



1101 WOOTTON PARKWAY | ROCKVILLE, MD

# THE TOWER BUILDING



OFFICE LEASING: 301.304.8300 | [www.lpc.com](http://www.lpc.com)



# THE TOWER BUILDING

2,845 - 11,744 SF



Availabilities	SF	Date Available
Spec Suite 400	3,345 SF	1/1/2027
Suite 520	4,439 SF	Immediately
Suite 560	5,106 SF	Immediately
Suite 650	10,828 SF	Immediately
Suite 810	2,845 SF	Immediately
Spec Suite 950	3,200 SF	9/1/2026
Suite 1000**	4,927 SF	Immediately
Suite 1040**	6,817 SF	Immediately

\*\* Contiguous 11,744 SF Block

**Ethan Bernardi**

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**Nathan Bortnick**

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**Richard Coppola**

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# Lincoln

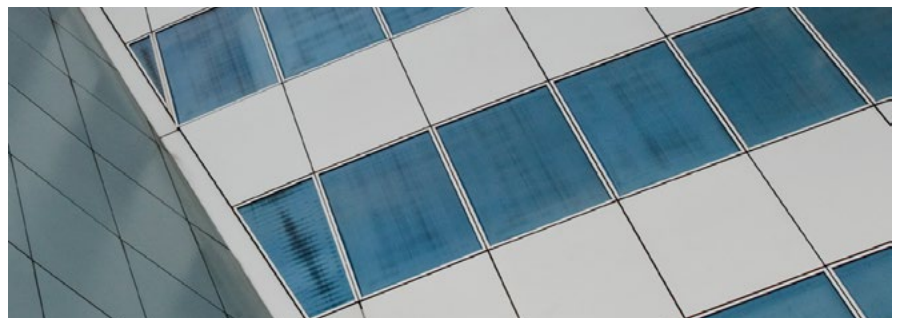
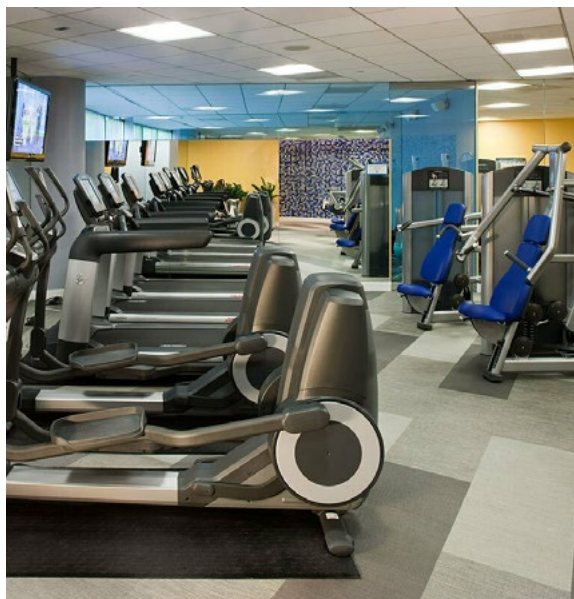


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## PROVIDING THE BEST ENVIRONMENT FOR EMPLOYEES TO THRIVE

- + Outdoor air triple scrubbed and circulated through every 55 minutes
- + Newly renovated fitness center with upgraded equipment including Peloton
- + Metro access via front door shuttle pick-up service
- + Relaxing yoga room and meditation garden
- + On-site café with grill
- + Outdoor terrace with seating
- + Surface and covered parking



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THE AIR UP THERE

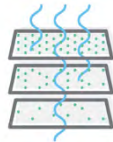
MEET OUR LAYERS OF PROTECTION



VENTILATE

Tower maximizes fresh air and circulation throughout our buildings

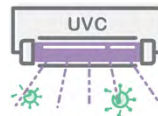
- ASHRAE standards require a minimum of 10% outside air; this building is operated with a minimum 20% outside air
- 100% of air in the building is replaced every 55 minutes
- Assessments were completed using Poppy to monitor how particles move within the space, to help ensure ventilation systems in the common areas did not have any hot spots that could promote the spread of pathogens



