



SKYBRIDGE TOWERS



6720A + B Rockledge Drive

EASE OF ACCESS

Immediate Access to I-495 + I-270

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	194,685 SF
Building II	243,209 SF
Total Building Size	437,899 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	A direct digital control system with the features below: <ul style="list-style-type: none">• System equipment to maintain occupancy comfort at minimum energy use• Control each zone to maintain set point temperature. The set point temperature shall be adjustable through system software accessible from off-site location.

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



BUILDING AMENITIES

TENANT LOUNGE



TENANT LOUNGE

BUILDING AMENITIES



ON-SITE CAFE



FITNESS CENTER



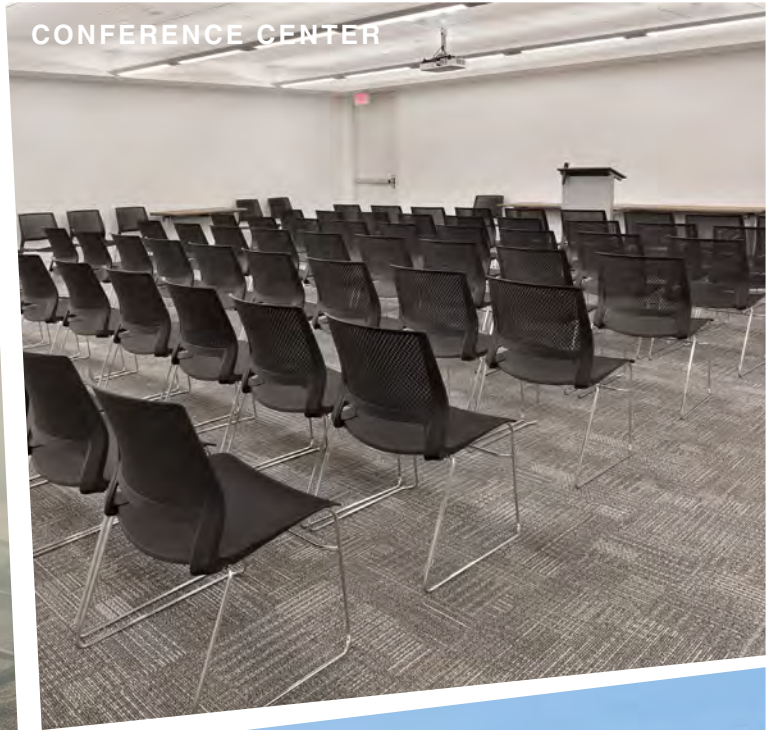
CONFERENCE ROOM

BUILDING AMENITIES

COMMON CORRIDOR

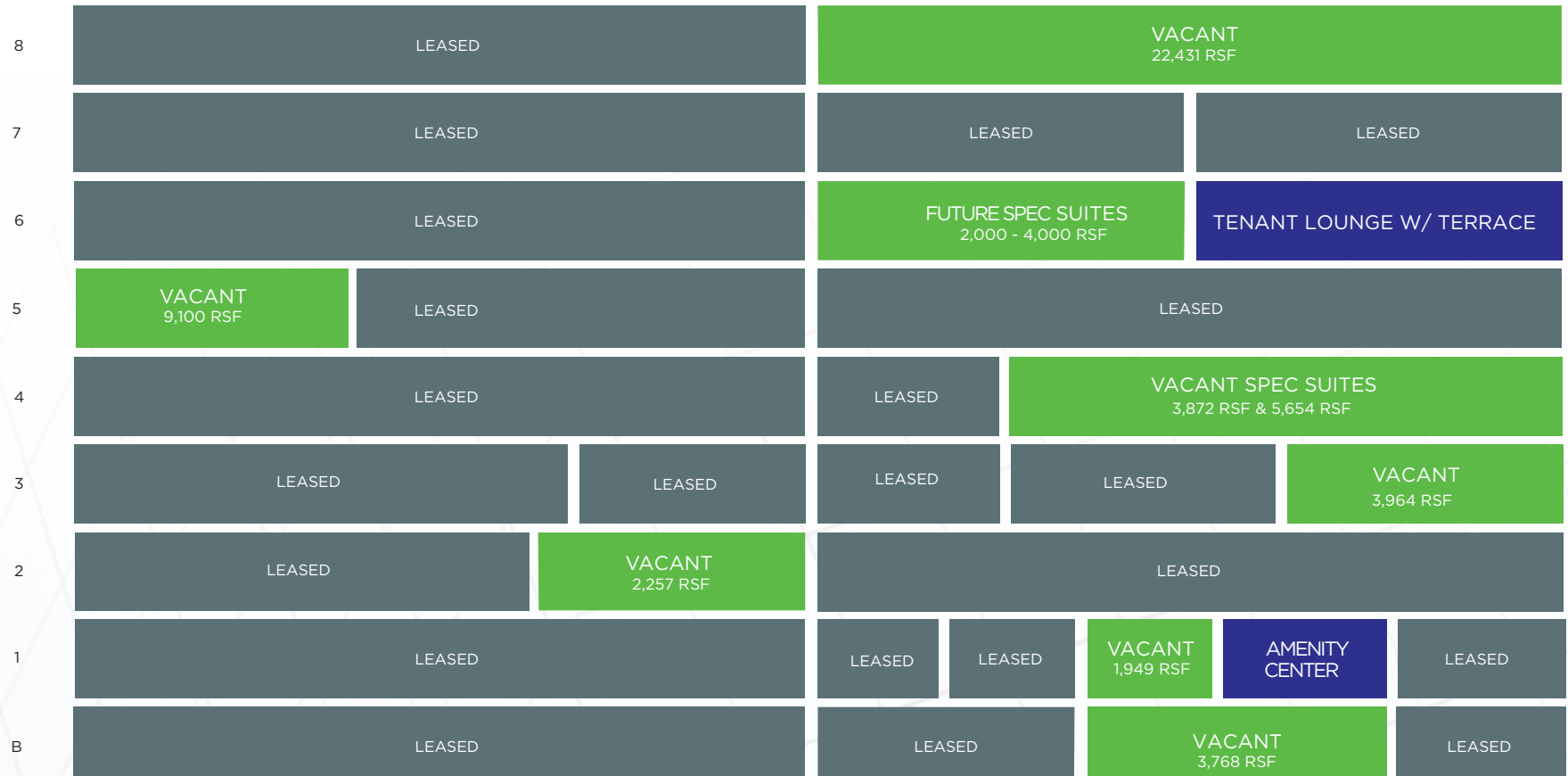


CONFERENCE CENTER



EXPANSIVE TERRACE

STACKING PLAN





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

For us, investing is an **active process**. Our people are on the ground, getting to know the properties inside and out. We strive to create **vibrant communities where our residents and tenants are excited to live and work**. As a **globally-trusted investment firm**, we offer **exceptional returns** to our investors, pursued with uncompromising principles. We are a **high-touch** and **detail-oriented** team where people are our business.

We are a privately-held real estate investment management firm with **\$43.8 billion** in assets under management. Bridge combines its **5,150 person**, nationwide operating platform with specialized teams of investment professionals focused on select U.S. real estate verticals, which Bridge believes offer **above-market opportunity**: multifamily, office, seniors housing, affordable housing, opportunity zones, and debt strategies.

Bridge is a leading, vertically integrated real estate investment manager, diversified across specialized asset classes, with approximately \$42.0 billion of assets under management as of June 30, 2022. Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select U.S. real estate verticals: residential rental, office, development, logistics properties, net lease and real estate-backed credit.

