



1101 WOOTTON PARKWAY | ROCKVILLE, MD

THE TOWER BUILDING



OFFICE LEASING: 301.304.8300 | www.lpc.com



THE TOWER BUILDING



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

301.304.8397
ebernard@lpc.com

Nathan Bortnick

301.304.8392
nbortnick@lpc.com

Paul "Rocky" Kern

301.304.8399
pkern@lpc.com

Richard Coppola

301.304.8405
rcoppola@lpc.com

Lincoln



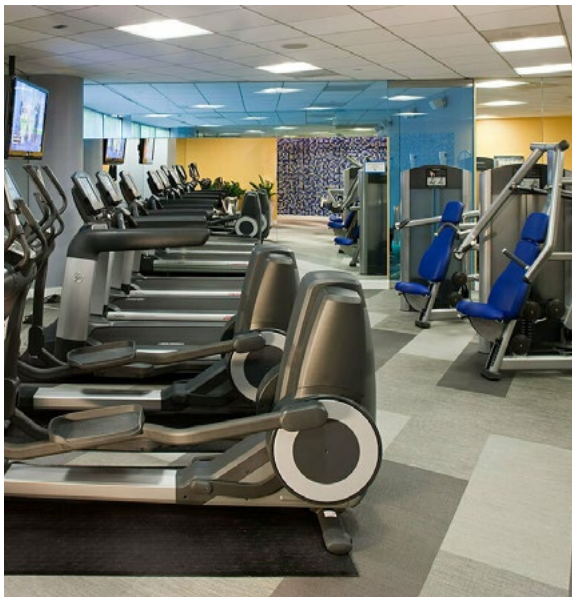
THE TOWER BUILDING

Modern Finishes



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



Ethan Bernardi
301.304.8397
ebernardi@lpc.com

Nathan Bortnick
301.304.8392
nbortnick@lpc.com

Paul "Rocky" Kern
301.304.8399
pkern@lpc.com

Richard Coppola
301.304.8405
rcoppola@lpc.com

Lincoln



THE TOWER BUILDING

Higher Air Quality



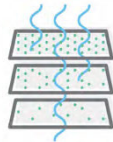
MEET OUR LAYERS OF PROTECTION



VENTILATE

Tower maximizes fresh air and circulation throughout our buildings

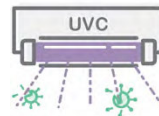
- ASHRAE standards require a minimum of 10% outside air; this building is operated with a minimum 20% outside air
- 100% of air in the building is replaced every 55 minutes
- Assessments were completed using Poppy to monitor how particles move within the space, to help ensure ventilation systems in the 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