FILTER

Tower has adopted the highest quality air filtration standards

- Air handler filtration was upgraded from Merv 13 to Merv 15
- The outside air intake fan has a potassium permanganate filter, the same type of air filter used in nuclear submarines
- The building operates with positive pressure to prevent air from entering without first being filtered
- The fitness center has Dyson fans with pre filters and HEPA filters to filter out the smallest particles



SANITIZE

Tower uses UVC light technology to sanitize air and surfaces

- UVC lights within air handlers destroy 99% of airborne viruses, bacteria, mold, and fungi as air flows through the system
- Health Air UVC units were installed in restrooms in Q1 2022 to further sanitize the air and surfaces in these more tightly occupied areas
- Elevators are equipped with Otis Cab Air Purifiers that use bipolar ionization technology to sanitize the air, which is especially important in tight spaces



MONITOR

Tower uses real-time IAQ and weekly pathogen monitoring

- Common areas have Poppy sensors that can detect over 1000 pathogens – including COVID. Tower receives test results weekly, and uses them to confirm operational protocols and protections are effective. Results inform operational adjustments such as additional flush outs or increased outside air as needed.
- Building automation systems allow for HVAC and other systems to be controlled remotely.
- 24/7 Real time air quality sensors by Wellstat provide our engineering team with floor by floor indoor air quality readings to inform operations and promote continuous improvement
- Warnings in place provide engineers notification of anomalies to help ensure tenant comfort

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## Conference Center Deliveri



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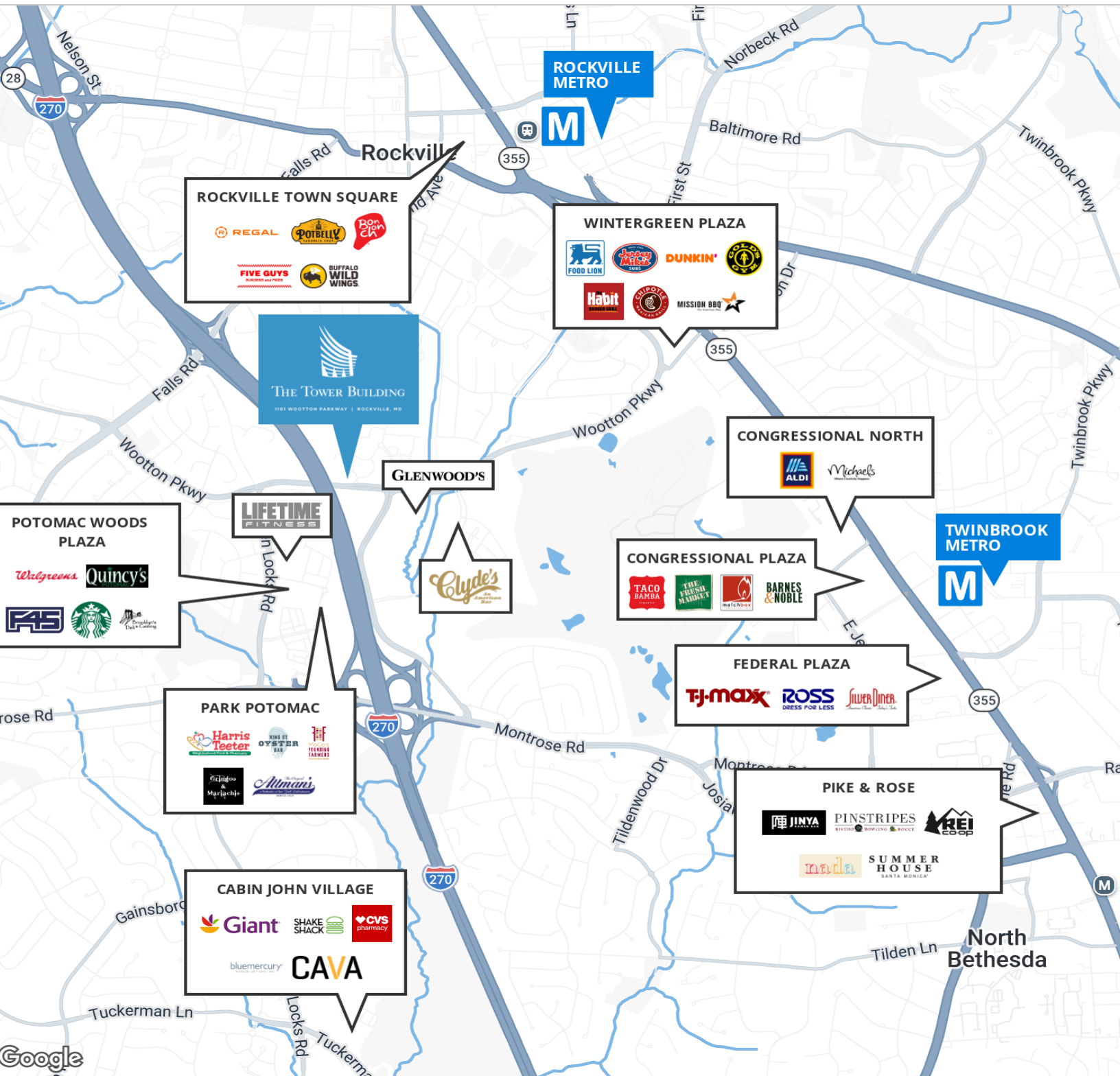
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THE TOWER BUILDING