BRIDGE BY THE NUMBERS

\$43.8B

Assets Under Management

54,000

Multifamily Units

5,150

Employees

10,625

Senior Housing Units

13.1MM

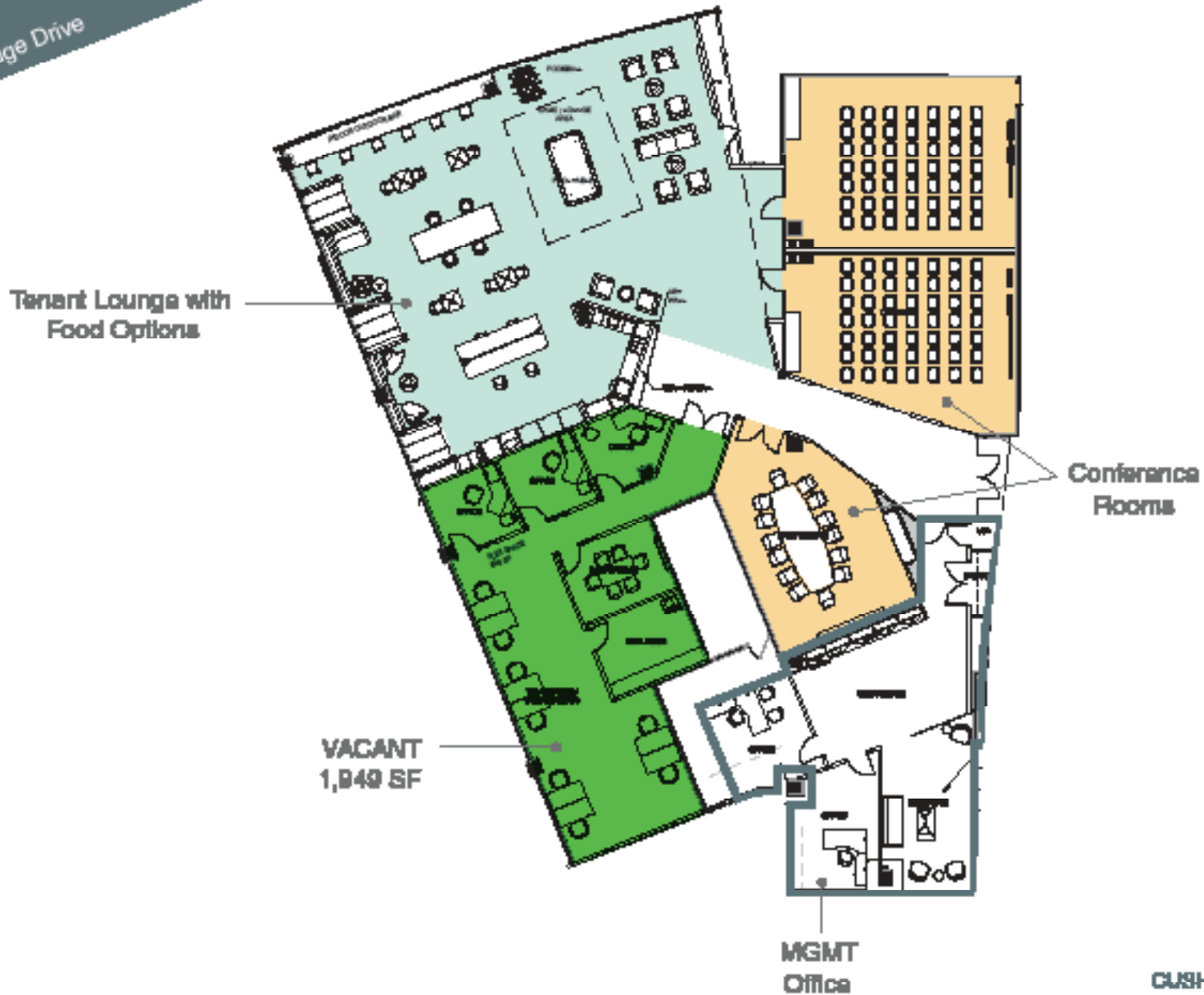
Sq Ft Office Space

BUILDING IMAGES

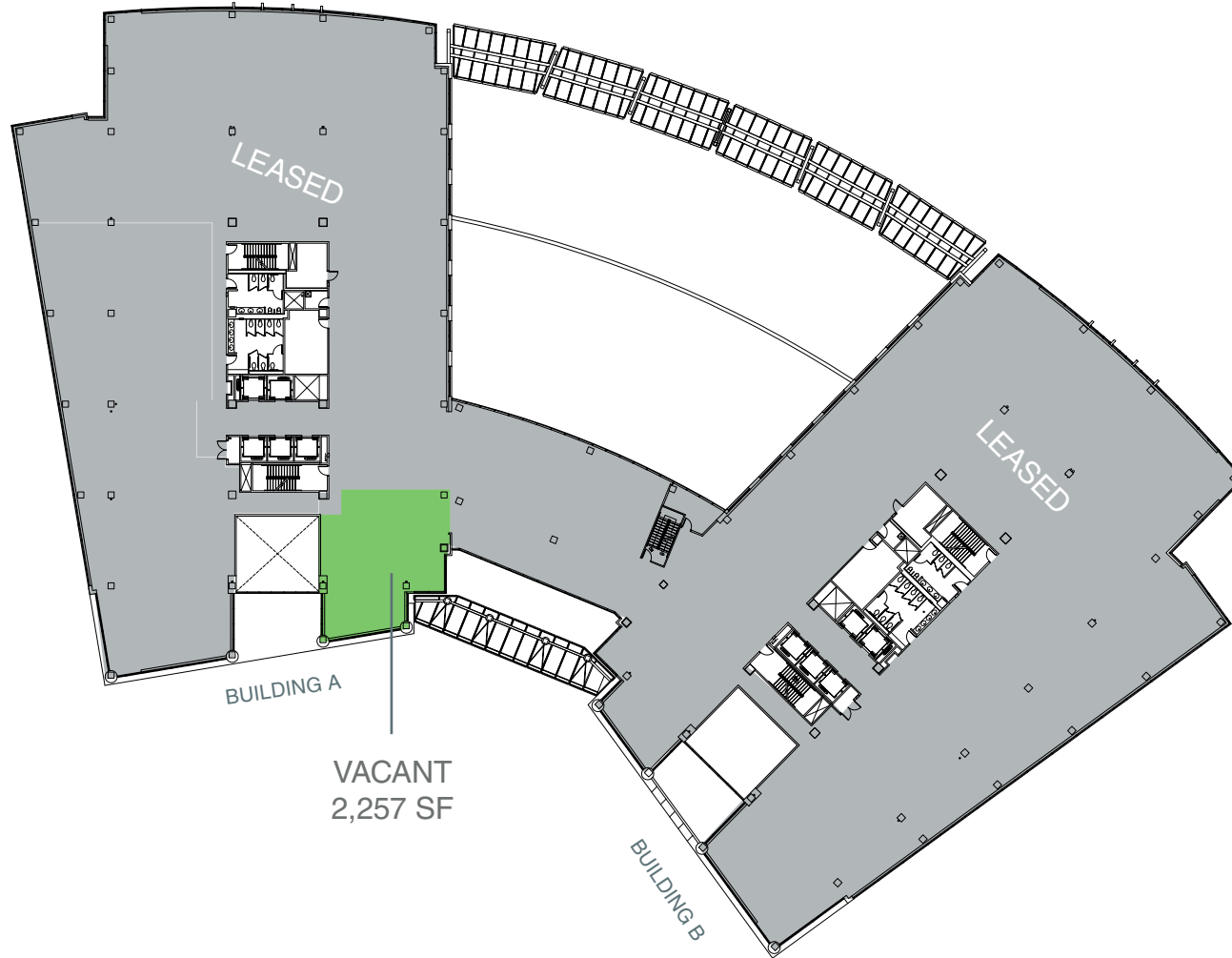


EXTERIOR FRONT VIEW (PARK VIEW)

