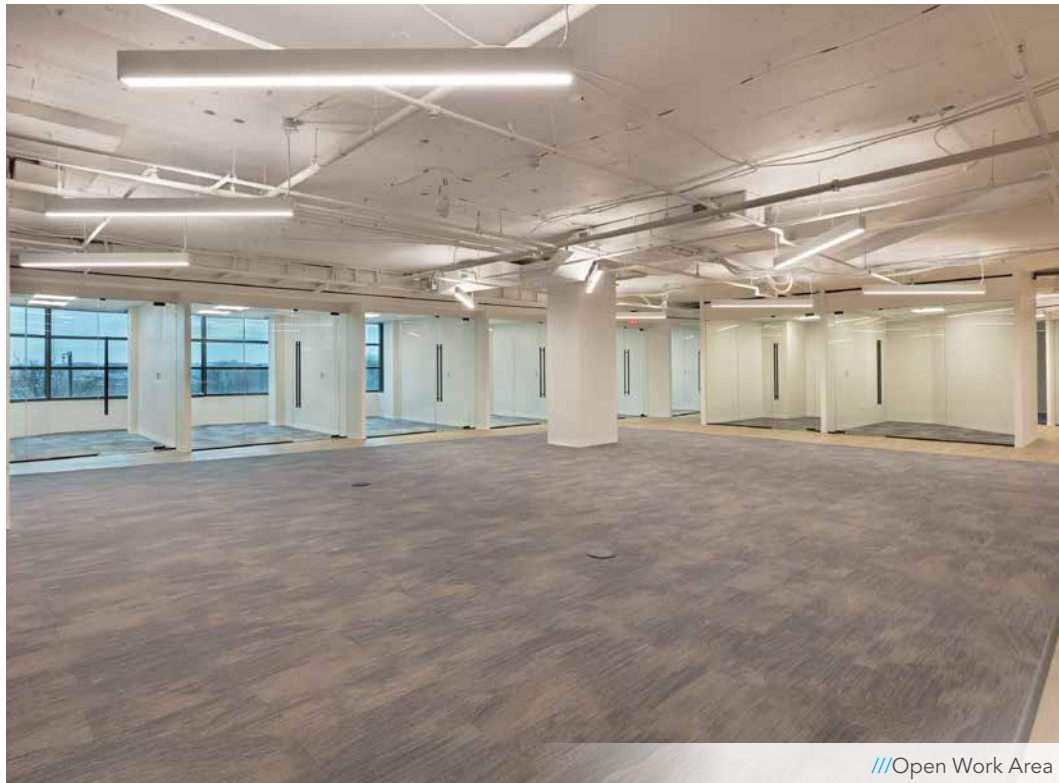
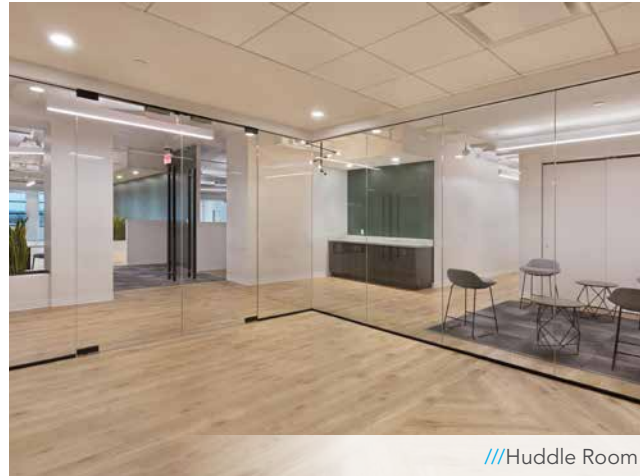
CLICK FOR VIRTUAL TOUR



