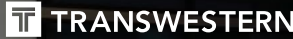




6700 A





THE TOTAL PACKAGE

With striking renovations and the recent addition of amenities, Capital Gateway is a premier office building offering optimum performance and tenant access. The project is comprised of two Class A office buildings totalling 600,000 square feet, with ample green space to maximize employee wellness.

4 Four Buildings

600k 600,000 RSF

 LEED Certified

 Energy Star label for operating efficiency



Westfield
Montgomery Mall
5 MIN

6710
ROCKLEDGE
DRIVE

I-270
2 MIN

6700
ROCKLEDGE
DRIVE

Georgetown Square
Shopping Center
2 MIN

Wildwood
Shopping Center
5 MIN

Courtyard
Seating

Outdoor
Seating

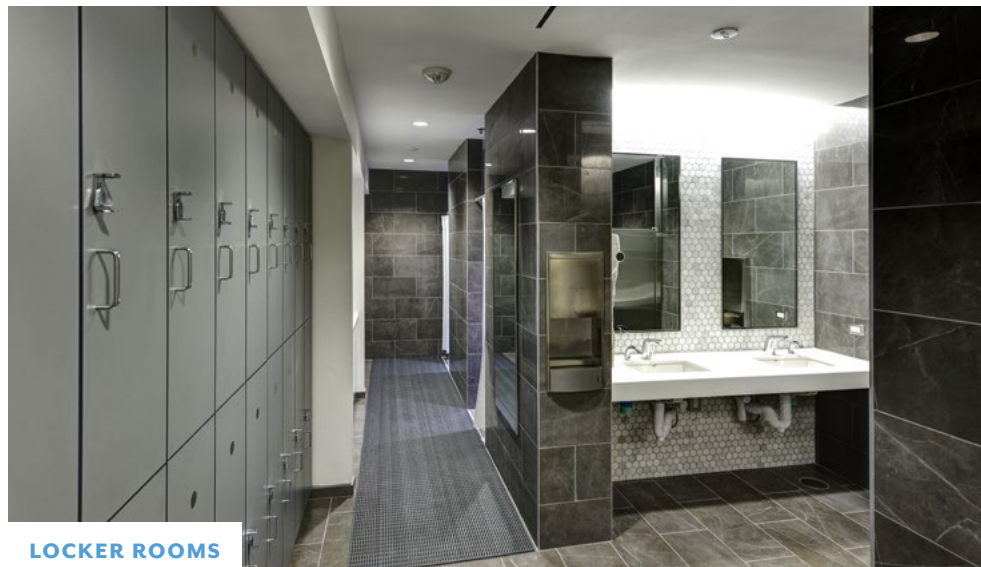
0.5 Mile
Walking Path



CAPITAL LOUNGE



CONFERENCE CENTER



LOCKER ROOMS



FITNESS CENTER



METRO SHUTTLE SERVICE

PREMIER FEATURES DESIGNED FOR COMFORT & CONVENIENCE

Capital Gateway boasts a variety of high-quality tenant amenities including a 2,400-square-foot fitness center suite with lockers, showers and towel service, a conference center equipped with state-of-the-art technology, and Capital Lounge, a brand-new food market offering healthy sandwiches, snacks, and beverages, as well as comfortable seating, TVs and wi-fi for midday breaks.

