



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)



**WiredScore
PLATINUM**



**WELL
HEALTH-SAFETY
RATED**



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

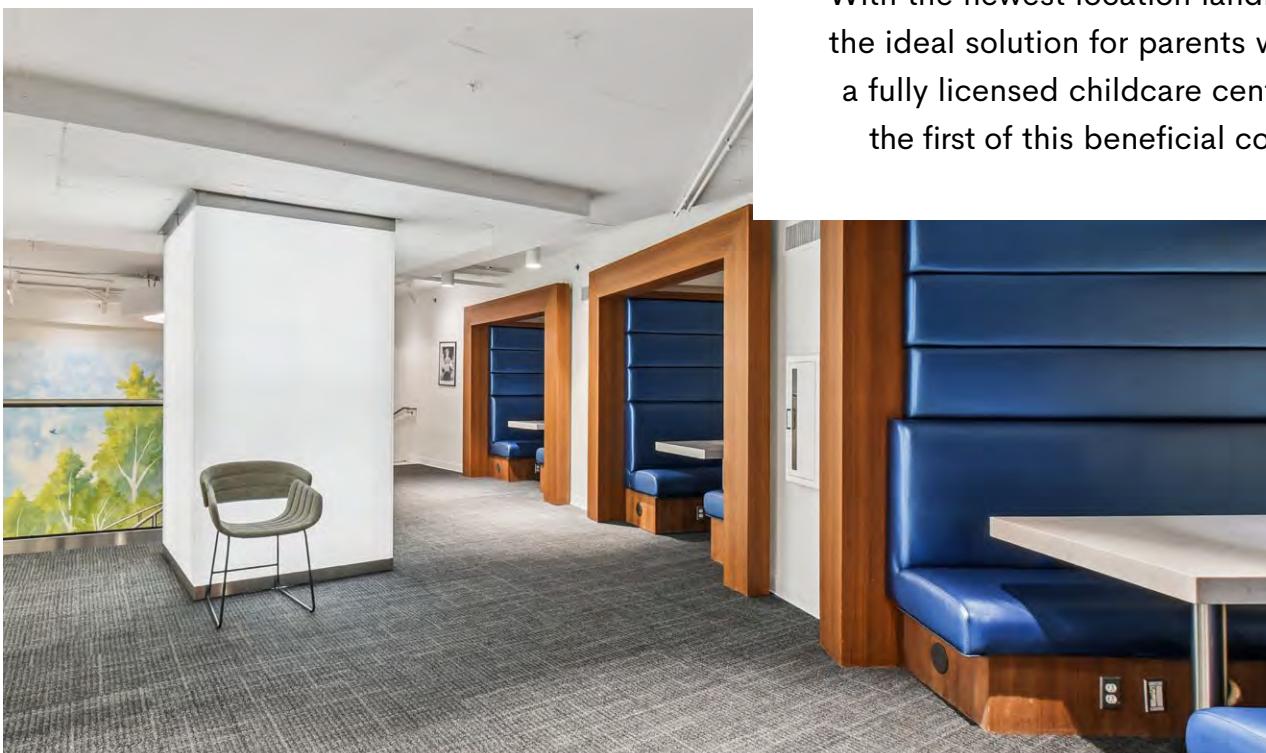
Bike Room with Lockers & Repair Station





TWO BIRDS

With the newest location landing at Inventia 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.

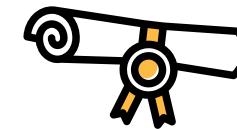




Where people call Silver Spring, home.



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
BIBBOP 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

