



2 6 0 0
TOWER OAKS

BEN POWELL
GWEN FRAKER
+1 301 654 9700
CUSHMANWAKEFIELD.COM



BUILDING ATTRIBUTES

Highly Efficient
27,000 SF Floor Plates

7 story, 180,000 SF
Best-In-Class

Excellent Signage Opportunities
(250,000 Motorists Per Day)

Small Suites To Full-Floor
Opportunities Available

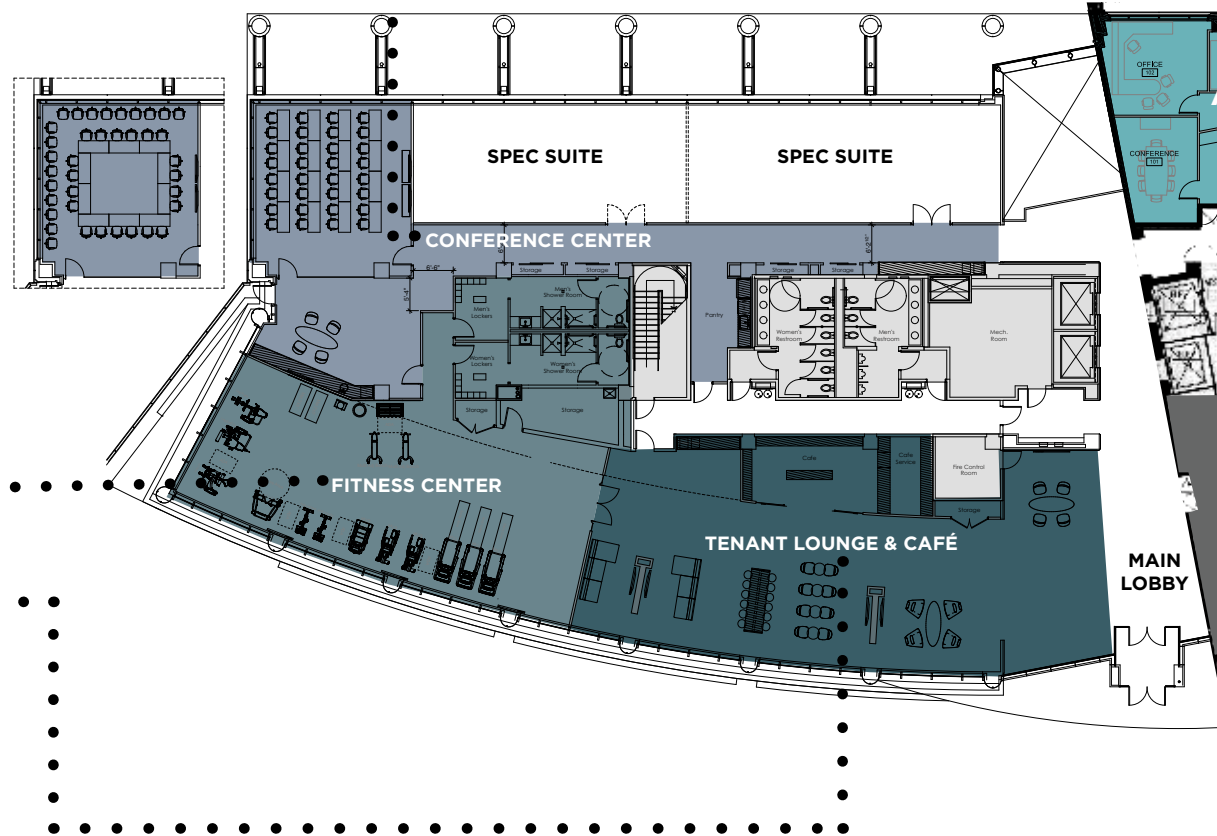
Ample Parking
(3.5/1,000)

Unparalleled Access
(I-495 and I-270)