Suite 400

3,345 SF



Suite	Size	Description
■ Spec Suite 400	3,345 SF	Future spec suite set to deliver Q1 2027

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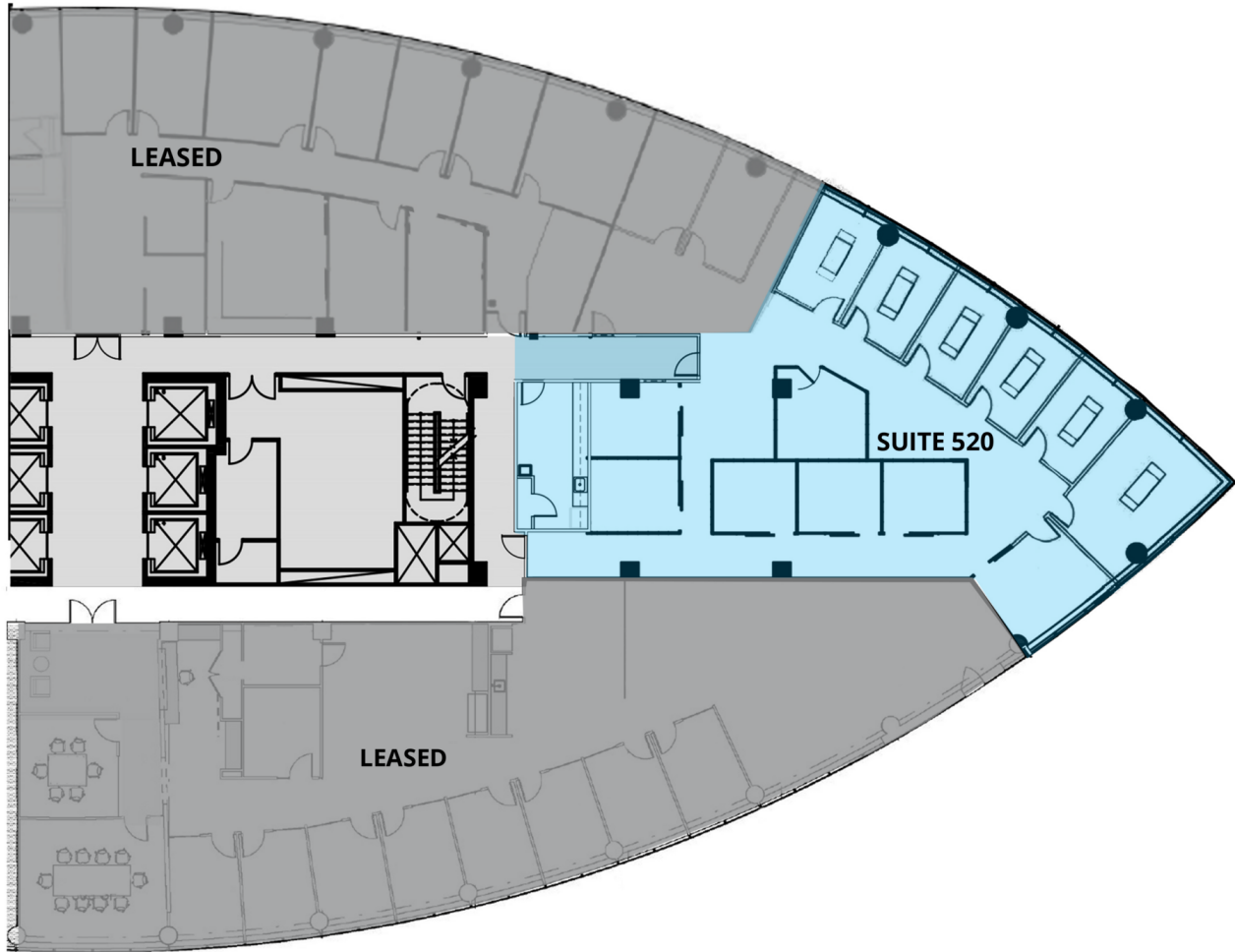
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Suite	Size	Description
■ Suite 520	4,439 SF	Available immediately