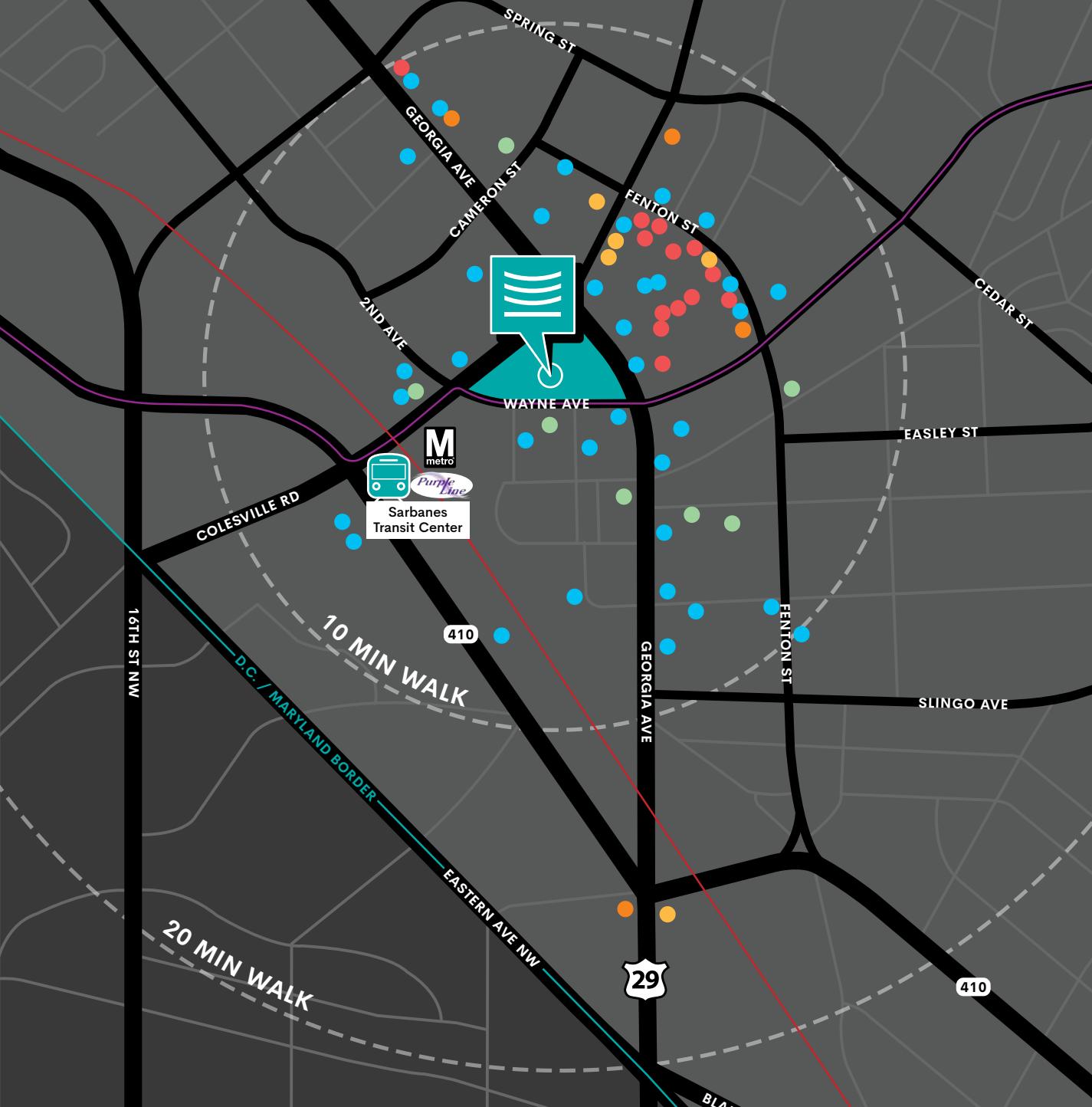
Downtown Silver Spring
Michaels
Five Below
T.J. Maxx
Whole Foods Market
MOM's Organic Market

