



INVENTA  
TOWERS



Where people  
connect and  
ideas soar.



# Where opportunity awaits.

Inventa Towers provides state-of-the-art spaces with advanced technology, WiredScore Platinum certified for connectivity, and excellent corporate neighbors. This unique two-building property, offering both large and small opportunities, is ideally situated just minutes from downtown D.C., within walking distance to the Metro, and close to all three major airports.

With plenty of outdoor, open space and large collaborative areas, Inventa Towers is the perfect place to help your company grow and cultivate connections.

**Two Office  
Towers Totaling  
480,000 SF**

**750 Parking  
Spaces**

**40,000 SF  
Outdoor Space**

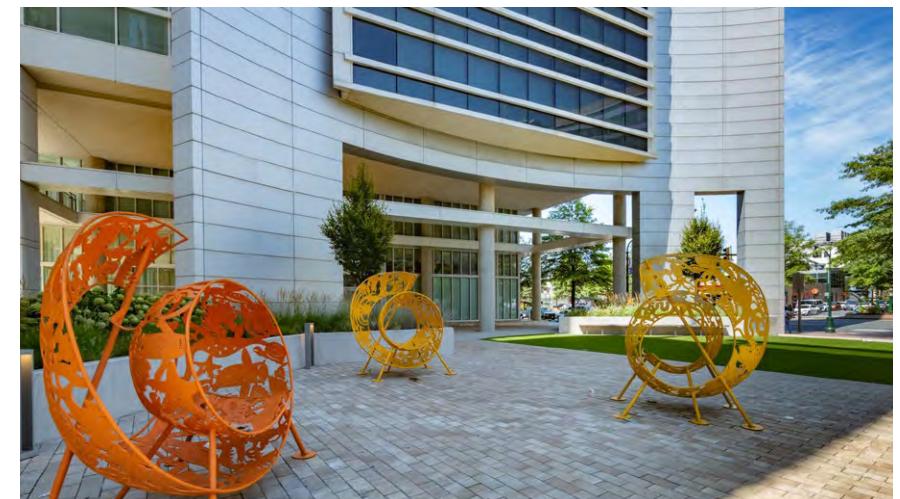
**Walk to Transit  
Center**

*(MARC, Metro Red Line & Purple Line)*



# Where work meets **life.**

Located in Silver Spring, MD  
and recently ranked No. 1  
on the 2024 FORTUNE list of  
**Best Places to Live for Families.**