Ethan Bernardi

301.304.8397
ebernard@lpc.com

Nathan Bortnick

301.304.8392
nbortnick@lpc.com

Paul "Rocky" Kern

301.304.8399
pkern@lpc.com

Richard Coppola

301.304.8405
rcoppola@lpc.com

Lincoln



THE TOWER BUILDING

Conference Center Delivering Q3 2026



Ethan Bernardi

301.304.8397
ebernardi@lpc.com

Nathan Bortnick

301.304.8392
nbortnick@lpc.com

Paul "Rocky" Kern

301.304.8399
pkern@lpc.com

Richard Coppola

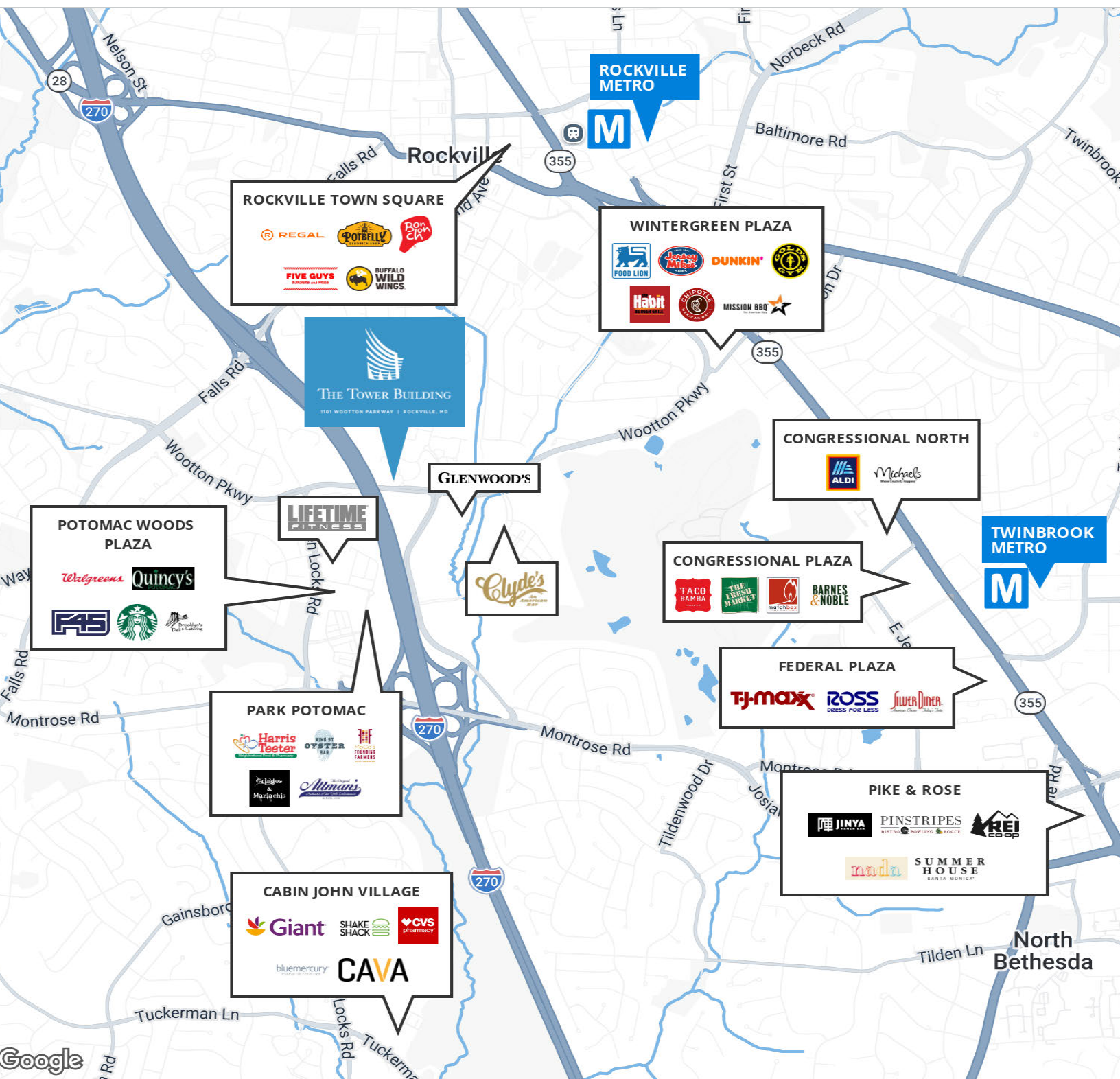
301.304.8405
rcoppola@lpc.com

Lincoln



THE TOWER BUILDING