6720A + B Rockledge Drive



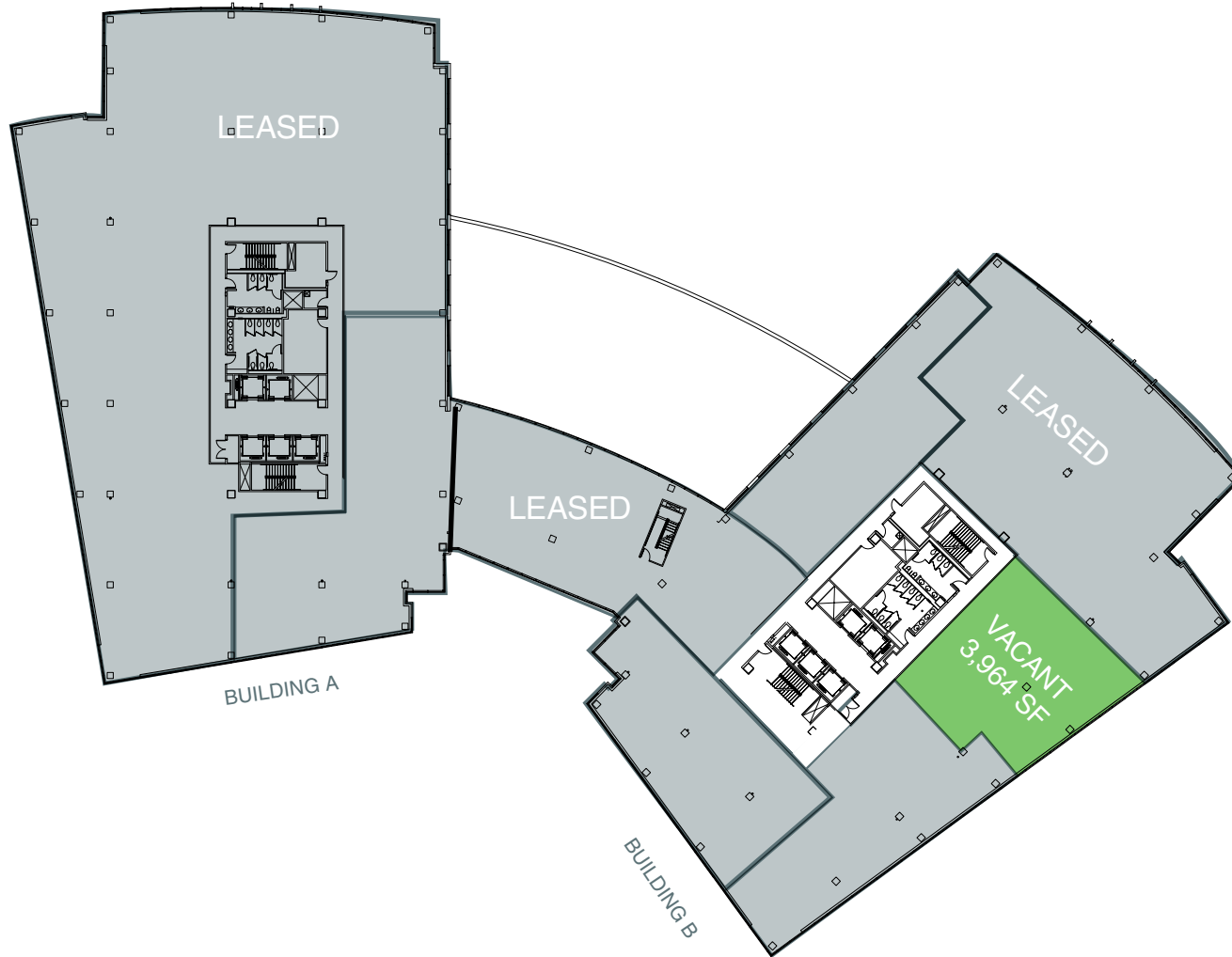
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CUSHMANWAKEFIELD.COM

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CLICK