# Where amenities are endless.

**100+ Person  
Conference Center**

**Auditorium/  
Theater**

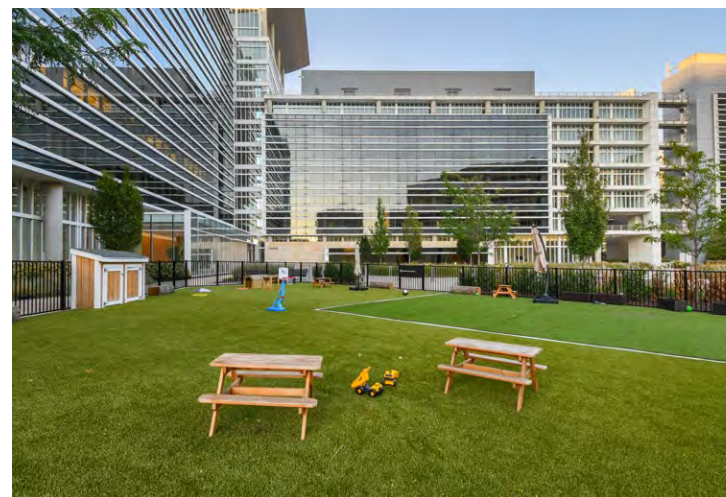
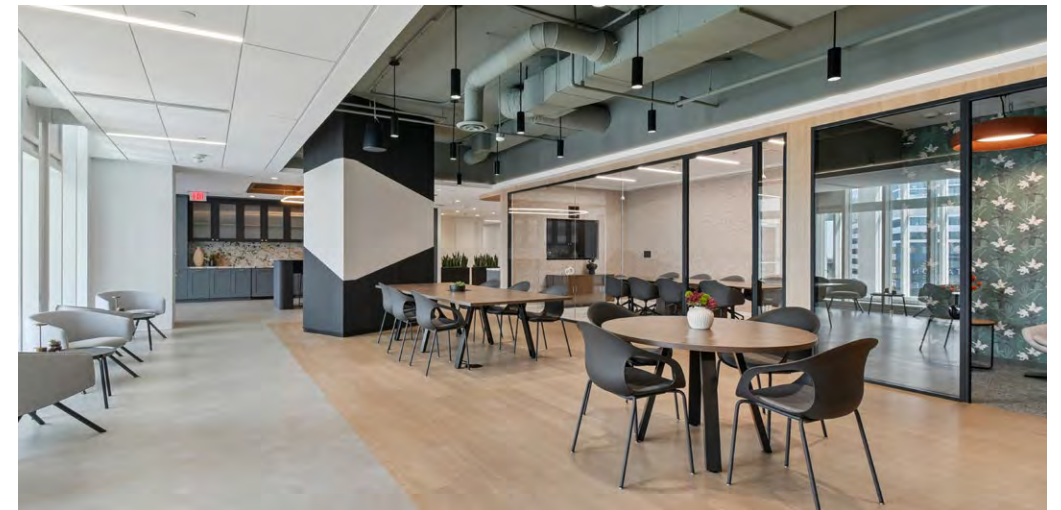
**Fitness Room with  
Locker Rooms &  
Showers**

**Courtyard & Green  
Spaces**

**Activated Rooftop  
Terrace**

**Light-Filled, Newly  
Updated Lobbies**

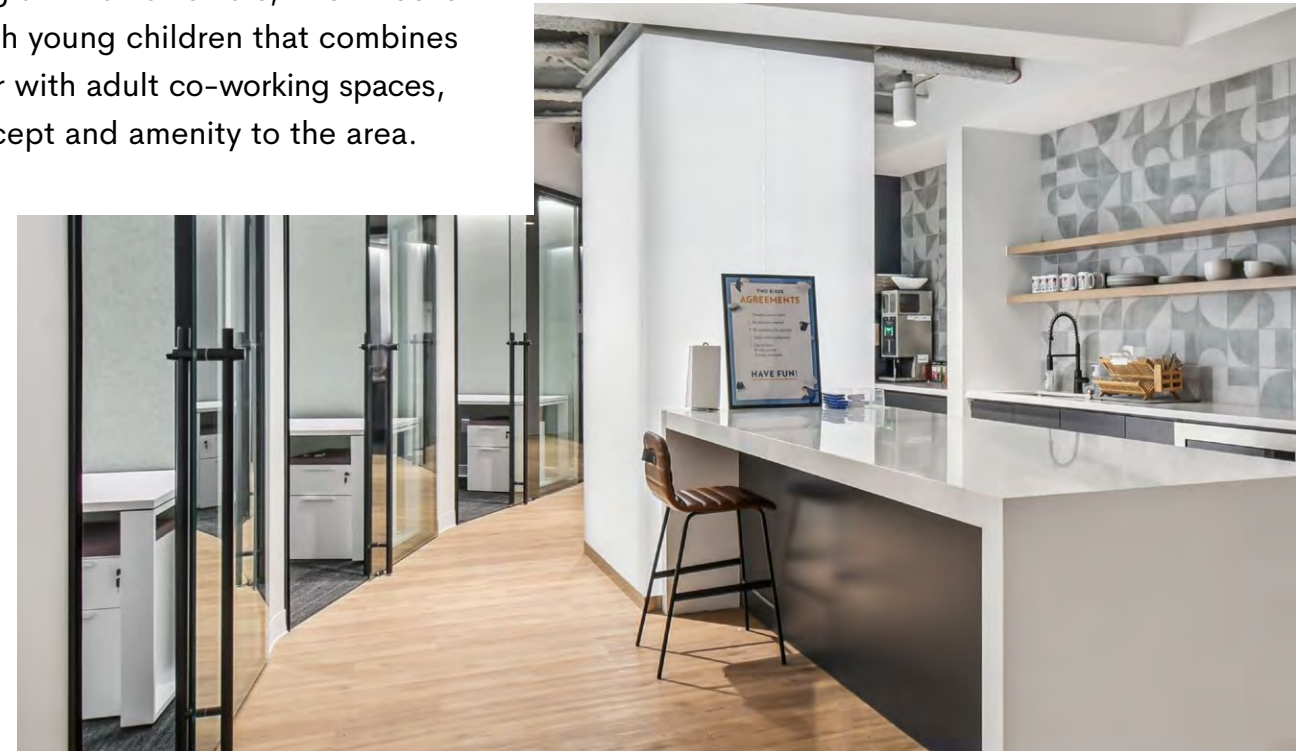
**Bike Room with  
Lockers & Repair  
Station**