● Hotels

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

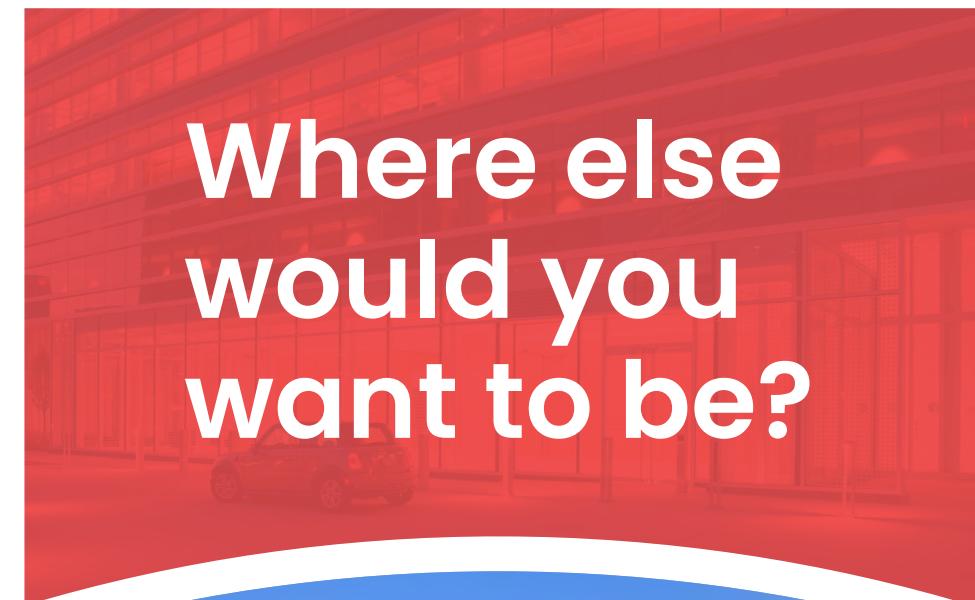
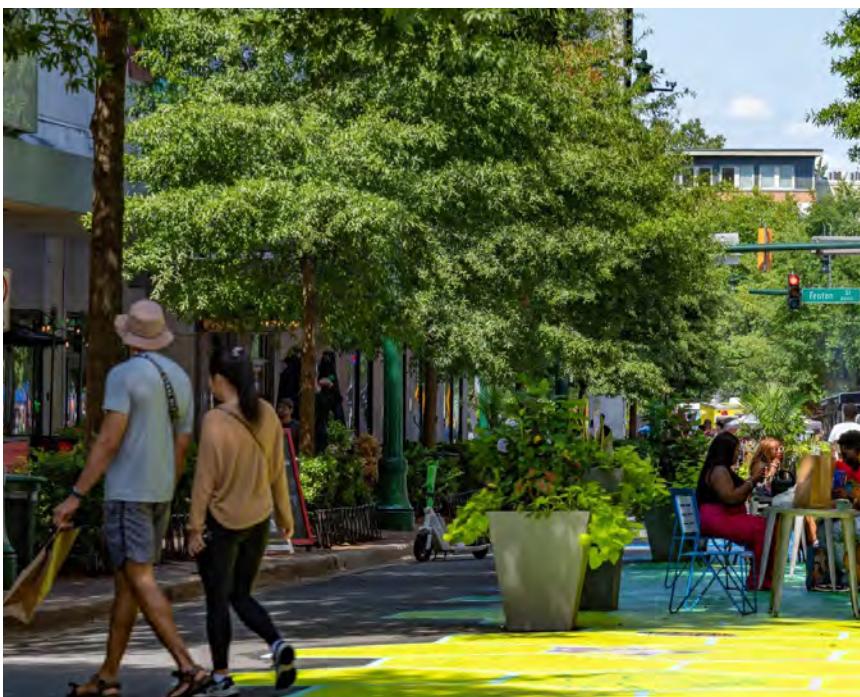
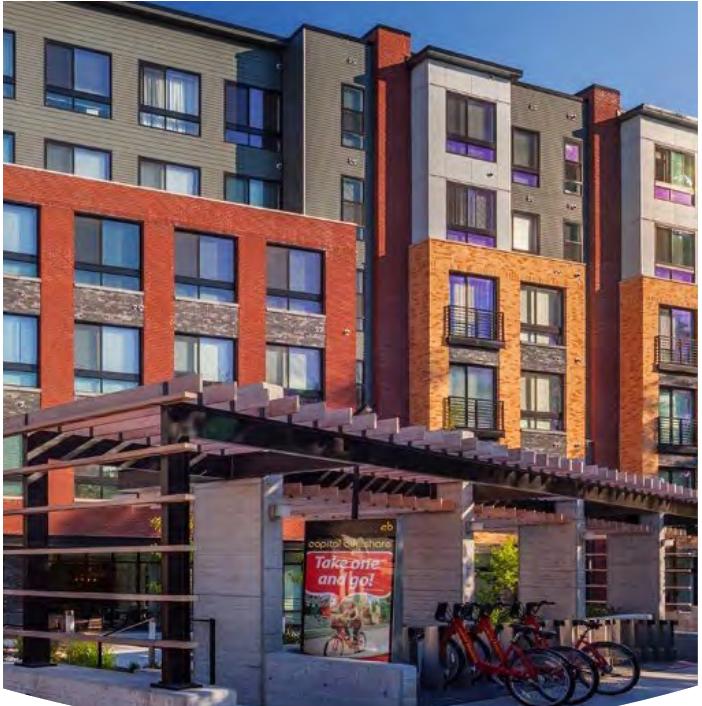
● Arts & Culture

