

6700 A





# THE TOTAL PACKAGE

With striking renovations and the recent addition of amenities, Capital Gateway is a premier office building offering optimum performance and tenant access. The project is comprised of two Class A office buildings totalling 600,000 square feet, with ample green space to maximize employee wellness.

**4** Four Buildings

**600k** 600,000 RSF

 LEED Certified

 Energy Star label for operating efficiency



Westfield  
Montgomery Mall  
5 MIN

6710  
ROCKLEDGE  
DRIVE

I-270  
2 MIN

6700  
ROCKLEDGE  
DRIVE

Georgetown Square  
Shopping Center  
2 MIN

Wildwood  
Shopping Center  
5 MIN

Courtyard  
Seating

Outdoor  
Seating

0.5 Mile  
Walking Path



CAPITAL LOUNGE



1ST FLOOR CONFERENCE CENTER



TENANT LOUNGE






2ND FLOOR CONFERENCE CENTER



MOTHER'S ROOM

# PREMIER FEATURES DESIGNED FOR COMFORT & CONVENIENCE

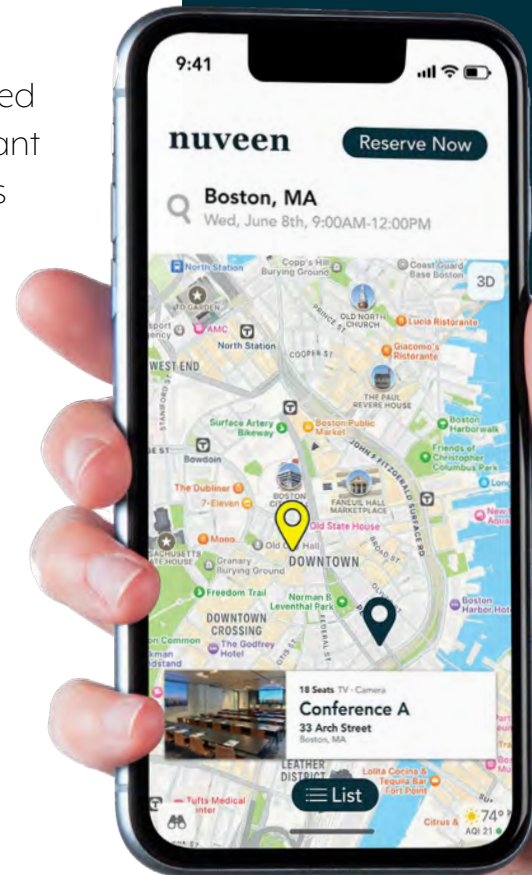
Capital Gateway offers a robust suite of high-quality tenant amenities, including a 2,400-square-foot fitness center with lockers, showers, and towel service; a spacious first-floor conference center equipped with state-of-the-art technology; and Capital Lounge, a food market featuring healthy sandwiches, snacks, beverages, and comfortable seating with TVs and Wi-Fi for midday breaks. Additional on-site conveniences include a modern tenant lounge, a dedicated Mother's Room, and an expanded conference facility accommodating up to 20 people.

-  Two Conference Rooms
-  Fitness Center
-  Two Lounge Areas
-  Mother's Room
-  Metro Shuttle

PLACES WITH PURPOSE

# THE NUVEEN NETWORK

Nuveen knows great workplace partners need to help you solve for the ways employees want to work. Tenants at Nuveen owned buildings are now able to book workspaces at more than 175 locations on demand.



