

# B. F. SAUL CO.

ESTABLISHED 1892

*Real Estate ♦ Insurance*

7501 WISCONSIN AVENUE, SUITE 1500, BETHESDA, MARYLAND 20814-6522

(301) 986-6000

To: Margaret Rifkin, RLA AICP  
Lead Planner, White Flint Sector Plan

From: Bob Wulff, B. F. Saul Co. *Bob*

Date: November 13, 2007

Re: **White Flint Sector Plan – FAR Calculations and Photos for Existing Office Buildings Around Silver Spring and Bethesda Metro Stations**

---

## A. Method

As an aid to the M-NCPPC staff and Advisory Group attempting to determine appropriate FAR densities for the White Flint Sector Plan, we have put together a presentation that documents a building's FAR and maps its location according to a series of 1/8 mile concentric rings out from the Metro Stations in Silver Spring and Bethesda. These aerial maps of Bethesda and Silver Spring identify the office buildings by numbers which are keyed to a chart providing each building's FAR.

In Addition, the building numbers on the aerial correspond to a 2 page description of each building which includes a photo.

## B. Purpose

I think these aerials/chart/descriptions can be valuable as both density data sets for you and your colleagues as well as a learning tool for Advisory Group members. Our goal is to make the abstract concept of density as real as possible, which we hope will remove some of the density fears that often misinform public planning exercises.

## C. Findings

Around both stations at the ¼ mile ring it is common to find office buildings of 4.0 to 7.0 FAR and these neighborhoods live and function very well. There is a clear planning precedent to create high densities around Metro Stations in Montgomery County.

| Bethesda & Silver Spring<br>FAR Comparison |                          |                     |         |                         |       |
|--------------------------------------------|--------------------------|---------------------|---------|-------------------------|-------|
| Map #                                      | Property Address         | Building SF         | # Flrs. | Land Area               | FAR   |
| Bethesda                                   |                          |                     |         |                         |       |
| 1                                          | 2 Bethesda Metro Center  | 298,708             | 15      | 49,785                  | 6.00  |
| 2                                          | 3 Bethesda Metro Center  | 354,450             | 17      | tax info. not available |       |
| 3                                          | 4550 Montgomery Avenue   | 393,364             | 12      | 110,630                 | 3.56  |
| 4                                          | 7500 Old Georgetown Road | 285,233             | 15      | 36,067                  | 7.91  |
| 5                                          | 7200 Wisconsin Avenue    | 257,949             | 11      | 69,779                  | 3.70  |
| 6                                          | 7315 Wisconsin Avenue    | <del>3</del> 15,240 | 13      | tax info. not available | 5.80  |
| 7                                          | 6931 Arlington Road      | 110,000             | 5       | tax info. not available |       |
| 8                                          | 7501 Wisconsin Avenue    | 750,000             | 15      | 151,591                 | 4.95  |
| 9                                          | 4330-4340 E-W Highway    | 347,672             | 11      | tax info. not available |       |
| 10                                         | 7700 Old Georgetown Road | 185,470             | 8       | tax info. not available |       |
| 11                                         | 7735 Old Georgetown Road | 126,492             | 12      | 22,574                  | 5.60  |
| 12                                         | 7101 Wisconsin Avenue    | 229,814             | 14      | 31,258                  | 7.35  |
| 13                                         | 7910 Woodmont Avenue     | 246,600             | 14      | 22,780                  | 10.83 |
| Silver Spring                              |                          |                     |         |                         |       |
| 1                                          | 8403 Colesville Road     | 470,045             | 17      | tax info. not available |       |
| 2                                          | 8455 Colesville Road     | 223,655             | 15      | 32,234                  | 6.94  |
| 3                                          | 1010 Wayne Avenue        | 207,746             | 14      | 25,892                  | 8.02  |
| 4                                          | 1100 Wayne Avenue        | 172,417             | 12      | 24,886                  | 6.93  |
| 5                                          | 8630 Fenton Avenue       | 264,776             | 13      | 46,124                  | 5.74  |
| 6                                          | 8484 Georgia Avenue      | 140,218             | 10      | 22,568                  | 6.21  |
| 7                                          | 8601 Georgia Avenue      | 157,118             | 10      | 19,585                  | 8.02  |
| 8                                          | 8757 Georgia Avenue      | 252,428             | 14      | 33,367                  | 7.57  |