Rockville Amenities



Ethan Bernardi

301.304.8397
ebernardi@lpc.com

Nathan Bortnick

301.304.8392
nbortnick@lpc.com

Paul "Rocky" Kern

301.304.8399
pkern@lpc.com

Richard Coppola

301.304.8405
rcoppola@lpc.com

Lincoln



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

Ethan Bernardi
301.304.8397
ebernard@lpc.com

Nathan Bortnick
301.304.8392
nbortnick@lpc.com

Paul "Rocky" Kern
301.304.8399
pkern@lpc.com

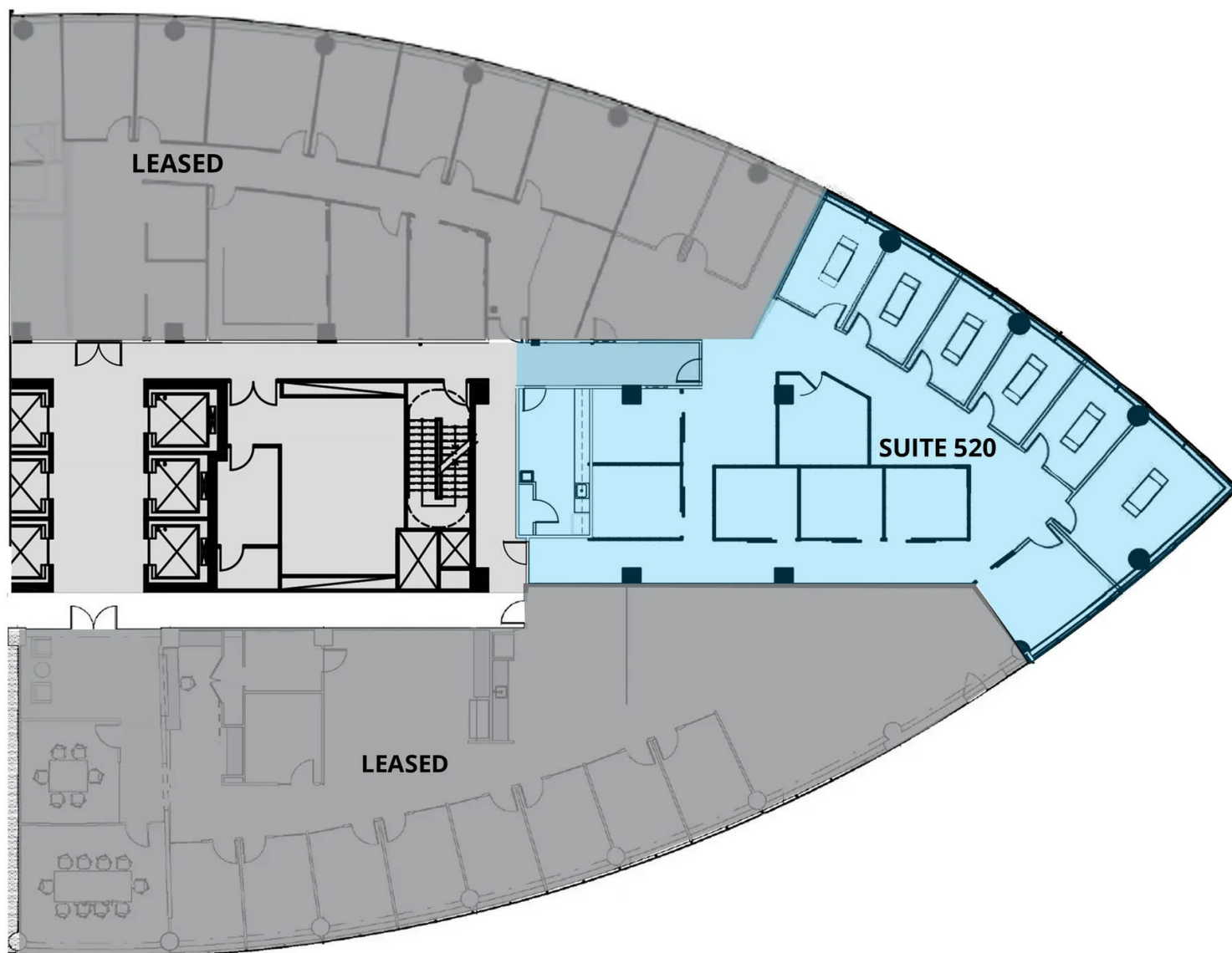
Richard Coppola
301.304.8405
rcoppola@lpc.com