ON-SITE AMENITIES

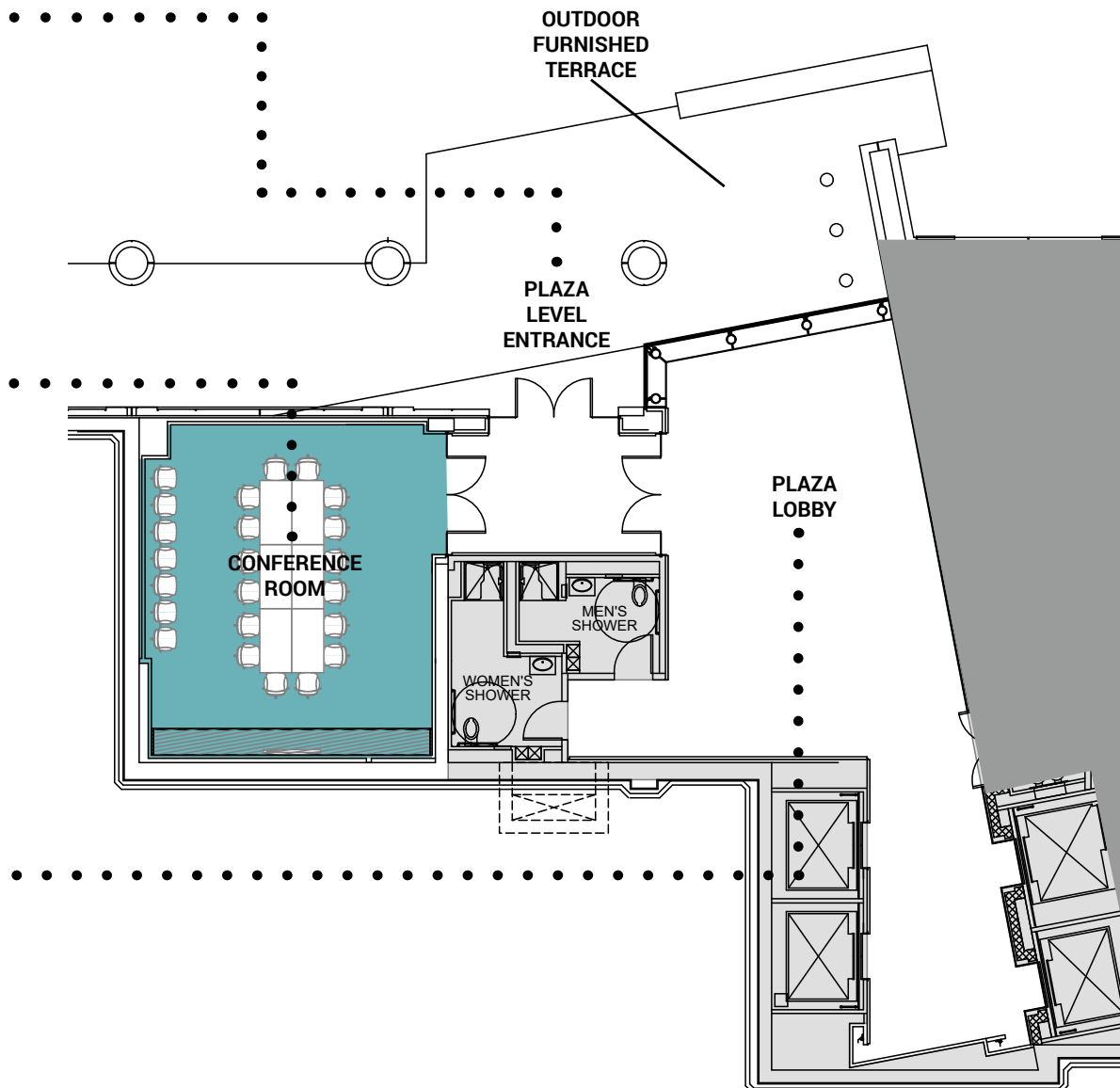
GROUND LEVEL





ON-SITE AMENITIES

LOWER LEVEL



LOCATION



ADDIE'S
LET'S EAT

SuGo
OUTLETS

Orangetheory
FITNESS

ZOËS KITCHEN
FRESH MADE MEDITERRANEAN

EAGLEBANK

Harris Teeter
Your Neighborhood Food Market

Gringos & Mariachis

FOUNDING FARMERS
true food & drink





Your Workspace Re-Imagined

www.2600TowerOaks.com

powered by **cove**



Fresh Food and Beverages

Keeping you fueled, right off the lobby



Coming Together

Spaces for gatherings both large and small



Get Active

Without having to leave the building



Everything at your fingertips

Mobile App and Website to ensure a smooth and productive day.

- ✓ Integrated Café serving fresh offerings daily
- ✓ FREE drip coffee plus premium drink options at non-premium prices
- ✓ Rotating schedule of food delivery from local food partners

- ✓ On-site 80-person event space for your next company gathering or client showcase
- ✓ Smaller meeting rooms and phone booths for privacy outside your office
- ✓ FREE monthly events for all tenants to unwind and connect (and eat & drink!)

- ✓ Premium Fitness Center
- ✓ Locker Room, Showers, and Towel Service
- ✓ Peloton Bikes and More
- ✓ One heck of a view

Optional Add-On Services

- ✓ Networking and Conferencing Setups inside your office
- ✓ On-Call IT Support and HelpDesk
- ✓ Event Planning, Ensuite Catering Services, and more
- ✓ Premium Coffee and Snack Services inside your own office