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Suite 560



Suite	Size	Description
■ Suite 560	5,106 SF	Available immediately

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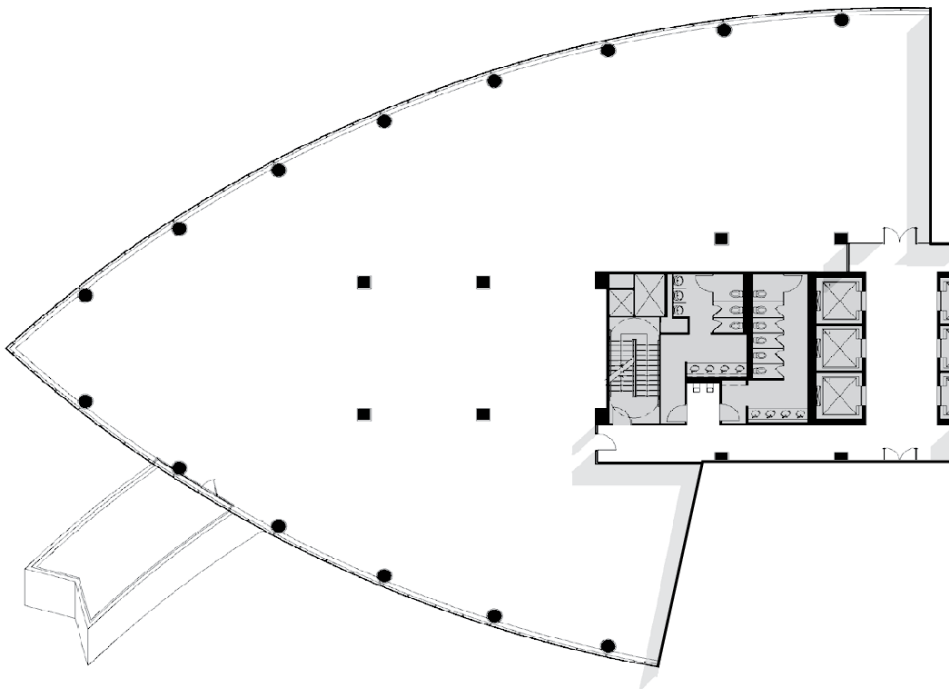
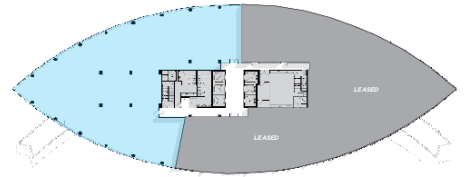
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Suite	Size	Description
Suite 650	10,828 SF	Available immediately