Lincoln



THE TOWER BUILDING

Suite 520



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

Ethan Bernardi
301.304.8397
ebernard@lpc.com

Nathan Bortnick
301.304.8392
nbortnick@lpc.com

Paul "Rocky" Kern
301.304.8399
pkern@lpc.com

Richard Coppola
301.304.8405
rcoppola@lpc.com

Lincoln



THE TOWER BUILDING

Suite 560



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

Ethan Bernardi
301.304.8397
ebernard@lpc.com

Nathan Bortnick
301.304.8392
nbortnick@lpc.com

Paul "Rocky" Kern
301.304.8399
pkern@lpc.com

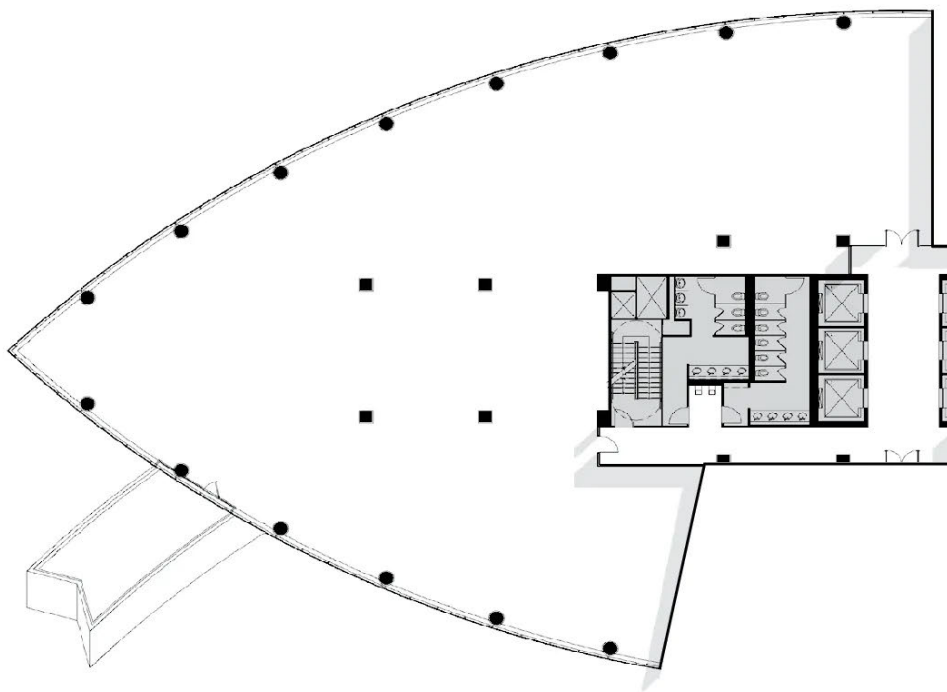
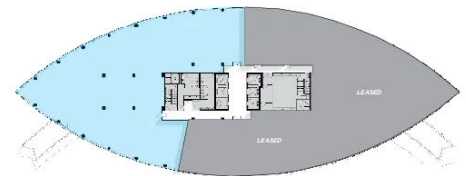
Richard Coppola
301.304.8405
rcoppola@lpc.com