# Bethesda FAR Comparison Map



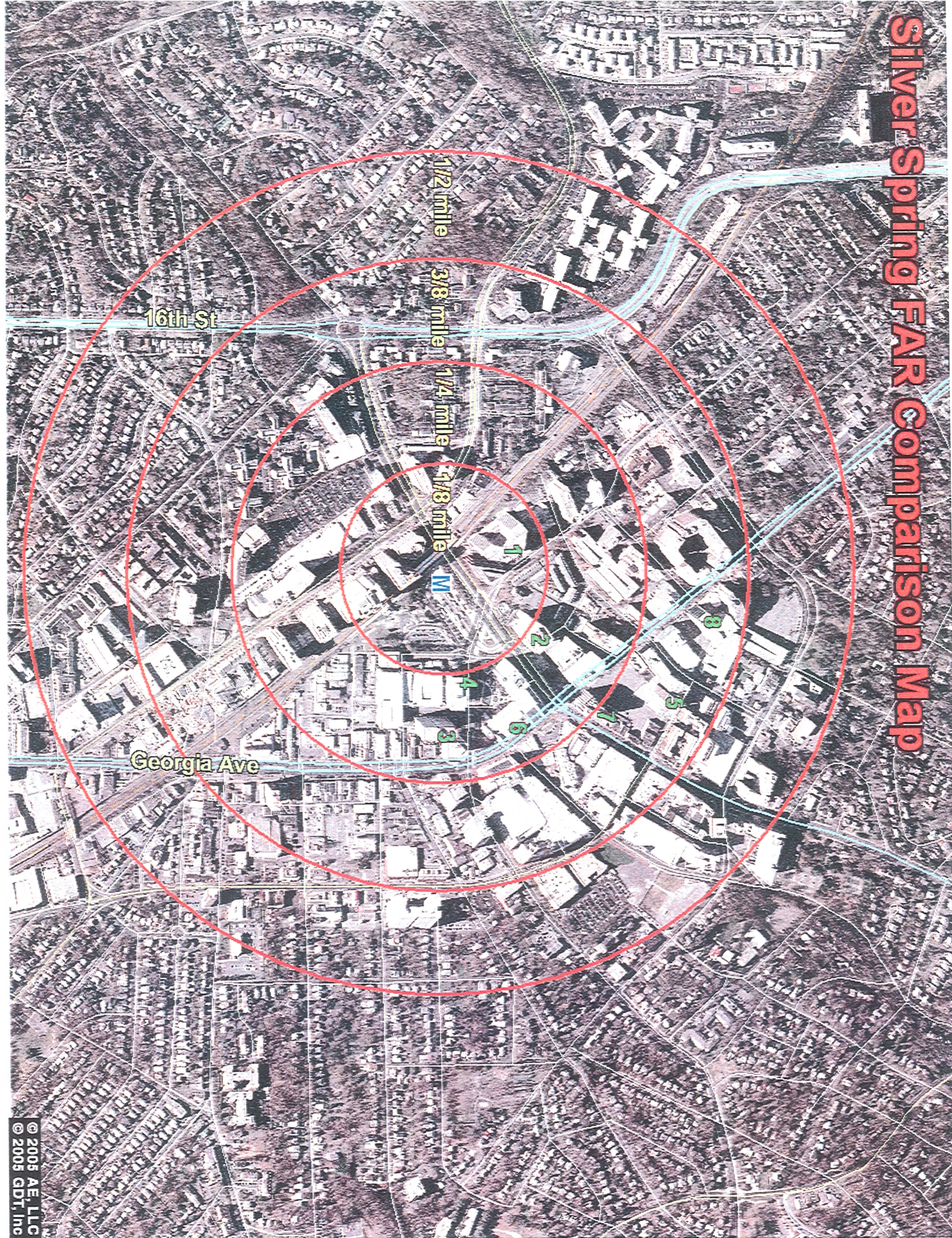


# Silver Spring FAR Comparison Map





# Silver Spring FAR Comparison Map





①

## 8403 Colesville Rd - Silver Spring Metro Plaza 2





**Silver Spring Metro Plaza 2 - Silver Spring Metro Plaza**  
**8403 Colesville Rd**  
**Silver Spring, MD 20910**

---

Building Size: **17 Stories**  
**470,045 SF Total Rentable Building Size**  
**27,649 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1987**

Space Available: **76,190 SF**

Max Contig: **30,297 SF**

Smallest Space: **500 SF**

Rental Rate: **\$23.00-\$34.00**

Service: **Mixed**

Building Expenses: **-**

Amenities/Parking: **Balconies, Convenience Store, Dry Cleaner, Food Court, Metro/Subway, On Site Management, Property Manager on Site; Covered Spaces @ \$120.00/mo; Ratio of 0.71/1,000 SF**



## 8455 Colesville Rd - Silver Spring Centre





**Silver Spring Centre  
8455 Colesville Rd  
Silver Spring, MD 20910**

---

Building Size: **15 Stories**

**215,873 SF Total Rentable Building Size**

**21,422 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1987**

Space Available: **33,978 SF**

Max Contig: **14,890 SF**

Smallest Space: **481 SF**

Rental Rate: **\$32.50**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Food Service, Metro/Subway; Covered Spaces @ \$100.00/mo; Ratio of  
1.90/1,000 SF**







