



- SILVA CELLS**
UNDER ALL SIDEWALKS
- SOLAR PANELS**
TOP LEVEL OF TRADE STREET PARKING GARAGE.
- SUSTAINABLE LANDSCAPING**
ROSE PARK AND THROUGHOUT ENTIRE PROPERTY
- NEW 909 OFFICE BUILDING CERTIFIED LEED GOLD**
909 ROSE AVE
- BIKE SHARE**
THE CORNER OF MEETING STREET AND ROCKVILLE PIKE
- ELECTRIC VEHICLE CHARGING STATIONS**
THROUGHOUT PROPERTY; 41 CHARGING STATIONS TOTAL
- EASY ACCESS TO PUBLIC TRANSPORTATION** (BUS, METRO, ETC)
NORTH BETHESDA METRO STATION ON ROCKVILLE PIKE AND BUS STOPS NEARBY
- BIKE PARKING**
THROUGHOUT THE PROPERTY
- THE FARM AT PIKE & ROSE**
ON ROOFTOP OF IPIC*
- PREVIOUSLY DEVELOPED SITE**
ENTIRE PROPERTY

* NOT ACCESSIBLE TO THE PUBLIC

● = TOUR STOP

● = YOU ARE HERE

ABOUT FEDERAL REALTY

Federal Realty is a recognized leader in the ownership, operation and redevelopment of high-quality retail-based properties located primarily in major coastal markets from Washington, D.C. to Boston as well as San Francisco and Los Angeles. Founded in 1962, Federal Realty's mission is to deliver long-term, sustainable growth through investing in communities where retail demand exceeds supply. Its expertise includes creating urban, mixed-use neighborhoods like Santana Row in San Jose, California, Pike & Rose in North Bethesda, Maryland and Assembly Row in Somerville, Massachusetts. These unique and vibrant environments that combine shopping, dining, living and working provide a destination experience valued by their respective communities. Federal Realty's 105 properties include approximately 3,100 tenants, in 25 million square feet, and approximately 3,400 residential units.

Federal Realty has increased its quarterly dividends to its shareholders for 55 consecutive years, the longest record in the REIT industry. Federal Realty is an S&P 500 index member and its shares are traded on the NYSE under the symbol FRT. For additional information about Federal Realty and its properties, visit www.federalrealty.com.



SILVA CELLS: Pike & Rose uses an innovative technology called silva cells to absorb and treat stormwater, while also promoting large tree growth. Silva cells are a modular, underground bioretention system that utilizes the proven capacity of soils for stormwater management and healthy tree growth. When rainwater falls on the site, the terrain is sloped so that it runs away from the buildings and into drains leading to the underground silva cells. The water is then absorbed by the soil in the silva cells and used to water to the trees on site. The silva cells also reduce soil compaction to encourage tree and root growth.



SOLAR PANELS: The 855 solar panels on the top of the Trade Street Garage provide covered parking as well as power for the garage itself. The solar panels produce 350,000 kWh of electricity annually, with a maximum output of 260kW. This is enough electricity to cover 92% of the energy consumed by the garage, and saves CO2 emissions equivalent to burning 259,000 pounds of coal.



SUSTAINABLE LANDSCAPING: Using native plants and sustainable irrigation methods, the landscaping at Pike & Rose is designed to reduce potable water consumption by 96% versus typical commercial landscaping.



BIKE SHARE: Capital Bikeshare is located on site adding to the many options to get to Pike & Rose. Capital Bikeshare offers the convenience of biking without the added cost or responsibility of owning a bike



NEW 909 ROSE OFFICE BUILDING CERTIFIED LEED GOLD: 100% of the buildings constructed at Pike & Rose are LEED certified and the new 909 Rose office building is no exception.



BIKE PARKING: If visitors have their own bikes, there is ample bike parking throughout the property.



PREVIOUSLY DEVELOPED SITE: Prior to Pike & Rose, this site was occupied by Mid-Pike Plaza, a popular shopping center. While Mid-Pike Plaza closed in 2014, parts of it live on today. Very small parts in fact. As part of a comprehensive effort to reduce waste and recycle material during construction, concrete from the buildings of Mid Pike Plaza was crushed up and used as road base material for the roads within Pike & Rose.



ELECTRIC VEHICLE CHARGING STATIONS: There are 41 electric vehicle charging stations located throughout Pike & Rose, including 12 DC fast chargers. Of the 41, 35 are located in publicly accessible garages, and 6 are available exclusively to residents.



THE FARM AT PIKE & ROSE: The 17,000 square foot farm is the Mid-Atlantic's largest rooftop farm. It produces 20,000 lbs. of fruits and vegetables annually that are sold directly to both residents and restaurants in the Pike & Rose neighborhood, and through the onsite farmers market.



EASY ACCESS TO PUBLIC TRANSPORTATION: Visitors to Pike & Rose have their choice of a variety of public transportation options from the Metro just across the street to the several bus lines that stop at the property.

What is LEED for Neighborhood Development?

LEED for Neighborhood Development (LEED ND) was engineered to inspire and help create better, more sustainable, well-connected neighborhoods. It looks beyond the scale of buildings to consider entire communities.



PIKE & ROSE

PIKEANDROSE.COM



About Pike & Rose

Pike & Rose is the First LEED for Neighborhood Development Stage 3 Gold certification achieved by a REIT in the United States.

The community comprises 379,000 square feet of retail, 765 apartment units, 99 condos atop a 177-key hotel, and 80,000-square foot Class A office building with an additional 212,000 square feet of office under development and still more to come.