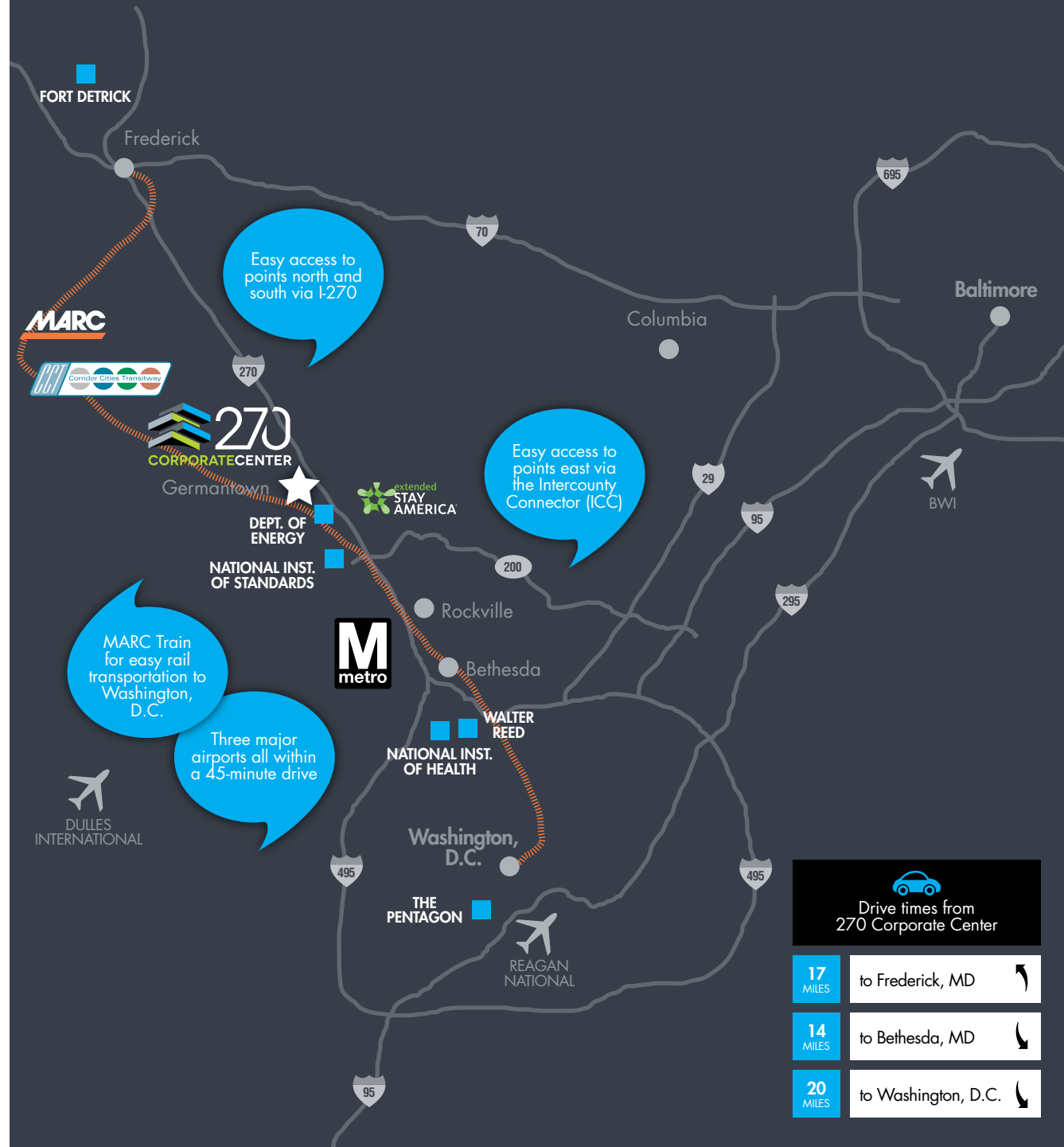


# Location. Location. LOCATION.

- Easy access to points north and south via I-270 and points east via the Intercounty Connector (ICC)
- MARC Train for easy rail transportation to Washington, DC
- Adjacent to the future Corridor Cities Transitway (CCT) bus station; an \$828 million, governor-approved project that will have a fully dedicated right-of-way throughout the 15 mile route from Shady Grove Metro Station to its northern terminus of Clarksburg
- Baltimore-Washington International Airport, Dulles International Airport, and Ronald Reagan National Airport all within 45 minutes
- Work-related traffic congestion generally starting and ending several miles south of the Father Hurley Boulevard exit resulting in a stress free commute for tenants
- Moments to convenient retail, including Germantown Town Center, the Shops at Seneca Meadows, and Milestone Shopping Center
- Adjacent to the Extended Stay America Hotel
- Holy Cross Germantown Hospital, the first new hospital in Montgomery County in 35 years, will open nearby in 2014



Montgomery College

Holy Cross Hospital

US Dept of Energy

Future Matan Mixed-Use Development

17 MILES TO FREDERICK, MD

20 MILES TO WASHINGTON, D.C.



Century Blvd.

Crystal Rock Dr.

Shops at Town Center

- 1. 20201 Century Blvd.
- 2. 20251 Century Blvd.
- 3. 20300 Century Blvd.
- 4. 20250 Century Blvd.



# Local Amenities