**Atrium @ Station Square - Station Square**  
**1010 Wayne Ave**  
**Silver Spring, MD 20910**

---

Building Size: **14 Stories**

**192,717 SF Total Rentable Building Size**

**16,231 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1987**

Space Available: **35,274 SF**

Max Contig: **7,500 SF**

Smallest Space: **796 SF**

Rental Rate: **\$27.00-\$33.50**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Banking, Commuter Rail, Mail Room, Metro/Subway; Covered Spaces @ \$95.00/mo; Ratio of 1.00/1,000 SF**



## 1100 Wayne Ave - Colonnade @ Station Square





**Colonnade @ Station Square - Station Square**  
**1100 Wayne Ave**  
**Silver Spring, MD 20910**

---

Building Size: **12 Stories**  
**160,407 SF Total Rentable Building Size**  
**19,270 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1983**

Space Available: **17,885 SF**

Max Contig: **6,844 SF**

Smallest Space: **2,409 SF**

Rental Rate: **\$30.50-\$33.50**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **24/7 Building Access, Atrium, Balconies, Commuter Rail, Conferencing Facility, Courtyard, On Site Management, Property Manager on Site, Restaurant; Covered Spaces @ \$95.00/mo; Ratio of 1.00/1,000 SF**



## 8630 Fenton St - Montgomery Center





**Montgomery Center  
8630 Fenton St  
Silver Spring, MD 20910**

---

Building Size: **13 Stories**  
**255,600 SF Total Rentable Building Size**  
**19,875 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1970**

Space Available: **80,363 SF**

Max Contig: **42,000 SF**

Smallest Space: **886 SF**

Rental Rate: **\$21.40-\$24.00**

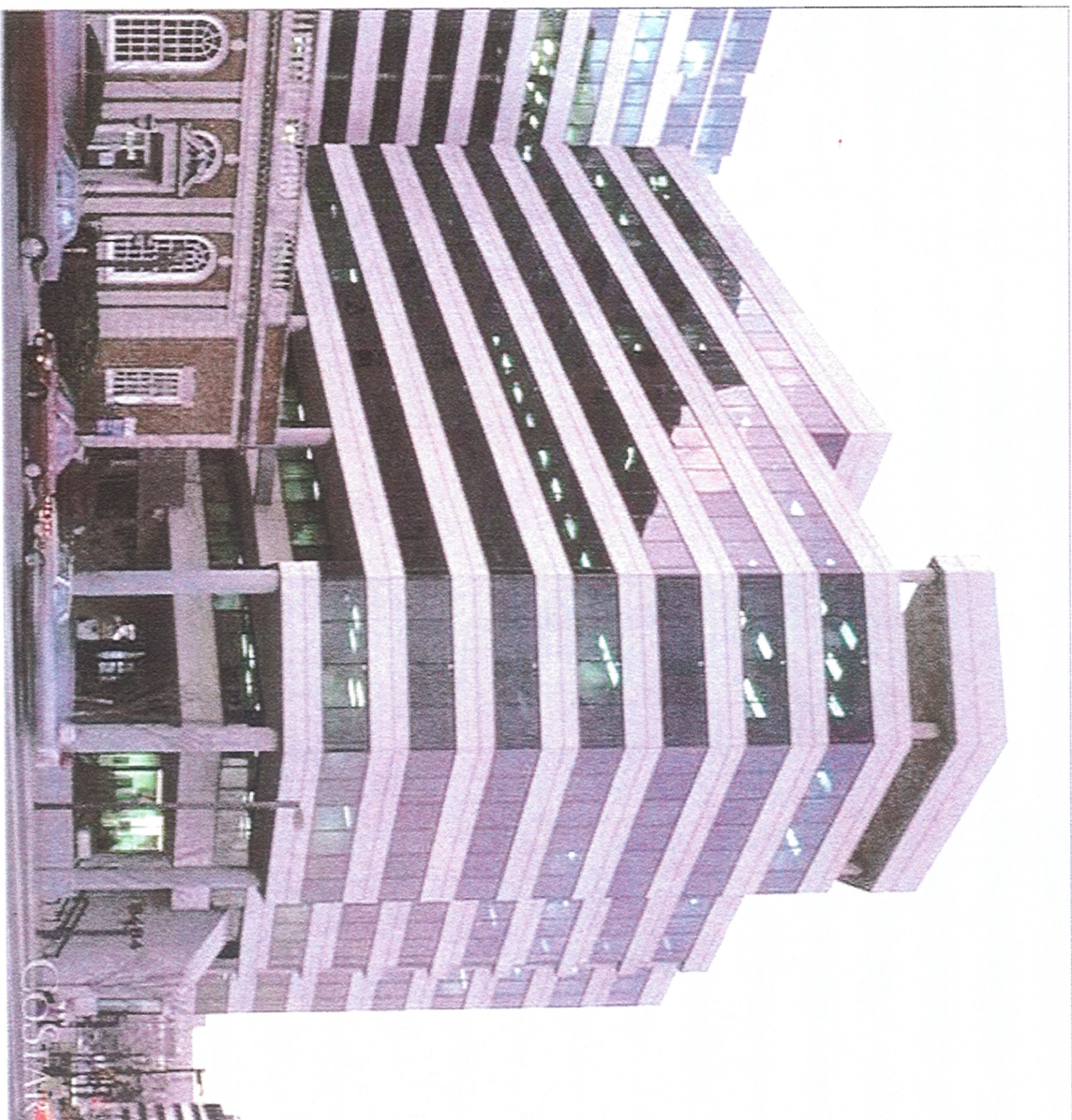
Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Banking, Restaurant; Covered Spaces @ \$70.00/mo; Ratio of 1.00/1,000 SF**