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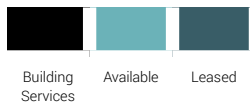
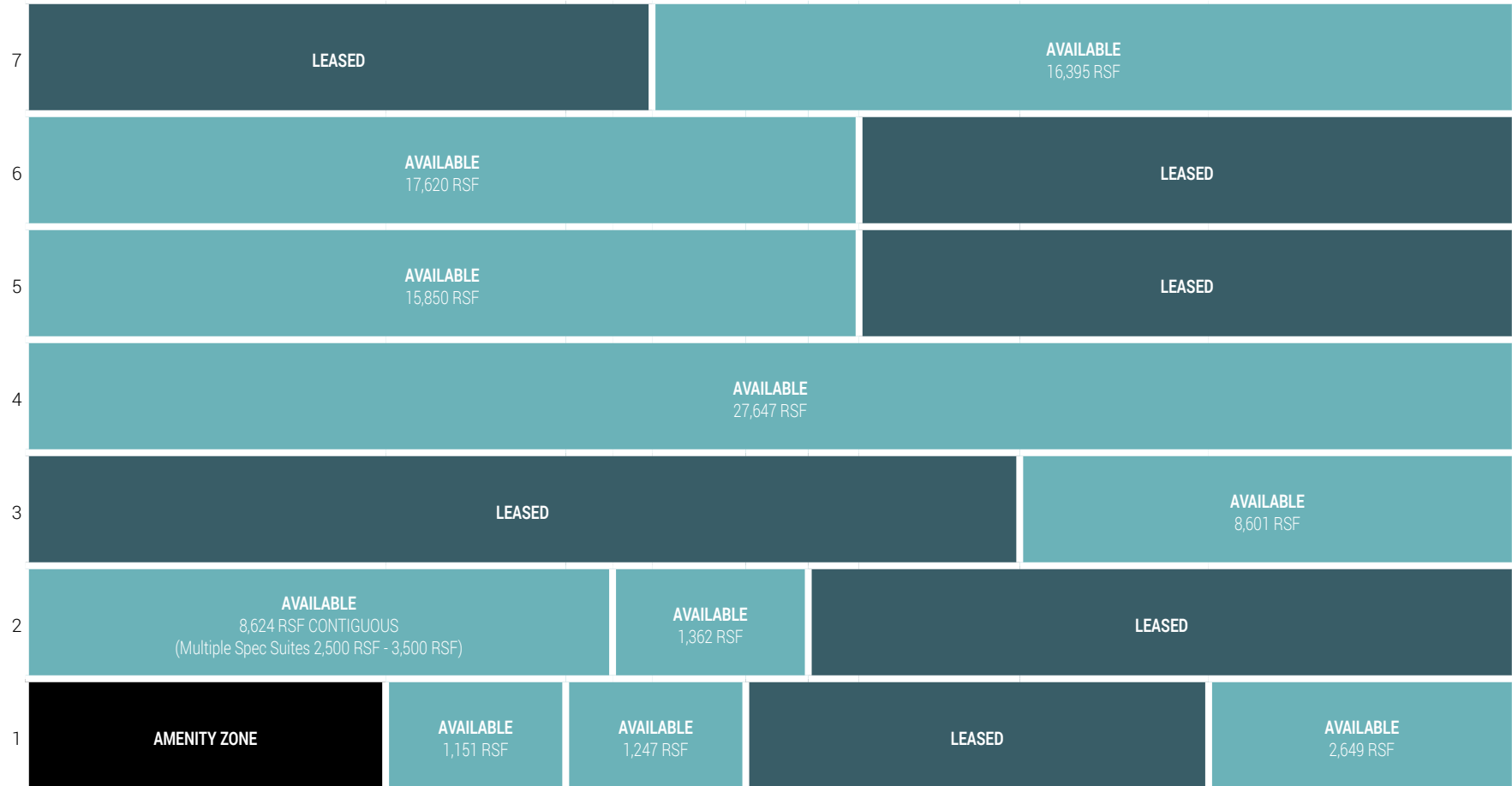
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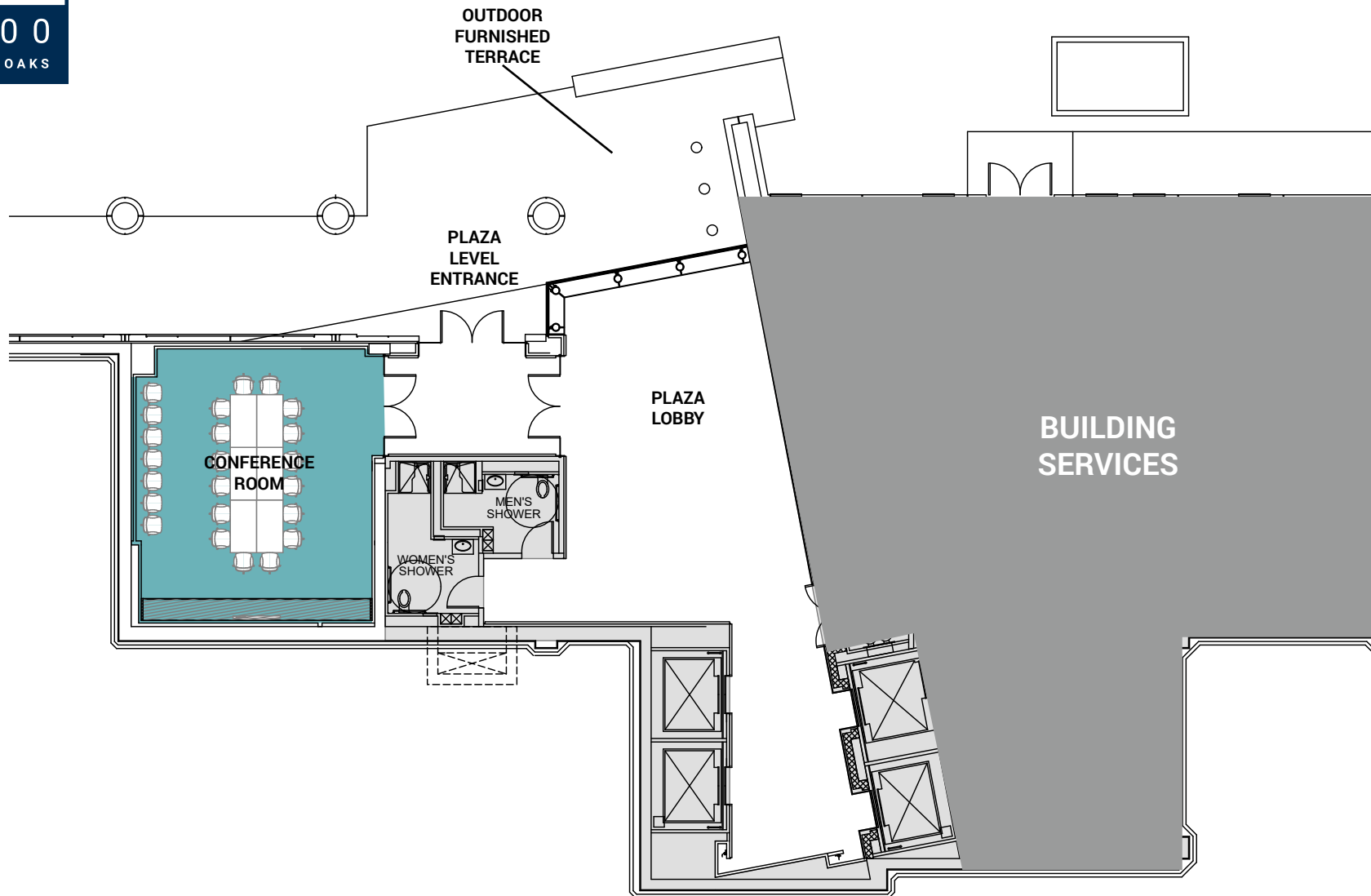
STACKING PLAN