CLICK FOR VIRTUAL TOUR

POTOMAC TOWER

/// 6TH FLOOR SPEC SUITE PHOTOS

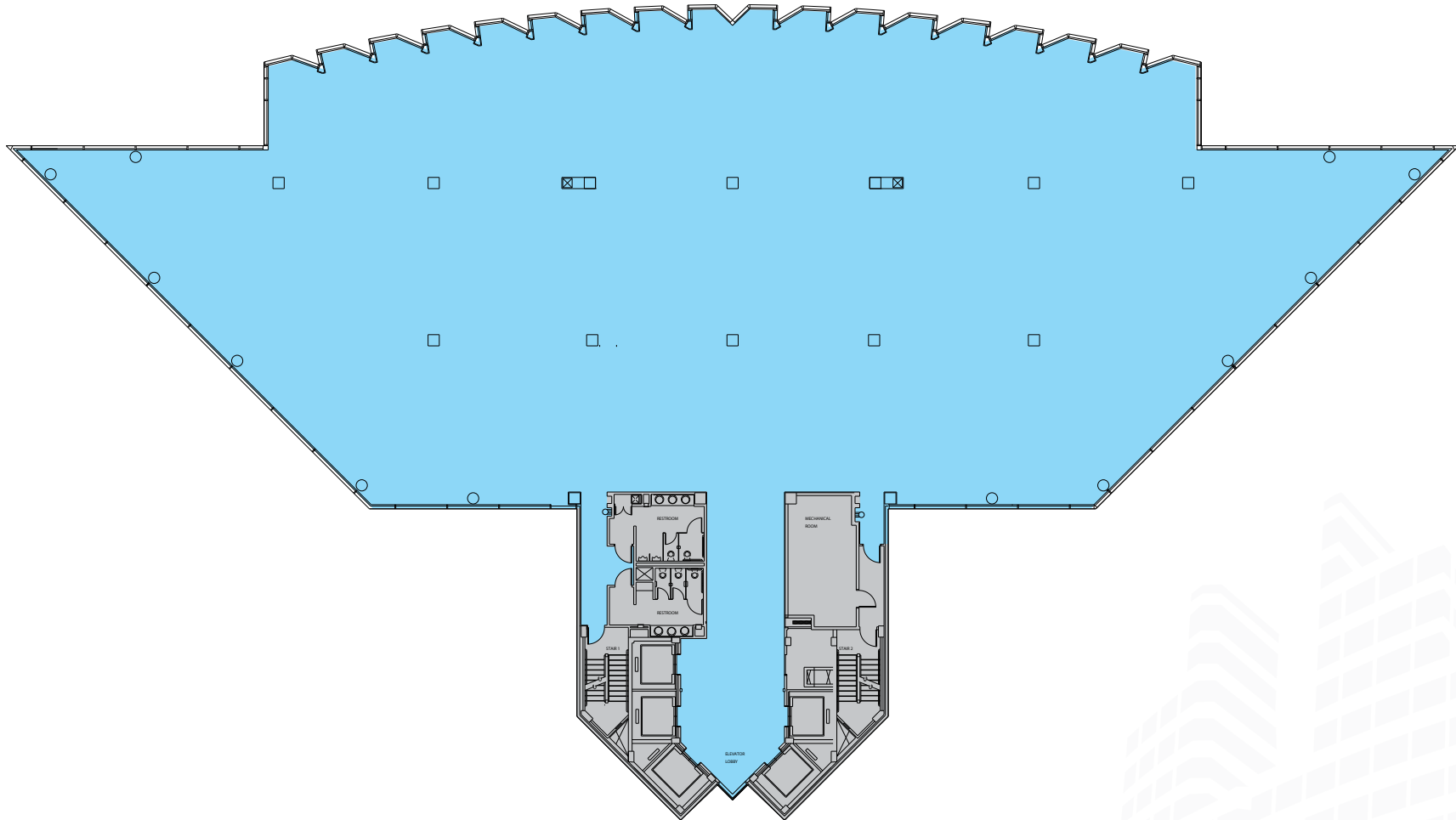


POTOMAC TOWER

/// 12TH FLOOR

FULL FLOOR

/// 19,021 RSF



POTOMAC TOWER

/// BUILDING SPECIFICATIONS

DESIGN ARCHITECT

I.M. Pei

GENERAL CONTRACTOR

GC Omni Construction

MECHANICAL ENGINEER

GHT

STRUCTURAL ENGINEER

Tadler – Cohen Associates

COMPLETION DATE

1989

BUILDING HEIGHT

20 stories

DESIGN LOAD

20 pounds per square foot partition load
80 pounds per square foot live load

RENTABLE AREA

Approximately 238,000 RSF

PARKING

454 cover spaces at \$155.00/mo
1.6/1,000 SF

TYPICAL FLOOR AREA

Approximately 12,000 to 19,000 RSF

CEILING HEIGHTS

Slab-to-slab heights on office floors average 10'
Standard floor to ceiling height is 8'6"

MULLION SPACING

5' to 10'

INTERIOR COLUMN SPACING

Generally every 30'

HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

Heat

Heat is supplied by perimeter VAV electric coils.

Air Conditioning

Cooling is provided by Trane Package units.
Supplemental HVAC is available 24 hours a day.

Standard Hours of HVAC Operation

8:00 AM to 6:00 PM, Monday through Friday
9:00 AM to 1:00 PM, Saturday upon notice

ELECTRICITY

General

5 watts per usable square foot,
connected load, provided by Dominion.

Electric & Telephone Closet

1 of each per floor

PASSENGER ELEVATORS

Number of Elevators

Five elevators organized into 2 banks:
Floors B-3 to P-4 for parking
Floors Lobby to 20 for tenant floor

Elevator Capacity

3,500 lbs.

Elevator Speed

700 FPM (ft. per minute)

SERVICE ELEVATORS

Number of Elevators

1

Elevator Size

65 in. long, 81 in. wide, 102 in. high



THE ULTIMATE TENANT EXPERIENCE

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