## 8484 Georgia Ave - Plaza @ Station Square





**Plaza @ Station Square - Station Square**  
**8484 Georgia Ave**  
**Silver Spring, MD 20910**

---

Building Size: **10 Stories**  
**136,183 SF Total Rentable Building Size**  
**15,300 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1987**

Space Available: **29,380 SF**

Max Contig: **13,509 SF**

Smallest Space: **2,585 SF**

Rental Rate: **\$27.25-\$33.50**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Banking, Commuter Rail, Mail Room, Metro/Subway; Covered Spaces @ \$95.00/mo; Ratio of 1.00/1,000 SF**



## 8601 Georgia Ave - Lee Plaza Bldg





**Lee Plaza Bldg  
8601 Georgia Ave  
Silver Spring, MD 20910**

---

Building Size: **10 Stories**  
**141,780 SF Total Rentable Building Size**  
**15,783 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1987**

Space Available: **23,512 SF**

Max Contig: **7,912 SF**

Smallest Space: **1,165 SF**

Rental Rate: **\$26.00-\$30.00**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Balconies, Banking, Conferencing Facility, Convenience Store, On Site Management, Property Manager on Site, Restaurant; Covered Spaces @ \$110.00/mo; Surface Spaces @ \$90.00/mo**



## 8757 Georgia Ave - Silver Spring Plaza





**Silver Spring Plaza  
8757 Georgia Ave  
Silver Spring, MD 20910**

---

Building Size: **14 Stories**

**243,582 SF Total Rentable Building Size**

**22,143 SF Typical Floor Size**

Building Status: **Existing Office Building Renovated in 2001 Built in 1970**

Space Available: **11,614 SF**

Max Contig: **6,686 SF**

Smallest Space: **2,420 SF**

Rental Rate: **\$27.00-\$29.50**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Covered Spaces @ \$115.00/mo; Ratio of 1.00/1,000 SF**



# Bethesda FAR Comparison Map





## 2 Bethesda Metro Ctr - Francis G. Newlands Bldg





**Francis G. Newlands Bldg - Bethesda Metro Ctr  
2 Bethesda Metro Ctr  
Bethesda, MD 20814**

---

Building Size: **15 Stories**  
**290,318 SF Total Rentable Building Size**  
**20,271 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1999**

Space Available: **2,997 SF**

Max Contig: **2,997 SF**

Smallest Space: **2,997 SF**

Rental Rate: **\$40.00-\$45.00**

Service: **TBD**

Building Expenses: **-**

Amenities/Parking: **24/7 Building Access, A/C, Banking, Bus Line, Card Key Access, Concierge, Convenience Store, Corner Lot, Courtyard, Hotel, Mail Room, Metro/Subway, On Site Management, Property Manager on Site, Restaurant, Security System, Signage; Covered Spaces @ \$100.00/mo; Reserved Spaces @ \$200.00/mo; Ratio of 2.02/1,000 SF**



### 3 Bethesda Metro Ctr





**Bethesda Metro Ctr  
3 Bethesda Metro Ctr  
Bethesda, MD 20814**

---

Building Size: **17 Stories**

**354,450 SF Total Rentable Building Size**

**25,543 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1985**

Space Available: **80,700 SF**

Max Contig: **18,864 SF**

Smallest Space: **250 SF**

Rental Rate: **\$18.00-\$43.00**

Service: **Mixed**

Building Expenses: **-**

Amenities/Parking: **Atrium, Banking, Concierge, Courtyard, Food Court, Metro/Subway, On Site Management, Property Manager on Site; Covered Spaces @ \$125.00/mo; Ratio of 2.50/1,000 SF**



## 4550 Montgomery Ave - Air Rights North Tower





**Air Rights North Tower - Air Rights Center  
4550 Montgomery Ave  
Bethesda, MD 20814**

---

Building Size: **12 Stories**  
**374,466 SF Total Rentable Building Size**  
**30,791 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1980**