Floor





LOWER LEVEL CONFERENCE CENTER



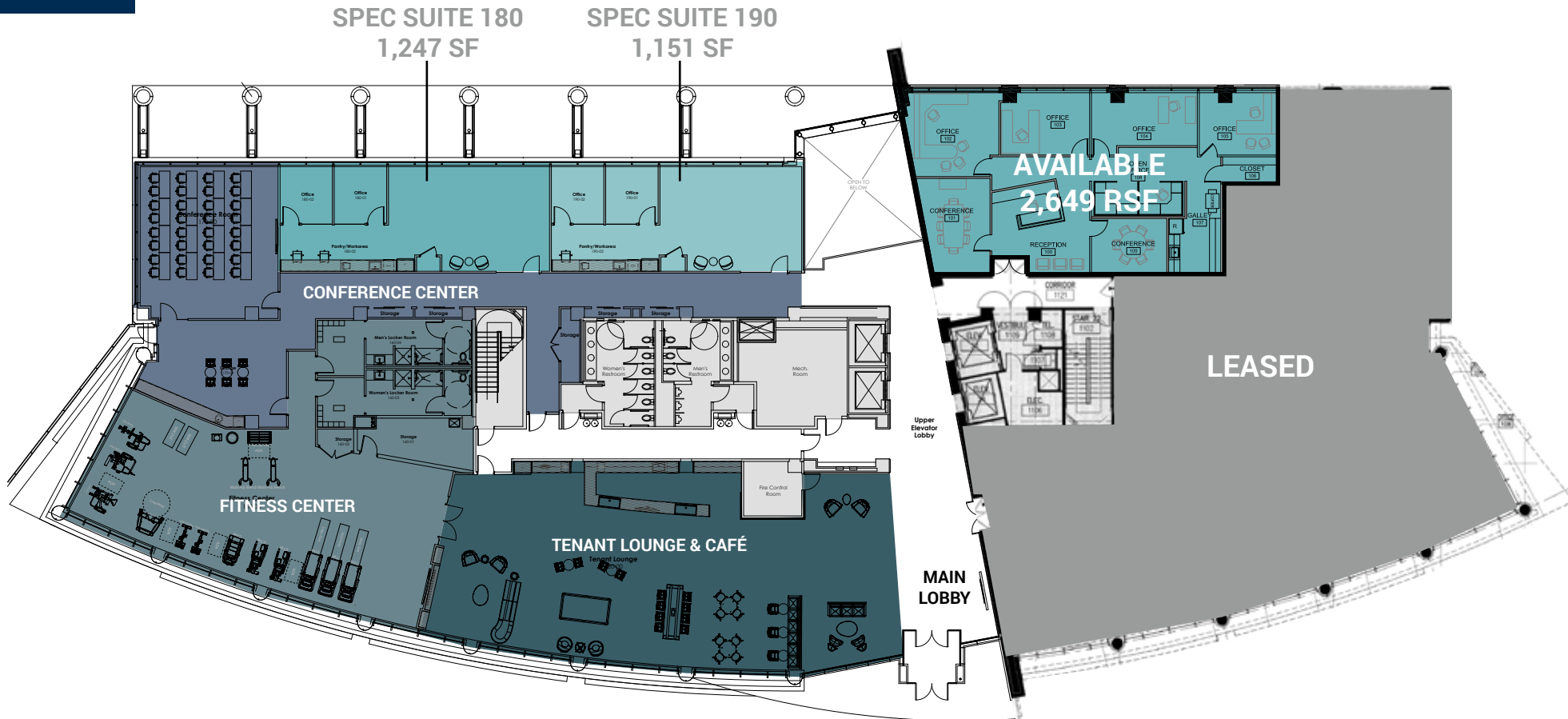


FIRST FLOOR

SPEC SUITE 180 - 1,247 RSF AVAILABLE

SPEC SUITE 190 - 1,151 RSF AVAILABLE

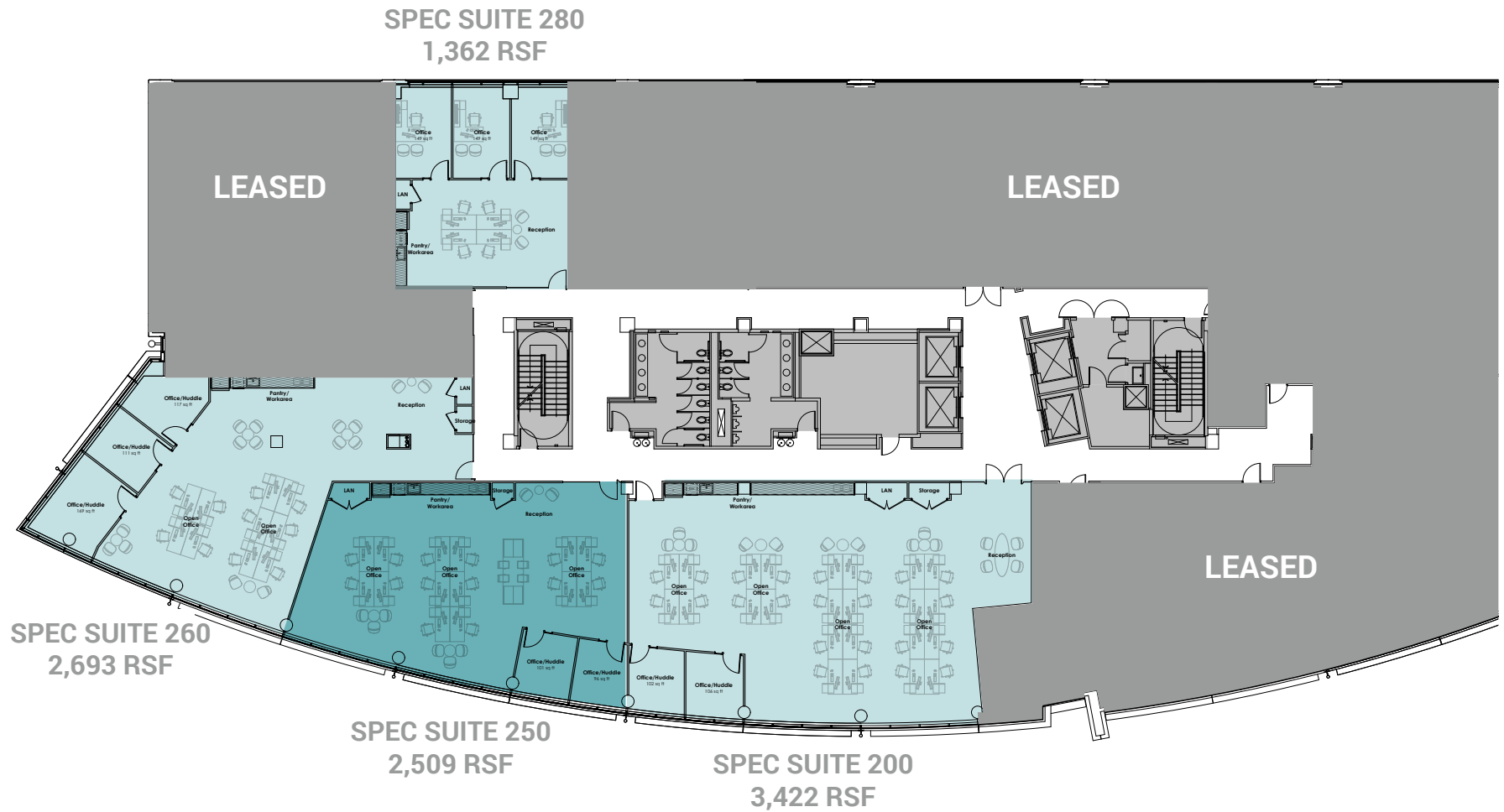