# TWO BIRDS

With the newest location landing at Inventa Towers, Two Birds is the ideal solution for parents with young children that combines a fully licensed childcare center with adult co-working spaces, the first of this beneficial concept and amenity to the area.



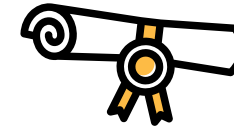


# Where people call Silver Spring, **home.**



**235,400**

Population  
Within 3 Miles



**57.1%**

Bachelor's Degree  
or Higher



**\$160,000+**

Average  
Household Income



**37.5**

Median Age



**120+**

Restaurants  
and Bars



**50+**

Arts and Entertainment  
Venues

*Data based on the Silver Spring Metro Area.*

# Where everything is minutes away.

Home to a state-designated arts and entertainment district, Silver Spring is a cultural hub that is surrounded by great restaurants, shopping and unmatched transit access to D.C. and beyond.

## Restaurants

Copper Canyon Grill  
Sweetgreen  
Panera Bread  
BurgerFi  
PJ's Coffee  
Chick-fil-a  
Kusshi Silver Spring  
Java Nation  
Black Diamond Restaurant & Lounge  
Subway  
Quarry House Tavern  
Firepan Korean BBQ & Bar  
Solaire Social

Mom's Organic Market  
Ikko Sushi  
District Taco  
The Society Restaurant & Lounge  
Black Lion Cafe Coffee & Pastry  
Kaldi's Social House Silver Spring  
C&C  
Zene's Restaurant & Bar  
Dunkin'  
All Set Restaurant & Bar  
Morning My Day  
Starbucks  
Mi Rancho

McDonald's  
Beteseb Restaurant  
Mamma Lucia  
Sheger Spring Cafe  
Sushi Jin Next Door  
Potbelly  
BIBIBOP Asian Grill  
Matchbox  
Dave & Buster's Silver Spring  
Silver Branch Brewing Lagerhaus & Biergarten

## Fitness

Planet Fitness  
LA Fitness  
9Round Silver Spring  
F45 Training Downtown Silver Spring  
Club Pilates  
Orangetheory Fitness  
Fitness Together