Space Available: **5,007 SF**

Max Contig: **4,707 SF**

Smallest Space: **300 SF**

Rental Rate: **\$34.00-\$48.00**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Day Care, Fitness Center, Food Service, On Site Management; Covered Spaces @ \$110.00/mo; Reserved Spaces @ \$185.00/mo; Ratio of 1.53/1,000 SF**



## 7500 Old Georgetown Rd - Clark Bldg





**Clark Bldg  
7500 Old Georgetown Rd  
Bethesda, MD 20814**

---

Building Size: **15 Stories**  
**296,123 SF Total Rentable Building Size**  
**19,492 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1984**

Space Available: **15,579 SF**

Max Contig: **12,663 SF**

Smallest Space: **2,916 SF**

Rental Rate: **\$35.00-\$37.00**

Service: **Full Service Gross**

Building Expenses: -

Amenities/Parking: **Conferencing Facility, Fitness Center, Food Court, Metro/Subway; Covered Spaces @ \$175.00/mo; Ratio of 1.00/1,000 SF**



## 7200 Wisconsin Ave - Artery Plaza





**Artery Plaza  
7200 Wisconsin Ave  
Bethesda, MD 20814**

---

Building Size: **11 Stories**  
**276,191 SF Total Rentable Building Size**  
**26,000 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1986**

Space Available: **42,523 SF**

Max Contig: **27,620 SF**

Smallest Space: **1,552 SF**

Rental Rate: **\$34.65-\$42.00**

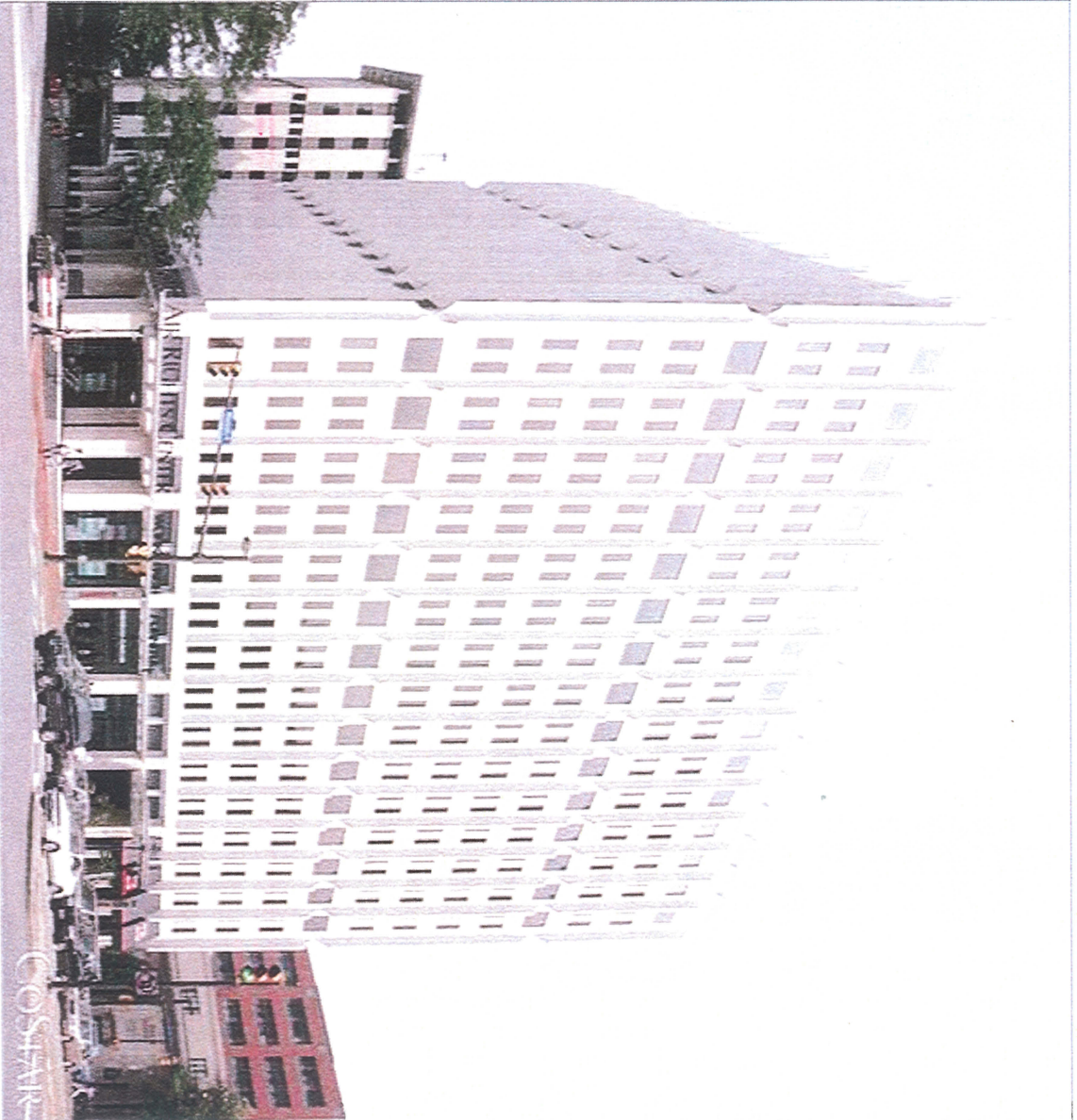
Service: **Mixed**

Building Expenses: **-**

Amenities/Parking: **Balconies, Banking, Food Service, Mail Room, Restaurant; Covered Spaces @ \$120.00/mo; Ratio of 2.31/1,000 SF**