FOR
VIRTUAL
TOUR

Suite 420
3,872 SF

Suite 410
5,654 SF

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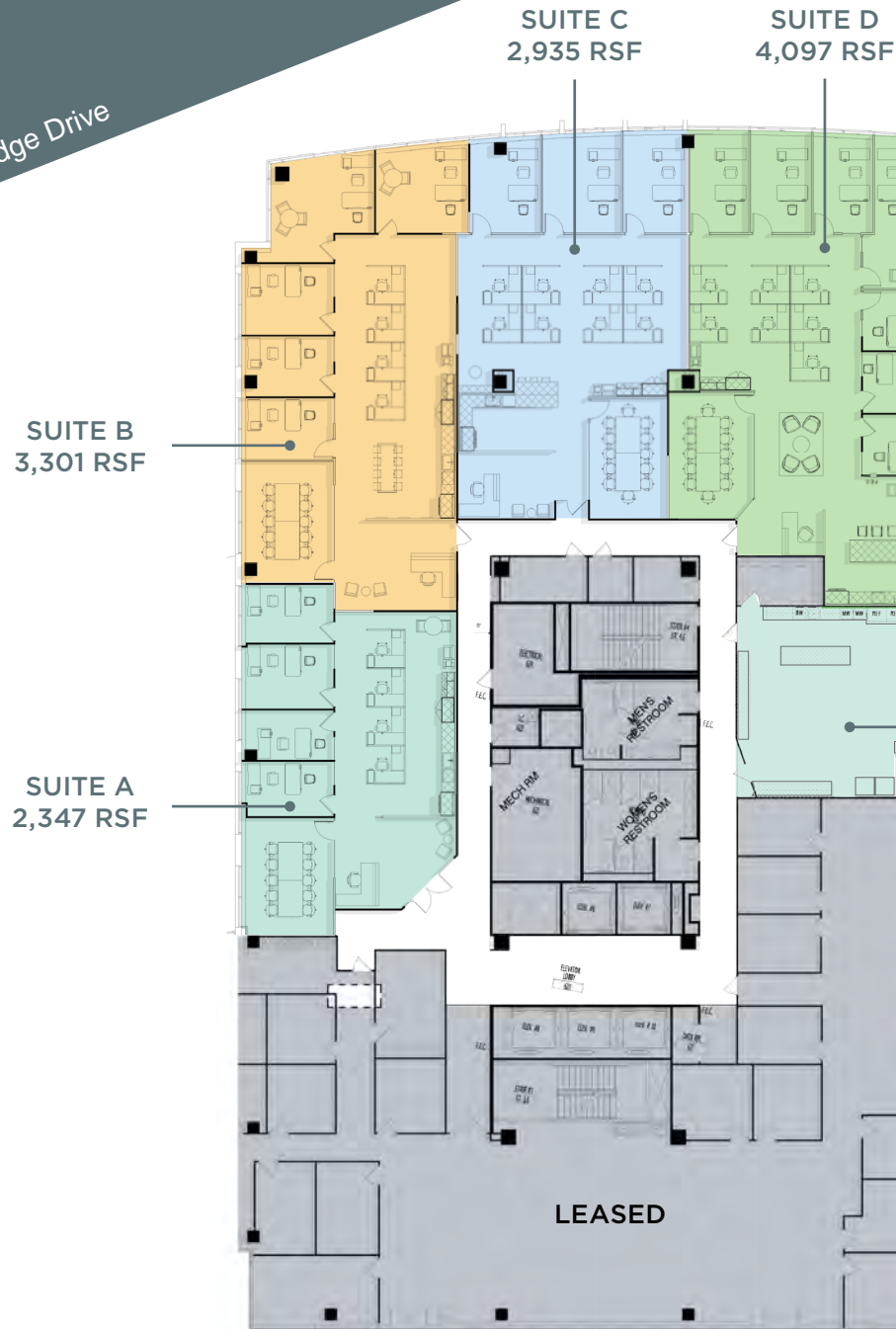


