



FOR SUBLEASE

PROPERTY HIGHLIGHTS:

- **Building Size:** 97,000 SF
- **3rd Floor Available:** 14,000 ± RSF; Built-out
- **Lease Rate:** \$22.00 PSF, Full Service
- **Term:** Negotiable, up to lease end date of 9/2032
- **Stories:** Three (3)
- **Parking:** Ample covered & surfaced parking
- **Bandwidth:** Subtenant is to secure their own service. Current providers in the building include Verizon FiOS, Zayo and Crown Castle. MPOE access for other carriers is possible.
- **Access:** Easy access to Washington, D.C. and immediate access to major throughways (I-270, I-370)
- **HVAC:** Dedicated third floor system is 60T and is designed for VAVs
- **Electric:** Third floor has a 400A 480V service with a transformer for 208V/120V distribution
- **Year Built:** 2020

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LOCATION

13135 WINGED FOOT LANE

GERMANTOWN, MD 20874, MONTGOMERY COUNTY



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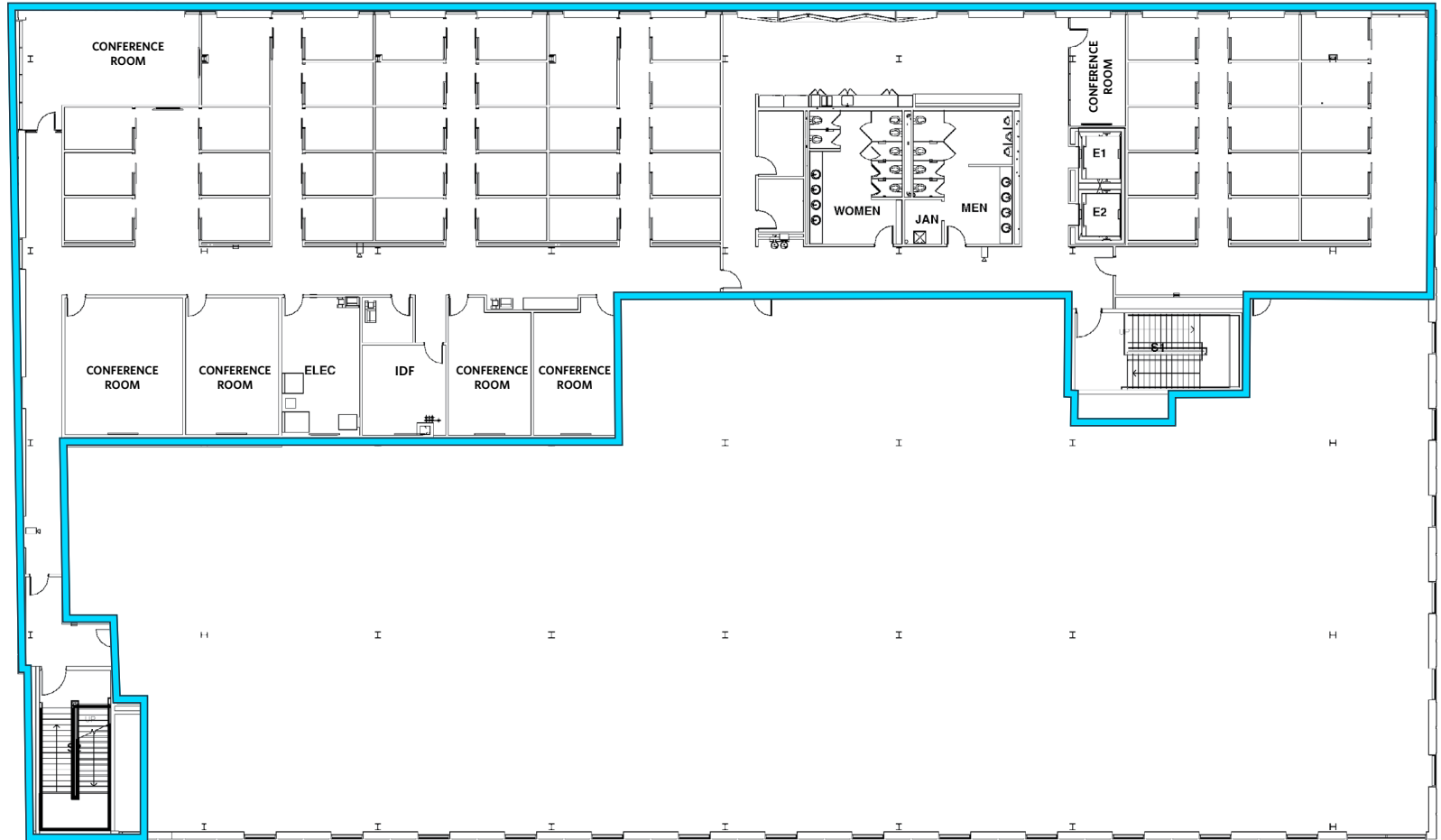


FLOOR PLAN

13135 WINGED FOOT LANE

GERMANTOWN, MD 20874, MONTGOMERY COUNTY

14,000 +/- RSF
3rd Floor



KEY

- › Private Offices: 48
- › Conference Rooms: 6
- › Electric Rooms: 3
- › Intermediate Dist. Facility (IDF) and Main Dist. Facility (MDF): Network and Cabling Closet for Entire Floor

AERIAL VIEW

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MILESTONE BUSINESS PARK

PARKING DECK

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PHOTOS

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MARKET AERIAL

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FOR MORE INFORMATION, PLEASE CONTACT:

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