## 7315 Wisconsin Ave - Air Rights West Tower





**Air Rights West Tower - Air Rights Center  
7315 Wisconsin Ave  
Bethesda, MD 20814**

---

Building Size: **13 Stories**  
**215,240 SF Total Rentable Building Size**  
**16,344 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1974**

Space Available: **21,571 SF**

Max Contig: **16,344 SF**

Smallest Space: **5,227 SF**

Rental Rate: **\$33.00**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Convenience Store, Food Service, On Site Management, Restaurant; Covered Spaces @ \$110.00/mo; Reserved Spaces @ \$185.00/mo; Ratio of 1.53/1,000 SF**



## 6931 Arlington Rd - Bradley & Arlington Office Complex



**Bradley & Arlington Office Complex  
6931 Arlington Rd  
Bethesda, MD 20814**

---

Building Size: **5 Stories**  
**110,000 SF Total Rentable Building Size**  
**22,000 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1986**

Space Available: **16,011 SF**

Max Contig: **12,223 SF**

Smallest Space: **2,500 SF**

Rental Rate: **\$32.50-\$42.00**

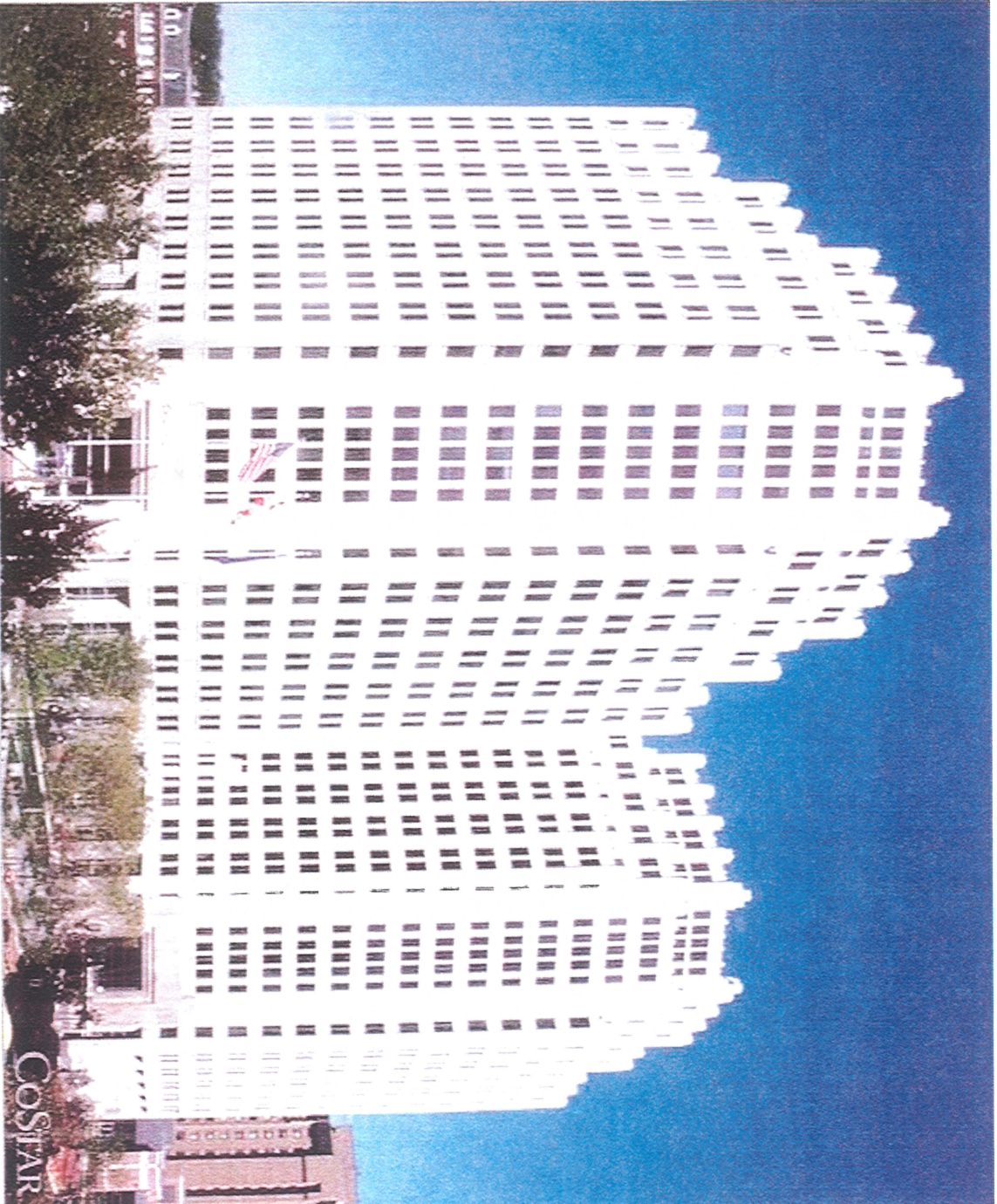
Service: **Mixed**

Building Expenses: **-**

Amenities/Parking: **Convenience Store, On Site Management, Property Manager on Site; Covered Spaces @ \$95.00/mo; Ratio of 2.00/1,000 SF**