## Retail

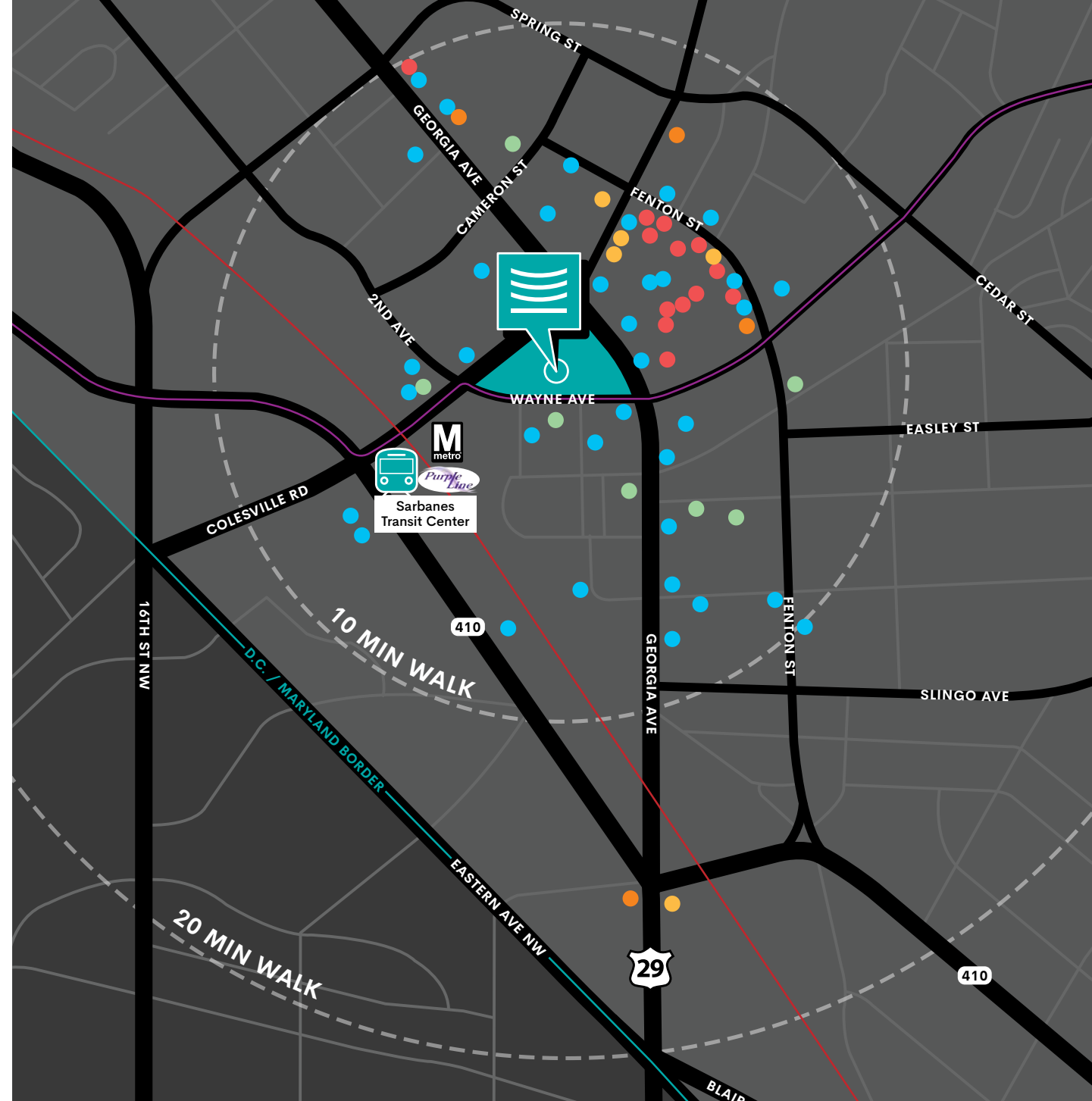
Ross Dress for Less  
Ulta Beauty  
H&M  
Uniqlo  
Nike Factory Store  
LOFT  
Ellsworth Place  
Downtown Silver Spring  
Michaels  
Five Below  
T.J. Maxx  
Whole Foods Market  
MOM's Organic Market

## Hotels

Holiday Inn Express  
DoubleTree by Hilton  
Hotel Silver Spring  
Courtyard Silver Spring Downtown

## Arts & Culture

Regal Majestic  
The Fillmore Silver Spring  
Silver Spring Black Box Theatre  
AFI Silver Theatre & Cultural Center  
Cultural Arts Center - Montgomery College





Where else  
would you  
want to be?