Lincoln



THE TOWER BUILDING

Suite 650



Suite	Size	Description
Suite 650	10,828 SF	Available immediately

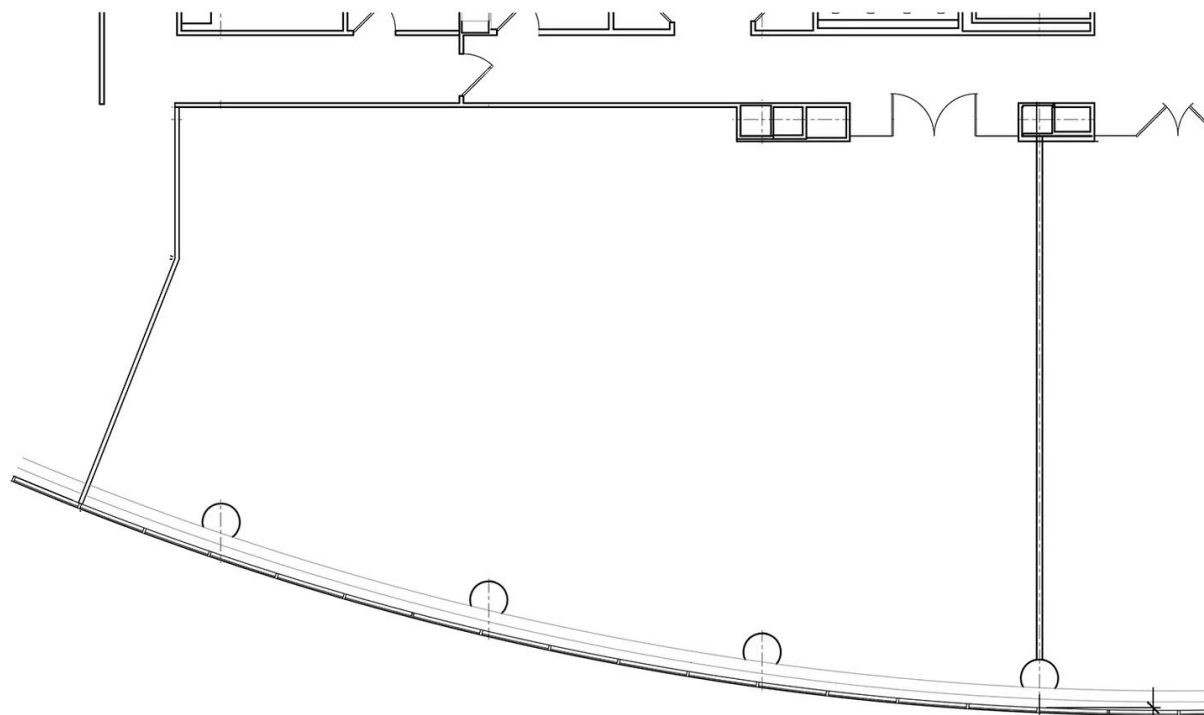
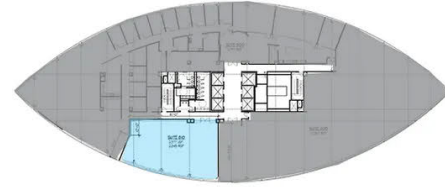
Ethan Bernardi 301.304.8397 ebernard@lpc.com	Nathan Bortnick 301.304.8392 nbortnick@lpc.com	Paul "Rocky" Kern 301.304.8399 pkern@lpc.com	Richard Coppola 301.304.8405 rcoppola@lpc.com
--	--	--	---