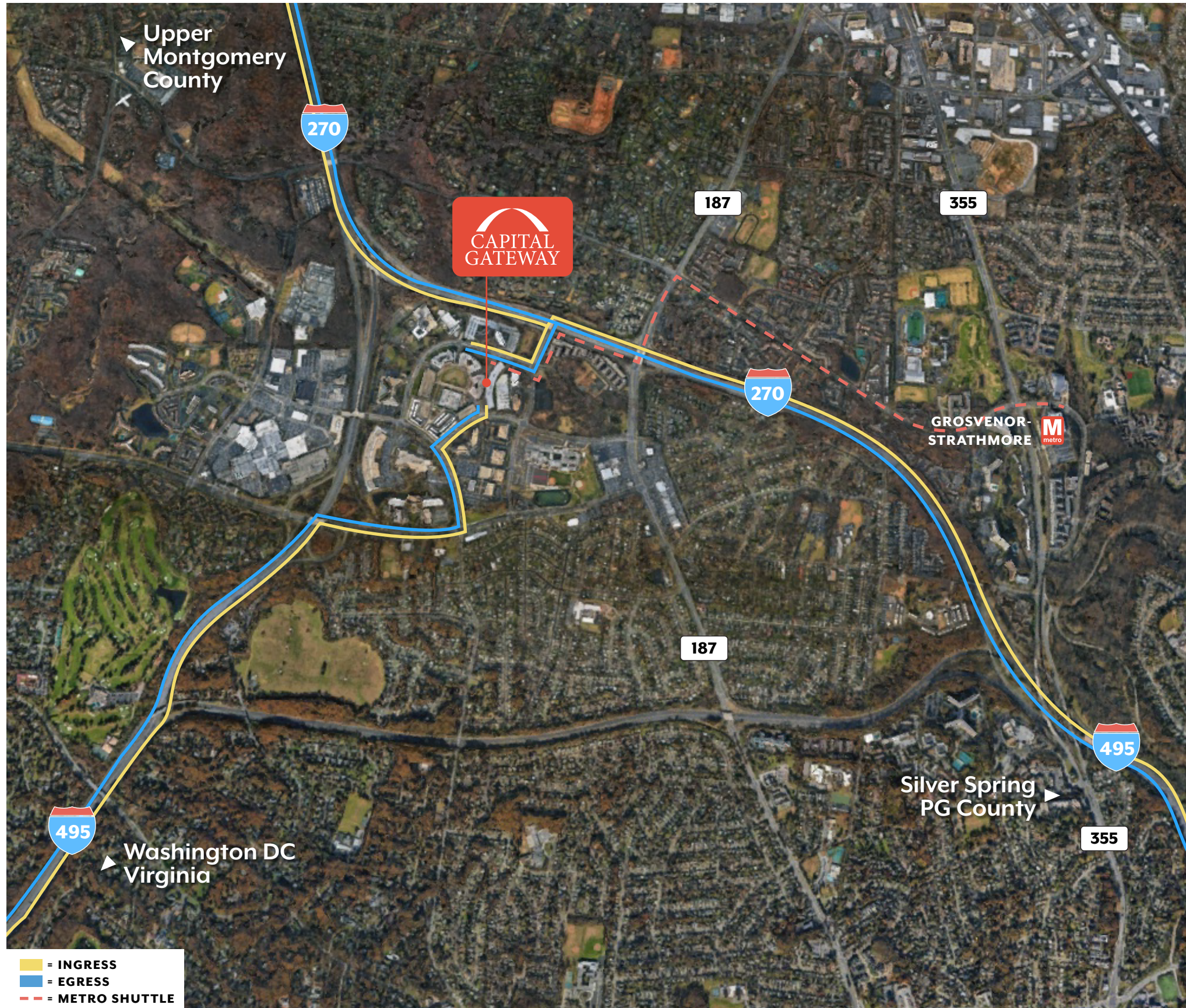
Outside features a walking trail, surrounding child care, and is within a five minute drive to over 50 restaurants, 10 fitness studios, and 100+ shops.

In Q1 2024 ownership is set to unveil an exciting addition for its tenants' enjoyment — a dedicated Mother's room and an expansive conference center accommodating up to twenty people.

THE PINNACLE OF PROXIMITY

Capital Gateway offers easy accessibility to a variety of nearby restaurant and retail amenities. Within a 5-minute drive, tenants have access to three major shopping centers along with the Westfield Montgomery Mall offering over 80 dining options and 175 retail stores providing not only easy convenience but variety of socialization opportunities, and increased satisfaction and productivity.







SUSTAINABILITY NEVER TASTED SO SWEET

Capital Gateway has earned the Energy Star Designation since 2006. 6710 Rockledge Drive is designated LEED Gold and 6700 Rockledge Drive obtained a LEED Silver designation.

Capital Gateway takes an active role in sustainability initiatives and eco-friendly solutions. The building boasts an urban beekeeping hive serviced by Alvéole. The maintenance of the hive promotes a healthy local ecosystem, brings awareness to sustainable opportunities, and allows production of local honey to share with your community.



LEED Certified



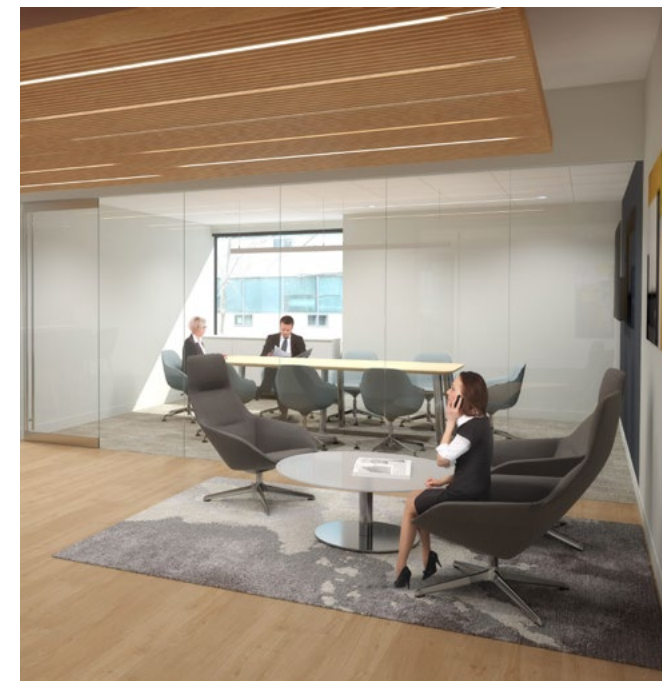
Energy Star label for operating efficiency



Electric vehicle charging stations

SPECTACULAR SPEC SUITES

These spec suites will share common area tenant lounge with a pantry and several areas to collaborate and touchdown. Tenants will also have access to a 20-person conference room. Additionally, Nuveen is proud to partner with Work + Mother to provide a dedicated wellness room to working mothers.





FOR ADDITIONAL LEASING INFORMATION

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