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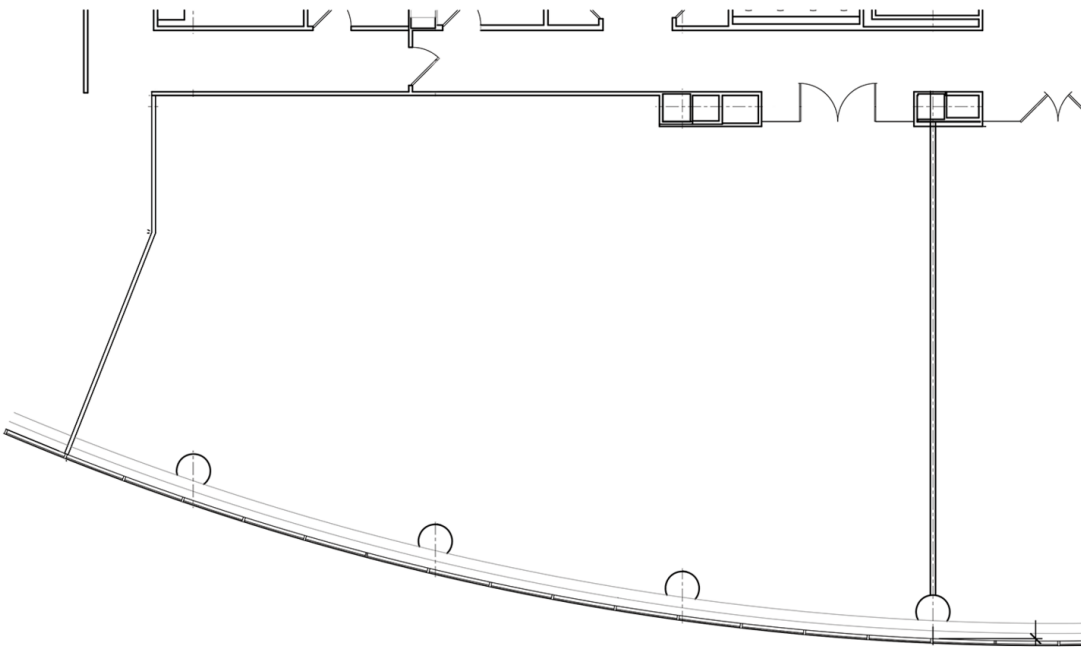
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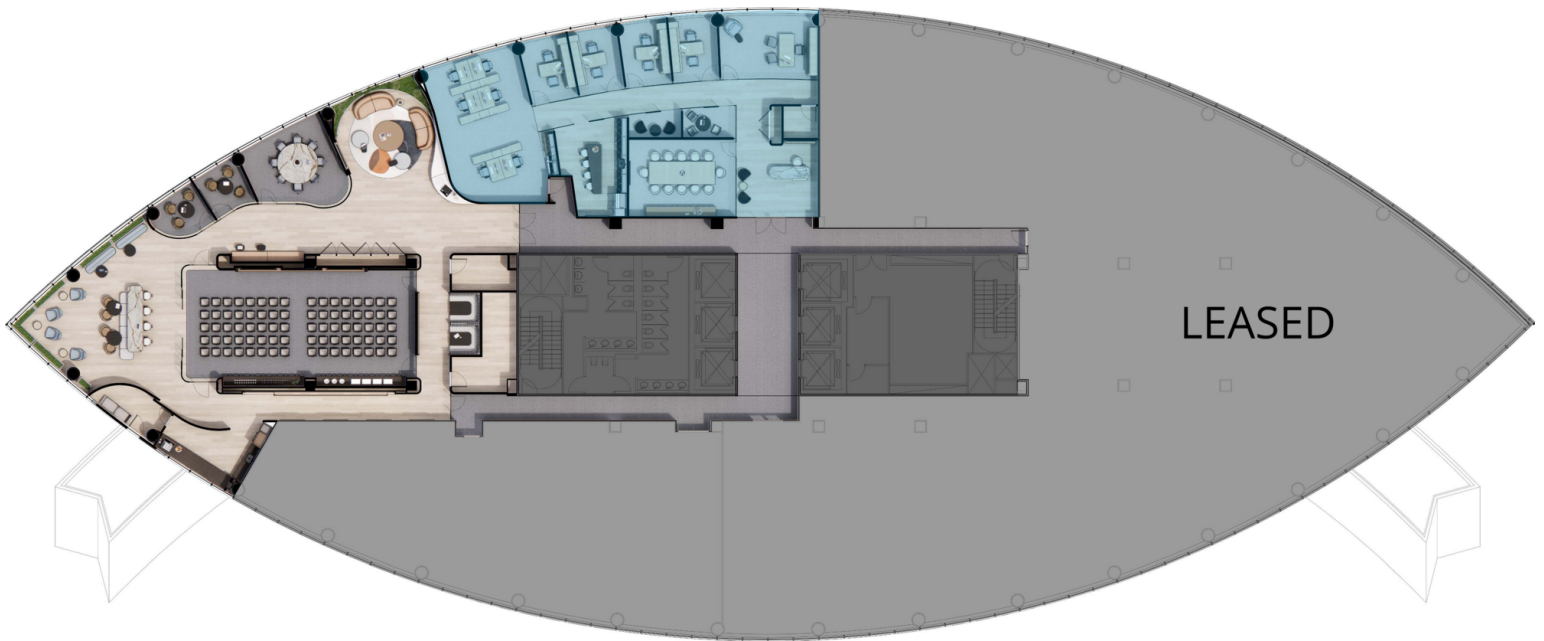
Suite 810



