



2000 Tower Oaks Boulevard  
Rockville, Maryland 20852  
[www.2000TowerOaks.com](http://www.2000TowerOaks.com)

# TOWER OAKS BOULEVARD

## 2000 TOWER OAKS BLVD. BASE BUILDING LEED PLATINUM CERTIFIED

The first building in the state of Maryland to achieve Designed to Earn ENERGY STAR with a score of 87 recognized in a ceremony during the American Institute of Architects National Convention in Boston, May 2008.

### Sustainable Sites

12 Points

- Natural habitat has been protected and open space has been maintained.
- Bicycle storage and showers in the fitness center are available for tenants.
- Outdoor lighting designed to minimize light pollution (“Dark Skies”).
- A high albedo (white) roof on the building and a vegetated (green) roof over the parking garage minimize the building’s contribution to the heat island effect.
- Tenant parking is 100% covered.
- Tenant education about green building practices.
- Dedicated parking is provided for hybrid and low-emission vehicles.

### Water Efficiency

4 Points

- Water use is 41% lower than in typical office buildings through the use of waterless urinals, low-flow showerheads and lavatories, and sensor-operated faucets and toilets.
- Landscaping consists of water-efficient native or adapted plants.
- Condensate water from the air conditioning system is used to water the grass, thereby eliminating the need to use potable water for irrigation.

### Energy & Atmosphere

11 Points

- High-efficiency curtain wall with low-e glass keeps the building cool in the summer and warm in the winter.
- Designed to use 28% less energy than a typical office building.
- Building energy management system saves energy by turning off lights at night and controlling the heating and cooling of the building to maximize efficiency.
- Tenants can monitor and control their energy use.
- The air conditioning equipment uses ozone-friendly substances that have minimal environmental impact.

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**Energy & Atmosphere (continued)**

**11 Points**

- Energy efficient GEN2 Otis elevators.
- McQuay chillers with MagLev friction-less compressor technology.
- Heat wheel designed to capture the energy of heated and cooled air from the building exhaust to reduce energy usage in heating and cooling fresh air.
- Occupancy sensors in stairwells, bathrooms, and utility rooms automatically shut off lights in unoccupied areas.

**Materials & Resources**

**6 Points**

- Over 22% of this building was constructed using recycled materials.
- Over 22% of all materials in the building were extracted and manufactured within a 500-mile radius of the building.
- Over 85% of the building's construction waste was recycled.

**Indoor Environmental Quality**

**8 Points**

- 25% more fresh air is provided to occupants than required by code. The building system is capable of providing complete building air changes every 51 minutes.
- The paints and carpets, and the composite wood and agrifiber products, have no added urea-formaldehyde and have low levels of volatile organic compounds (VOCs).
- Two outdoor air delivery monitoring systems track CO2 levels in the occupied spaces and CO levels in the garage so fresh air is provided as needed.
- The outside air entering the building is filtered a minimum of 4 times (electronic, gas phase filtration, two separate particulate filters) before reaching the tenants, thereby controlling odors and removing contaminants.
- Tenant floors can be configured so over 90% of occupants can have views of the outside.

**Innovation and Design**

**5 Points**

- 100% of the electricity used in the building is offset by the purchase of Green-e certified wind power.
- Reduced mercury in fluorescent light bulbs.
- Green housekeeping practices.
- LEED AP participation in all phases of the project, design, construction and commissioning of building.
- EMF shielding of electrical main power.

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**TOTAL POINTS (LEED Platinum: 45-61Points)**

**46 Points**



THE TOWER COMPANIES  
*Transcend.*



LERNER ENTERPRISES