



The George

Wheaton, Maryland

Project Summary

86,000 SF
Adaptive Reuse
Increase Density by 80%

Services Provided

Acquisition
Asset Management
Design Supervision
Development
Construction Management

Project Timeline

Site plan approval - Sept 2012
Groundbreaking - June 2013
Completion - June 2014

Lowes Enterprises acquired this 86,000-square-foot office building in Montgomery County, Maryland, a major Washington, DC area submarket, on behalf of a pension fund client. Lowe is currently redeveloping the existing five-story building into an apartment building. Lowe will add seven stories to the existing building, creating a 12-story apartment tower with 194 residences with a mix of studio, one and two bedroom units designed to appeal to young urban professionals.

The redevelopment capitalizes on the recent adoption of the Downtown Wheaton Sector Plan that provides for greater density near the Metro station. The building is adjacent to the Wheaton Metro Stop, providing easy access on the Red Line to the Washington, DC Central Business District and neighboring Silver Spring, MD, and is one block from the Westfield Wheaton Shopping Center. The continuing redevelopment activity in Wheaton will bring additional amenities and vitality to the area. Whiting Turner is the contractor for the project with Bonstra Haresign as the architect. The building design emphasizes community and public spaces with a state-of-the-art fitness facility and roof top deck.