2,649 RSF AVAILABLE





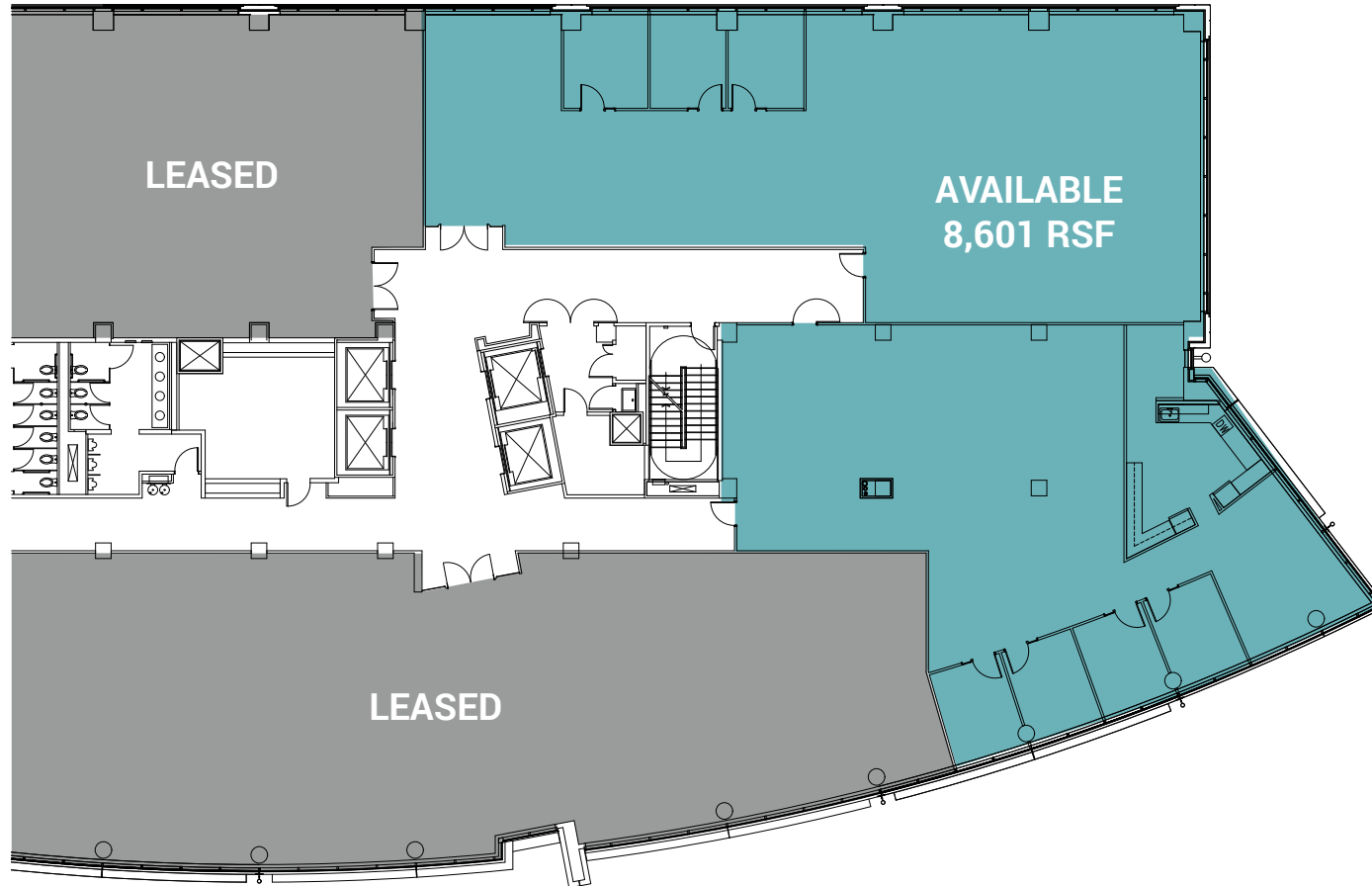
SECOND FLOOR - SPEC SUITES

8,624 RSF CONTIGUOUS



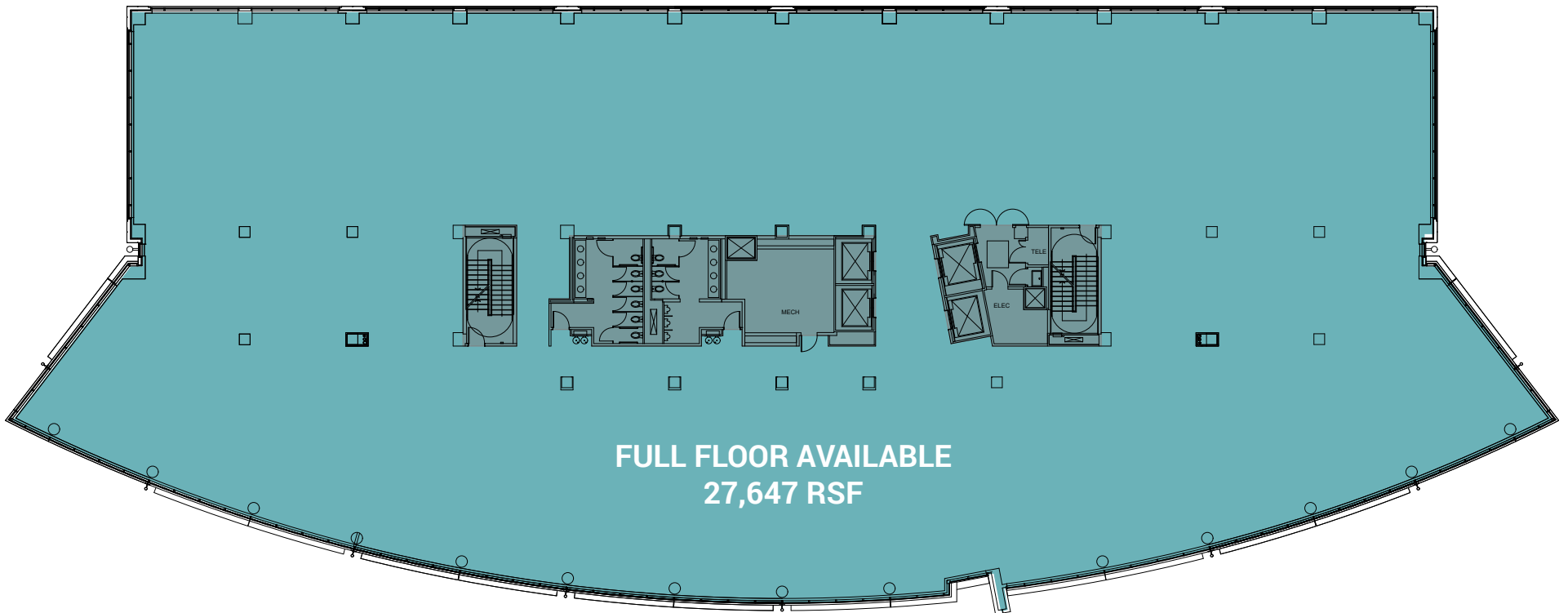


THIRD FLOOR