Lincoln



THE TOWER BUILDING

Suite 810



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

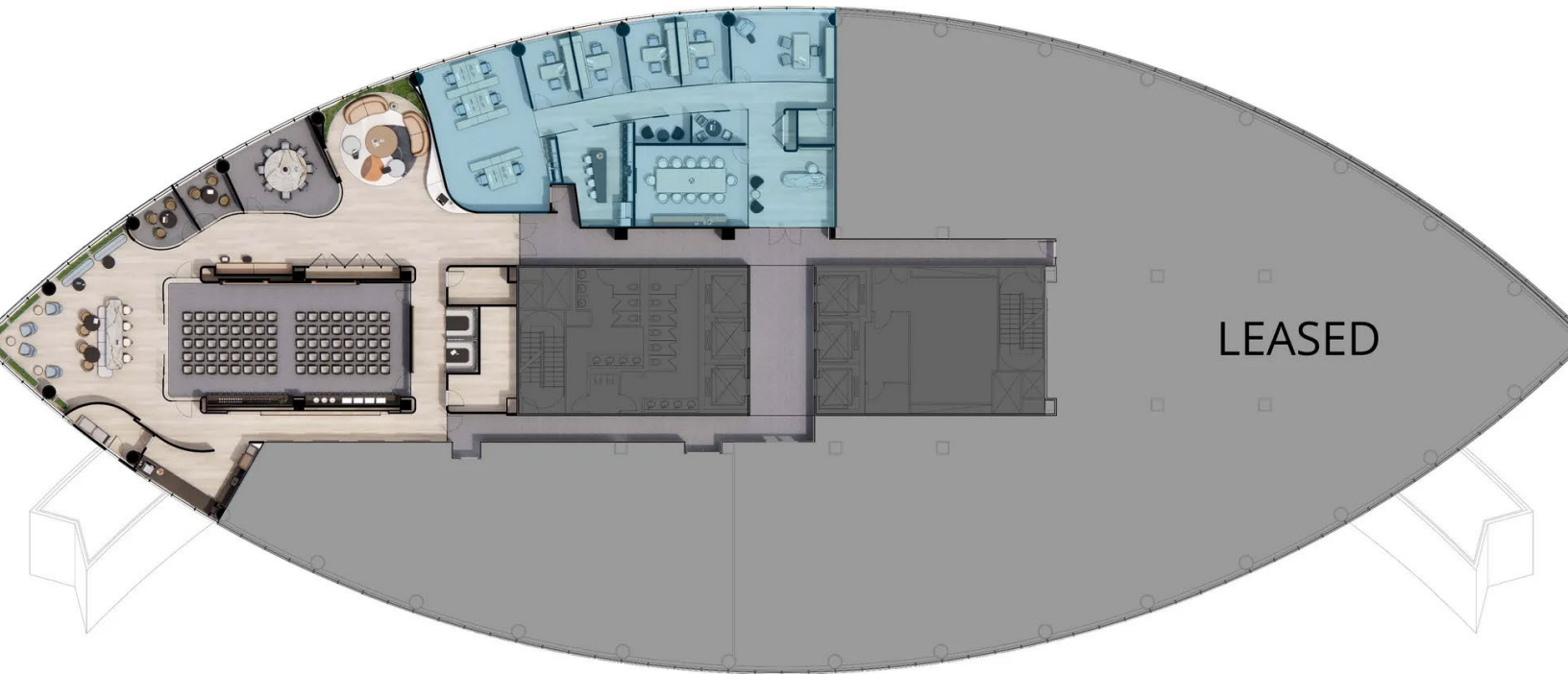
Ethan Bernardi	Nathan Bortnick	Paul "Rocky" Kern	Richard Coppola
301.304.8397	301.304.8392	301.304.8399	301.304.8405
ebernardi@lpc.com	nbortnick@lpc.com	pkern@lpc.com	rcoppola@lpc.com