# Where you can **grow.**

Whatever your needs are, Inventa Towers offers the flexibility to accommodate and help your company grow. Choose from full floors, smaller spec suite programs, or a highly visible branded HQ opportunity.

# Floor 1

West Tower Retail  
2,995 Retail RSF

East Tower Retail  
4,600 RSF

- Available Retail
- Building Amenities
- Children’s National
- Two Birds



# Floor 2

East Tower  
13,010 RSF

West Tower  
25,809 RSF

Available



# Floor 3-7

East Tower  
22,990 RSF

Available



# Floor 8

## West Tower

**Suite 808** (Best-in-Class Spec Suite)  
3,682 SF

- Available
- Rooftop/Amenity Available
- Town Hall/Conference



# Floor 9

Suite A 2,774 RSF	Suite E 3,022 RSF
Suite B 2,246 RSF	Suite F 3,154 RSF
Suite C 2,220 RSF	Suite G 7,046 RSF
Suite D 2,926 RSF	

- Available
- Town Hall/Conference



# Floor 10

West Tower  
34,331 RSF

Available

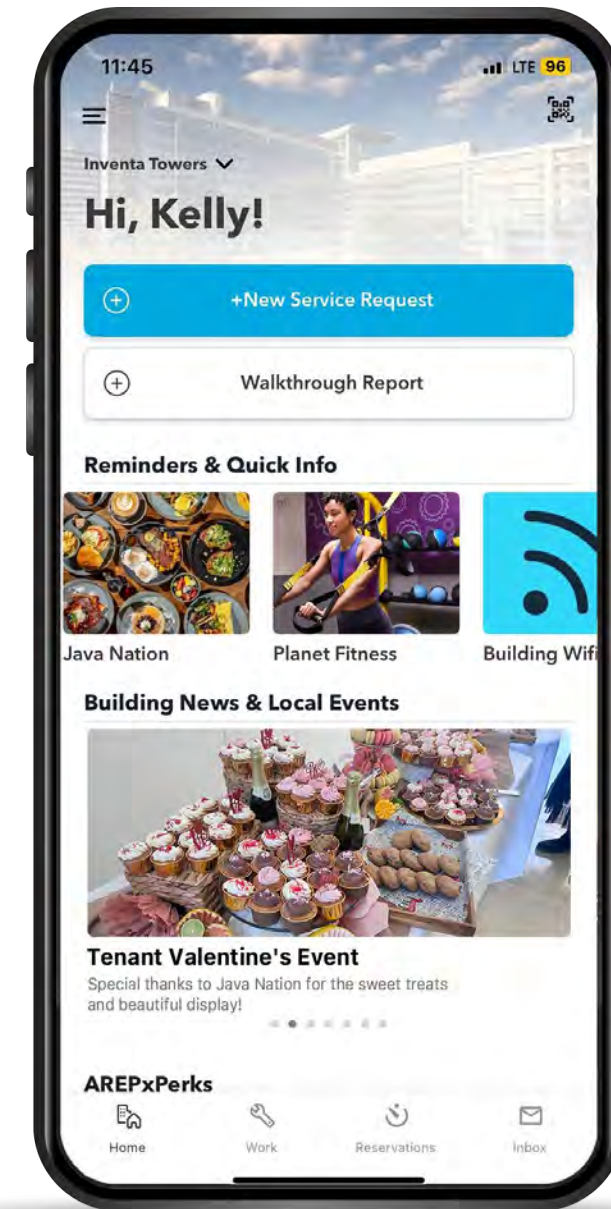




AREPx provides AREP's tenants with a seamless and curated experience specific to each individual property, delivering hyperlocal content, amenities, programming, and digital access throughout the property. Through AREPx, tenants will be able to book conference space, provide guest access, engage with their property team, get access to exclusive AREPx Perks, order food and stay up to date on community and building events through notifications and news that's relevant to them.



SCAN ME



Where you can live,  
work and play.





## Leasing Team

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