8,601 RSF AVAILABLE





FOURTH FLOOR
27,647 RSF AVAILABLE



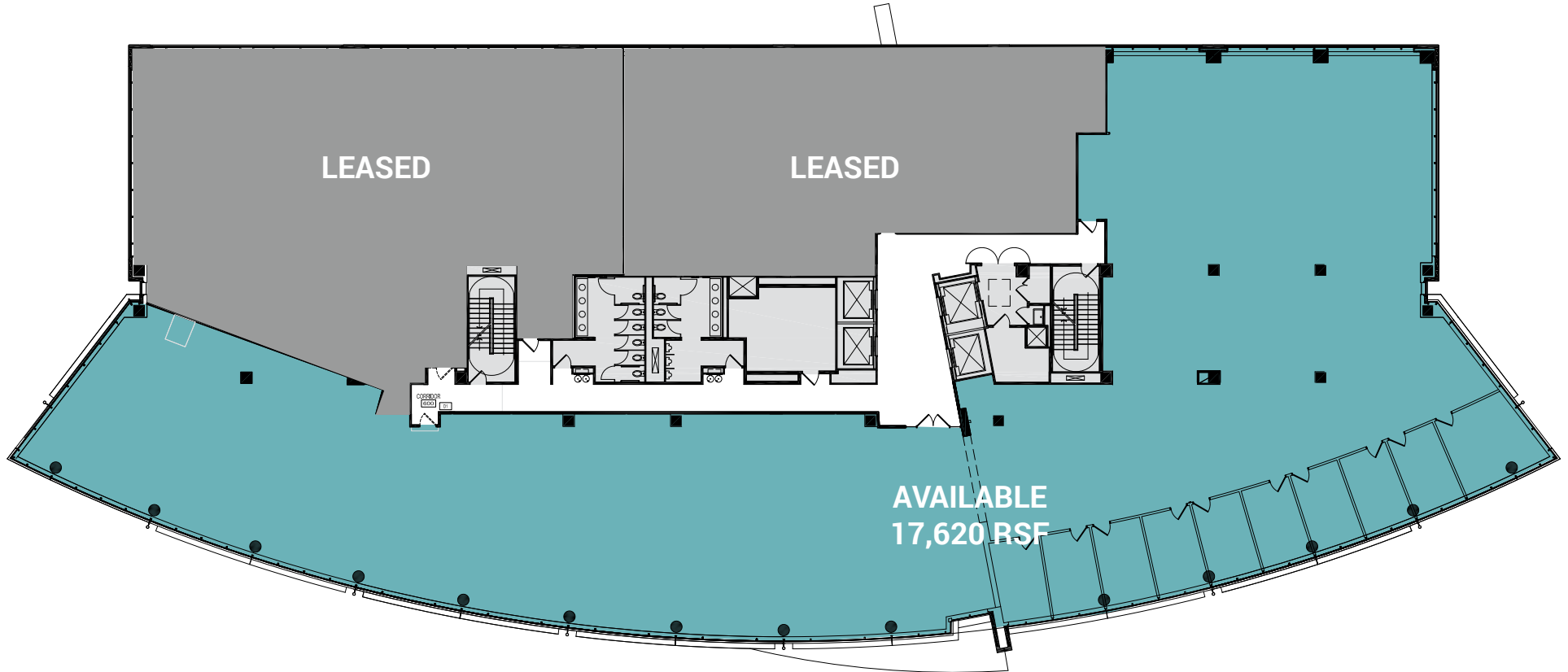


FIFTH FLOOR
15,850 RSF CONTIGUOUS AVAILABLE



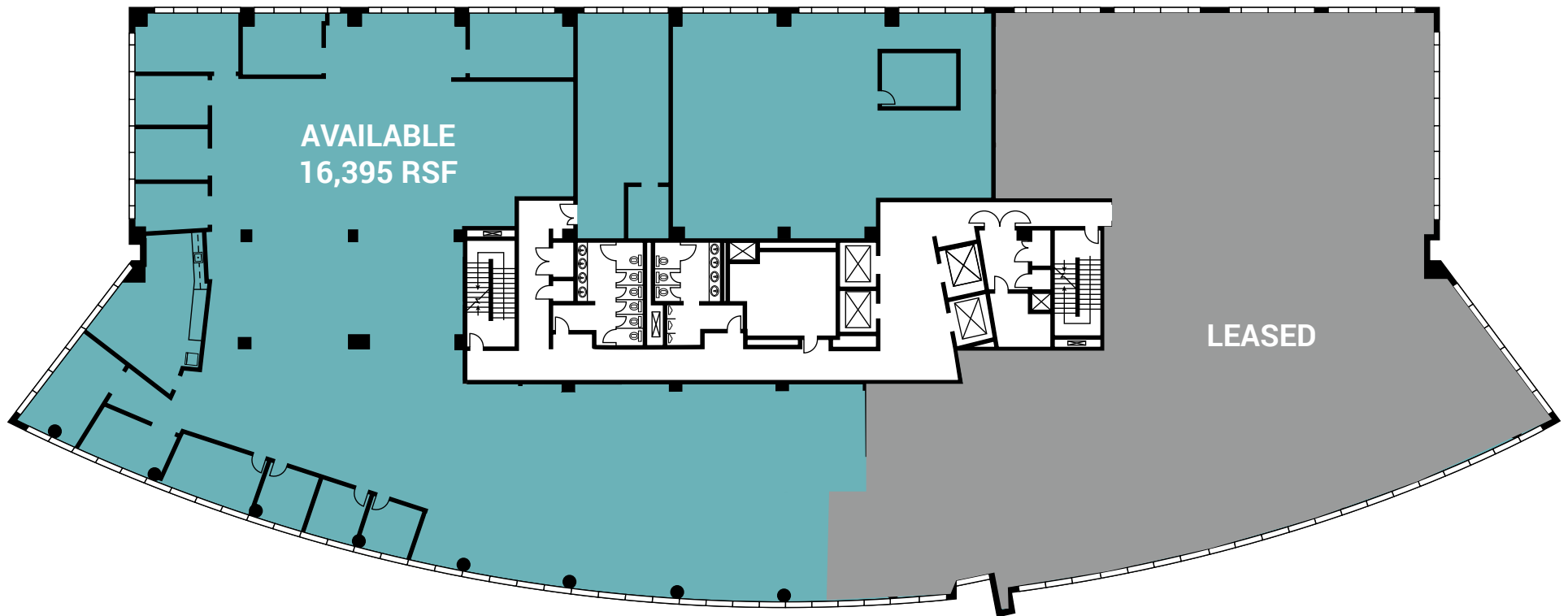


SIXTH FLOOR