## YOUR EMPLOYEES CAN WORK...



**Throughout the building:** Shared amenities allow tenants to use common spaces as an extension of their office.



**In the community:** The ability to work closer to home on fringe days.



**Across the country:** As a travel benefit or a solution for remote gatherings.

## YOUR COMPANY CAN...



**Future proof its footprint:** Worry less about long term commitments if business changes over time.



**Support employee choice:** Allows employees to do work where they do work best.



**Be efficient with design:** Use offering of meeting rooms locally and nationally instead of dedicating square footage.

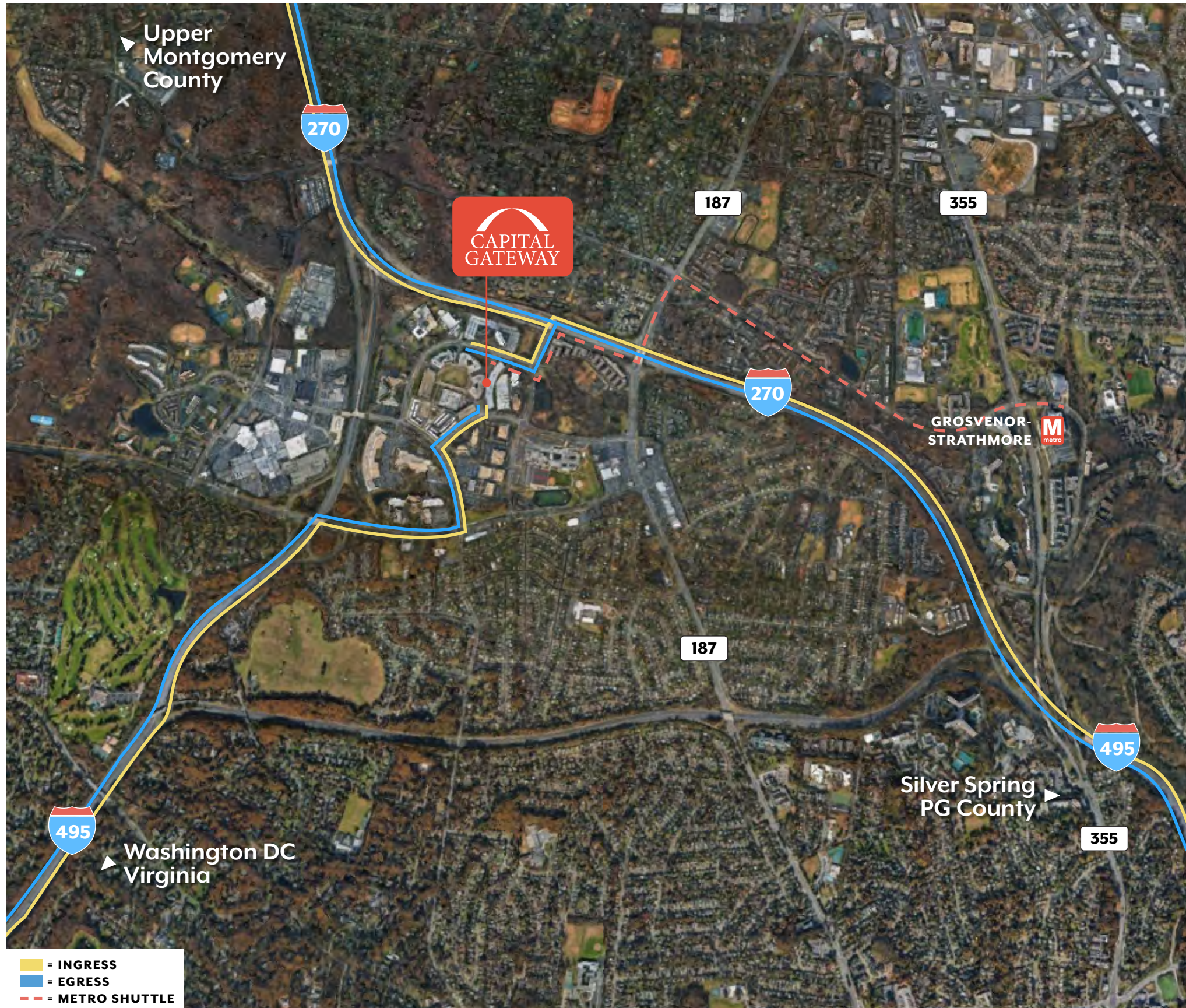
### QUESTIONS?

Email [info@nuveennetwork.com](mailto:info@nuveennetwork.com) or visit [realestate.nuveen.com](http://realestate.nuveen.com)

# THE PINNACLE OF PROXIMITY

Capital Gateway offers easy accessibility to a variety of nearby restaurant and retail amenities. Within a 5-minute drive, tenants have access to three major shopping centers along with the Westfield Montgomery Mall offering over 80 dining options and 175 retail stores providing not only easy convenience but variety of socialization opportunities, and increased satisfaction and productivity.







# SUSTAINABILITY NEVER TASTED SO SWEET

Capital Gateway has earned the Energy Star Designation since 2006. 6710 Rockledge Drive is designated LEED Gold and 6700 Rockledge Drive obtained a LEED Silver designation.

Capital Gateway takes an active role in sustainability initiatives and eco-friendly solutions. The building boasts an urban beekeeping hive serviced by Alvéole. The maintenance of the hive promotes a healthy local ecosystem, brings awareness to sustainable opportunities, and allows production of local honey to share with your community.

**WE BELIEVE RESPONSIBLE INVESTING IS VITAL FOR LONG TERM SUCCESS**



LEED Certified



Energy Star label for operating efficiency



Electric vehicle charging stations



## FOR ADDITIONAL LEASING INFORMATION

**Phillip McCarthy**

301.896.9011

[phil.mccarthy@transwestern.com](mailto:phil.mccarthy@transwestern.com)

**Keith Foery**

301.896.9028

[keith.foery@transwestern.com](mailto:keith.foery@transwestern.com)

**Mark Boyce**

301.896.9090

[mark.boyce@transwestern.com](mailto:mark.boyce@transwestern.com)

**Karla Rivera**

301.896.9016

[karla.rivera@transwestern.com](mailto:karla.rivera@transwestern.com)

 **TRANSWESTERN**

LINCOLN  
PROPERTY  
COMPANY

**nuveen**  
A TIAA Company