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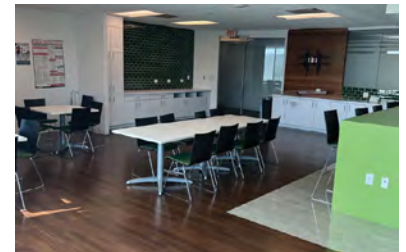
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BUILDING B
6TH FLOOR



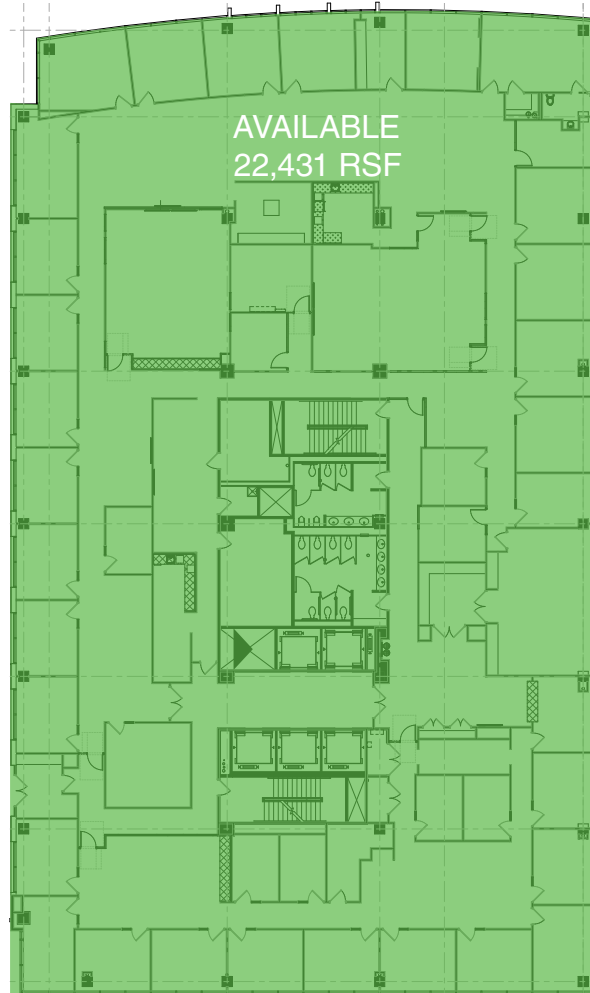
LARGE TERRACE

AMENITY SPACE:
KITCHEN & LOUNGE



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