## 7501 Wisconsin Ave - Chevy Chase Bank Bldg



**Chevy Chase Bank Bldg  
7501 Wisconsin Ave  
Bethesda, MD 20814**

---

Building Size: **15 Stories**

**696,500 SF Total Rentable Building Size**

**23,000 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 2001**

Space Available: **6,680 SF**

Max Contig: **4,405 SF**

Smallest Space: **2,275 SF**

Rental Rate: **\$45.00**

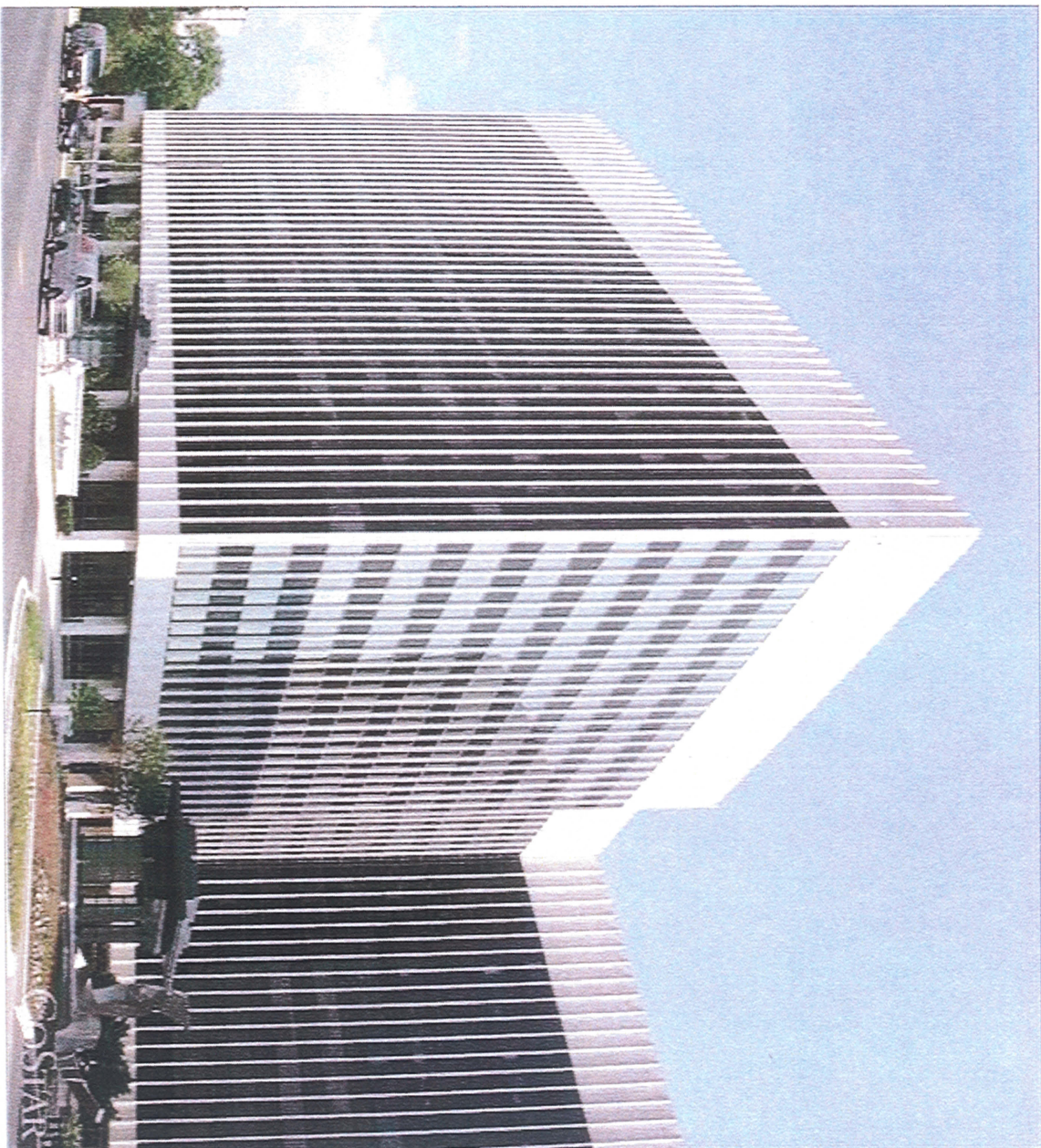
Service: **Mixed**

Building Expenses: **-**

Amenities/Parking: **Banking, Metro/Subway, On Site Management, Property Manager on Site,  
Restaurant; Ratio of 2.50/1,000 SF**



## 4330 East-West Hwy - Bethesda Towers - North



**Bethesda Towers - North - Bethesda Towers**  
**4330 East-West Hwy**  
**Bethesda, MD 20814**

---

Building Size: **11 Stories**  
**172,570 SF Total Rentable Building Size**  
**16,653 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1977**

Space Available: **6,019 SF**

Max Contig: **9,734 SF**

Smallest Space: **1,435 SF**

Rental Rate: **-**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **On Site Management, Property Manager on Site, Restaurant; Covered Spaces @ \$115.00/mo; Ratio of 2.00/1,000 SF**



## 4340 East-West Hwy - Bethesda Towers - South



**Bethesda Towers - South - Bethesda Towers**  
**4340 East-West Hwy**  
**Bethesda, MD 20814**

---

Building Size: **11 Stories**  
**175,102 SF Total Rentable Building Size**  
**16,650 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1978**

Space Available: **21,759 SF**

Max Contig: **9,168 SF**

Smallest Space: **968 SF**

Rental Rate: **\$32.00**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **On Site Management, Property Manager on Site, Restaurant; Covered Spaces @ \$115.00/mo; Ratio of 2.00/1,000 SF**



7700 Old Georgetown Rd - Chevy Chase Garden Plaza - Main Bldg.



**Chevy Chase Garden Plaza - Main Bldg. - Chevy Chase Garden Plaza**  
**7700 Old Georgetown Rd**  
**Bethesda, MD 20814**

---

Building Size: **8 Stories**  
**185,470 SF Total Rentable Building Size**  
**23,750 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1988**

Space Available: **14,000 SF**