17,620 RSF AVAILABLE





SEVENTH FLOOR
16,395 RSF AVAILABLE



ON-SITE AMENITIES & RENOVATIONS

DELIVERING SOON





New Lobby Renovation



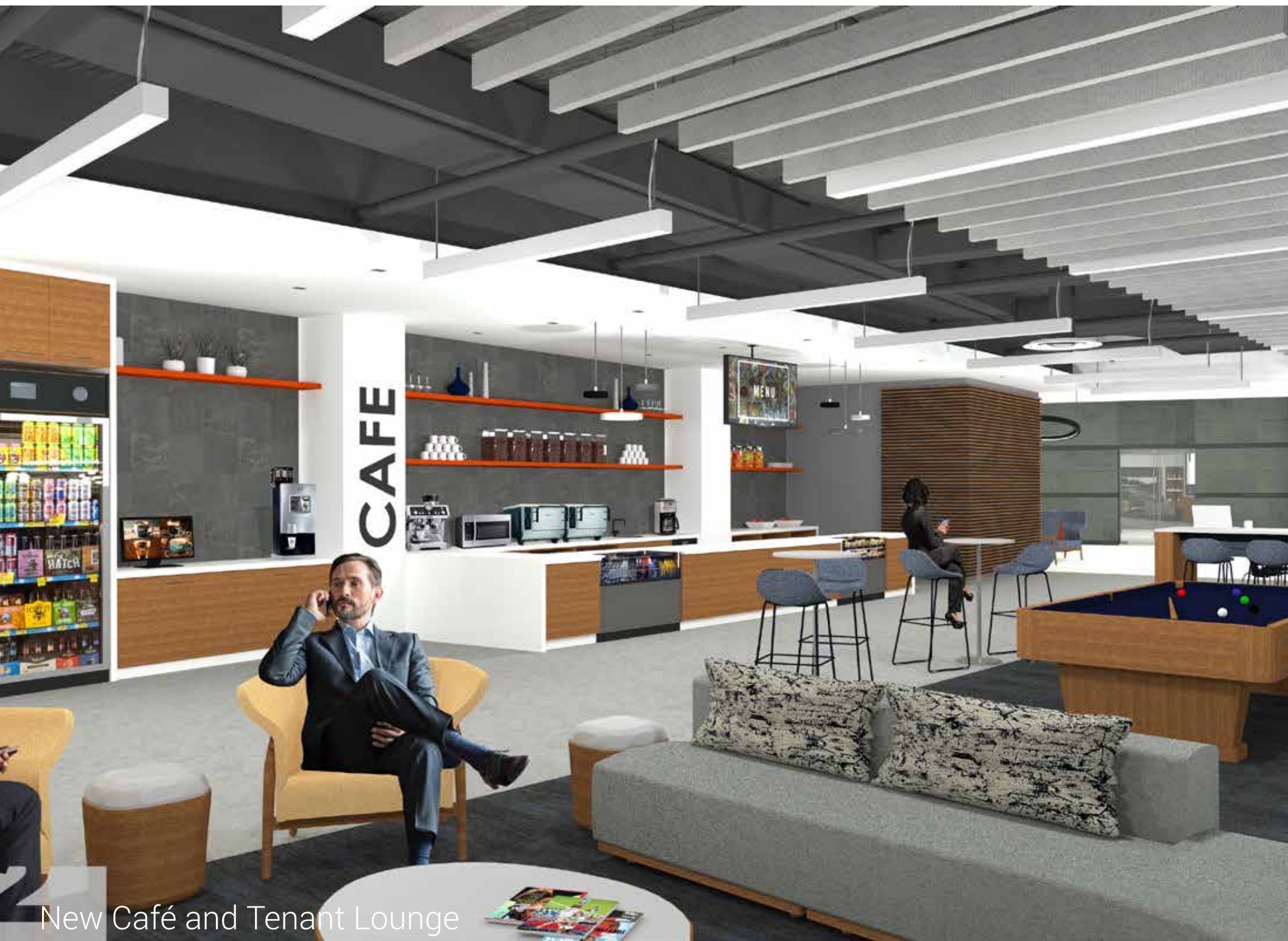
Upgraded Common Areas



Upgraded Common Areas



Upgraded Bathrooms



New Café and Tenant Lounge



Lobby to Tenant Lounge Pathway



New Café



New Conference Center



CONFERENCE ROOM

Entry to Conference Center