Suite	Size	Description
■ Suite 810	2,845 SF	Available immediately

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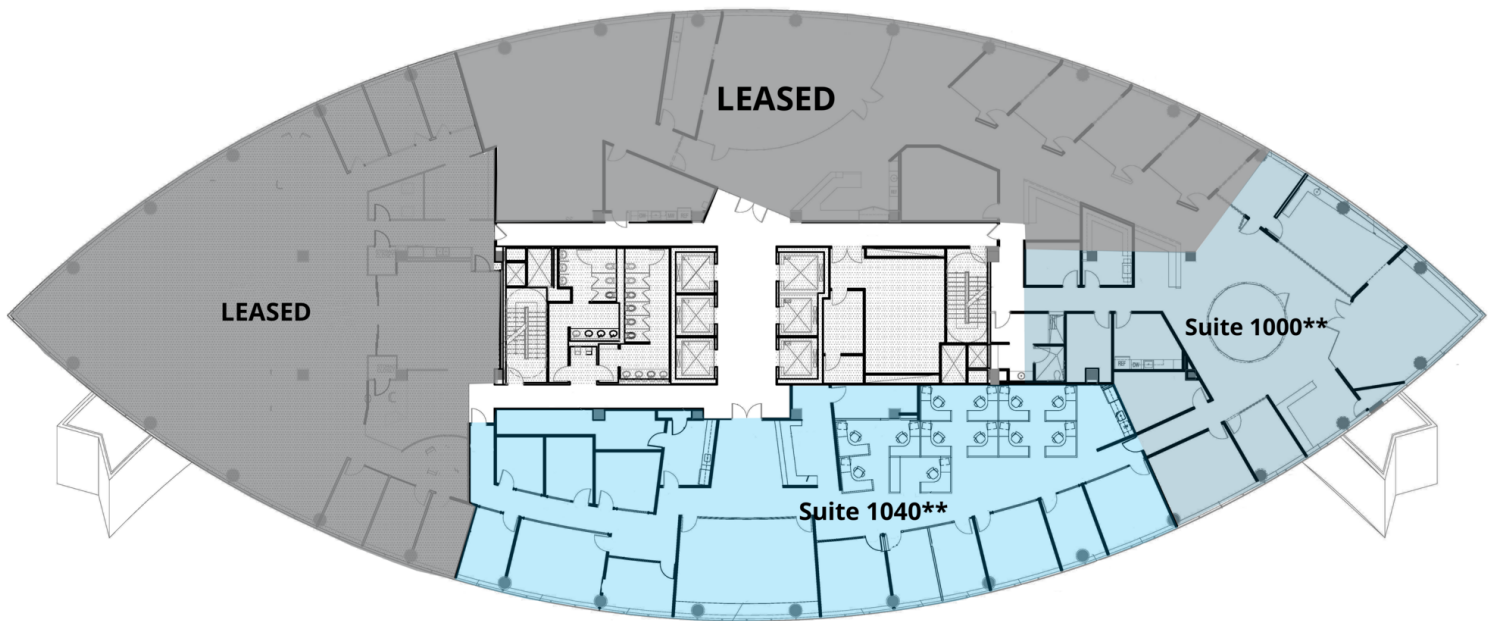
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Suite	Size	Description
■ Spec Suite 950	3,200 SF	Future spec suite set to deliver Q3 2026

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