Lincoln



THE TOWER BUILDING

9th Floor



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

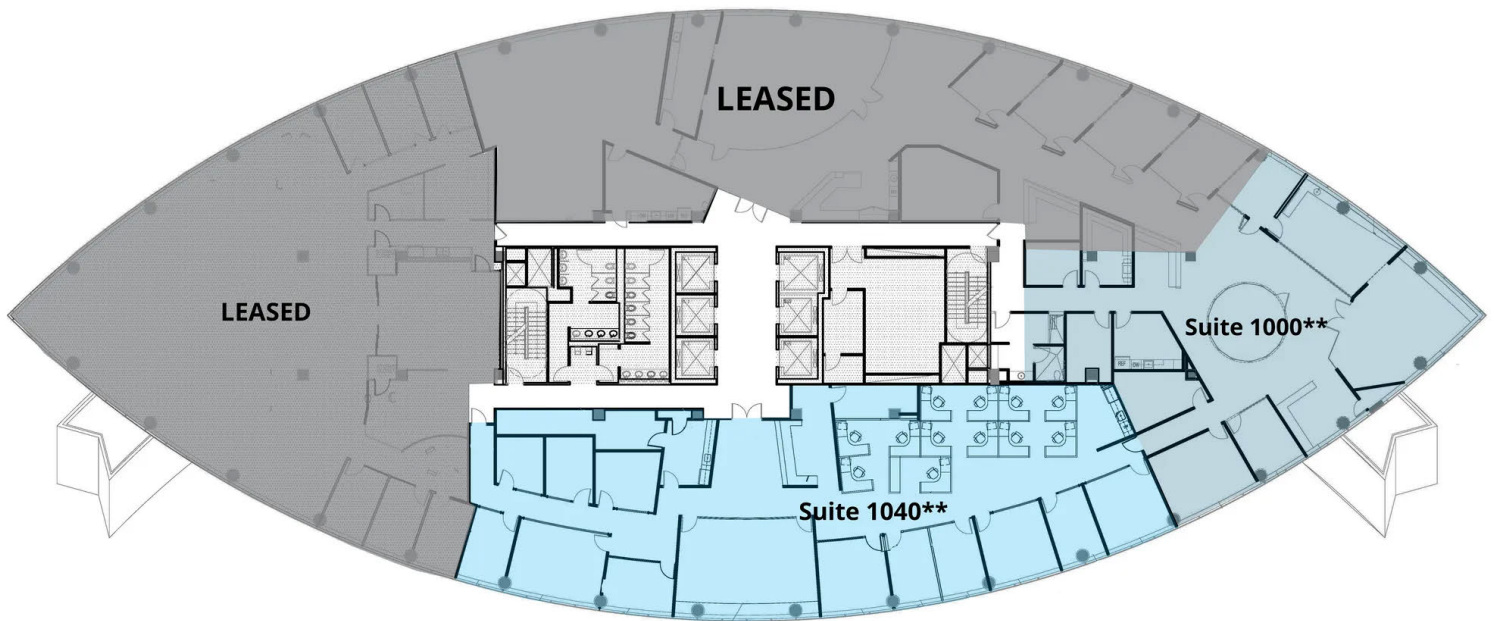
Ethan Bernardi	Nathan Bortnick	Paul "Rocky" Kern	Richard Coppola
301.304.8397	301.304.8392	301.304.8399	301.304.8405
ebernardi@lpc.com	nbortnick@lpc.com	pkern@lpc.com	rcoppola@lpc.com

Lincoln



THE TOWER BUILDING

10th Floor



Suite	Size	Description
■ Suite 1000**	4,927 SF	Available immediately. Contiguous 11,744 SF block.
■ Suite 1040**	6,817 SF	Available immediately. Contiguous 11,744 SF block.

Ethan Bernardi
301.304.8397
ebernard@lpc.com

Nathan Bortnick
301.304.8392
nbortnick@lpc.com

Paul "Rocky" Kern
301.304.8399
pkern@lpc.com

Richard Coppola
301.304.8405
rcoppola@lpc.com

Lincoln



THE TOWER BUILDING

1101 WOOTTON PARKWAY | ROCKVILLE, MD

OFFICE LEASING:
301.304.8300

ETHAN BERNARDI
ebernardi@lpc.com

NATHAN BORTNICK
nbortnick@lpc.com

PAUL "ROCKY" KERN
pkern@lpc.com

RICHARD COPPOLA
rcoppola@lpc.com

Lincoln

1101 Wootton Pkwy
Suite 410
Rockville, MD 20854

www.lpc.com

The information contained herein has been obtained through sources deemed reliable but neither Owner nor Lincoln Property Company makes guarantees, warranties or representations to its completeness or accuracy.