Max Contig: **14,000 SF**

Smallest Space: **14,000 SF**

Rental Rate: **\$39.00**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Banking, Conferencing Facility, Courtyard, Fitness Center, Food Service, On Site Management, Property Manager on Site, Restaurant; 231 Covered Spaces @ \$120.00/mo; Ratio of 1.25/1,000 SF**



## 7735 Old Georgetown Rd - Fairmont Bldg



CoStar

**Fairmont Bldg  
7735 Old Georgetown Rd  
Bethesda, MD 20814**

---

Building Size: **12 Stories**  
**124,480 SF Total Rentable Building Size**  
**10,373 SF Typical Floor Size**

Building Status: **Existing Office Building Renovated in 1997 Built in 1964**

Space Available: **10,637 SF**

Max Contig: **6,100 SF**

Smallest Space: **4,537 SF**

Rental Rate: **\$32.00**

Service: **Full Service Gross**

Building Expenses: **1999 Tax @ \$0.62/sf**

Amenities/Parking: **123 Covered Spaces are available; Ratio of 1.00/1,000 SF**



# 7101 Wisconsin Ave



**7101 Wisconsin Ave  
Bethesda, MD 20814**

---

Building Size: **14 Stories**  
**223,054 SF Total Rentable Building Size**  
**15,932 SF Typical Floor Size**

Building Status: **Existing Office Building Built in 1977**

Space Available: **28,342 SF**

Max Contig: **13,596 SF**

Smallest Space: **100 SF**

Rental Rate: **\$15.00-\$96.00**

Service: **Full Service Gross**

Building Expenses: **1997 Tax @ \$0.31/sf**

Amenities/Parking: **Banking, Food Service, On Site Management, Property Manager on Site,  
Restaurant; Covered Spaces @ \$100.00/mo; Ratio of 2.00/1,000 SF**



# 7910 Woodmont Ave - Ladow Bldg



**Ladow Bldg  
7910 Woodmont Ave  
Bethesda, MD 20814**

---

Building Size: **14 Stories**  
**220,000 SF Total Rentable Building Size**  
**15,619 SF Typical Floor Size**

Building Status: **Existing Office Building Renovated in 1990 Built in 1971**

Space Available: **11,236 SF**

Max Contig: **4,200 SF**

Smallest Space: **1,271 SF**

Rental Rate: **\$35.00**

Service: **Full Service Gross**

Building Expenses: **-**

Amenities/Parking: **Ratio of 2.00/1,000 SF**