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

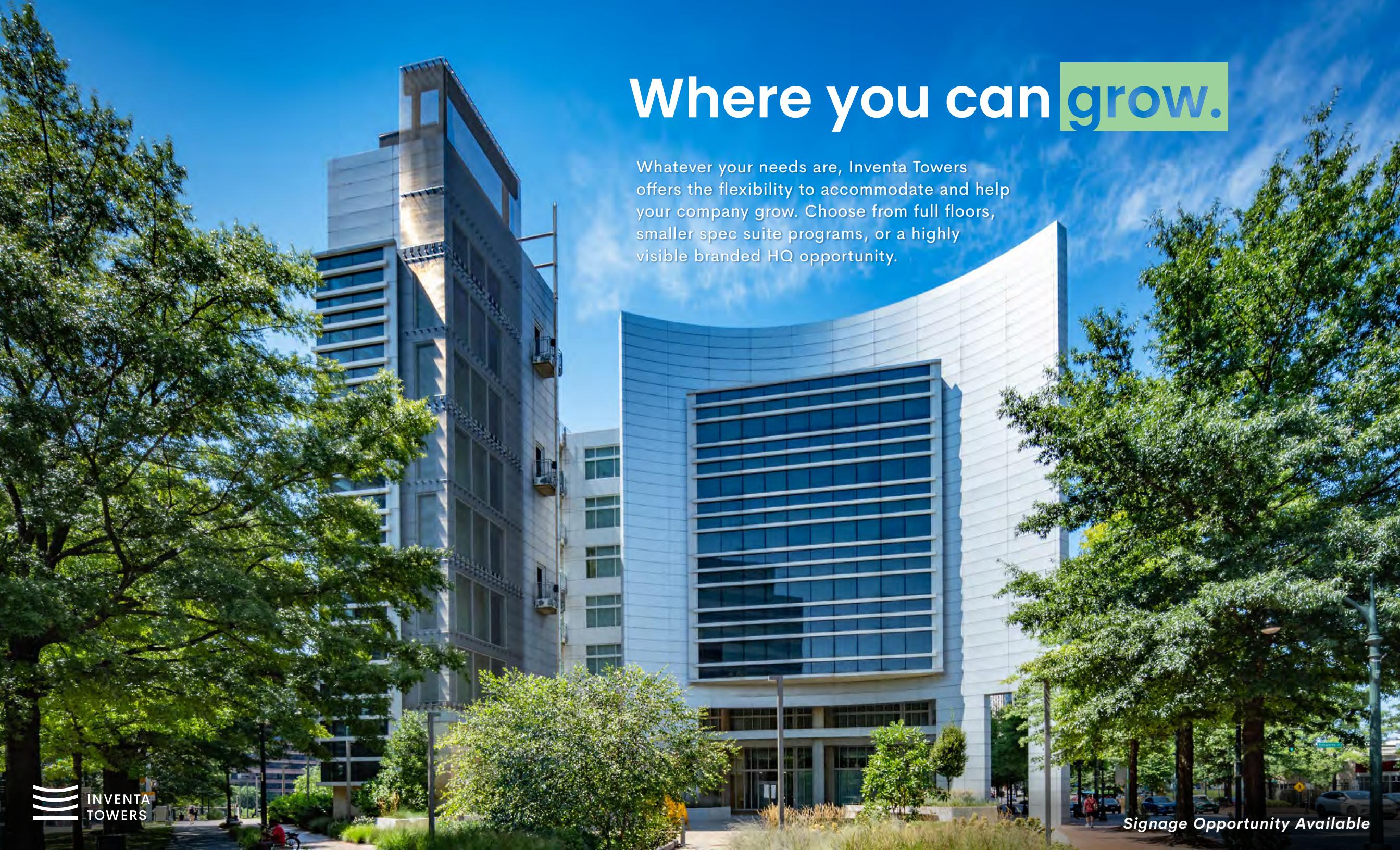


sweetgreen









Where you can **grow.**

Whatever your needs are, Inventia 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 B
2,246 RSF

Suite C
2,220 RSF

Suite D
2,926 RSF

Available
 Town Hall/Conference



Floor 10

West Tower
34,331 RSF

Available

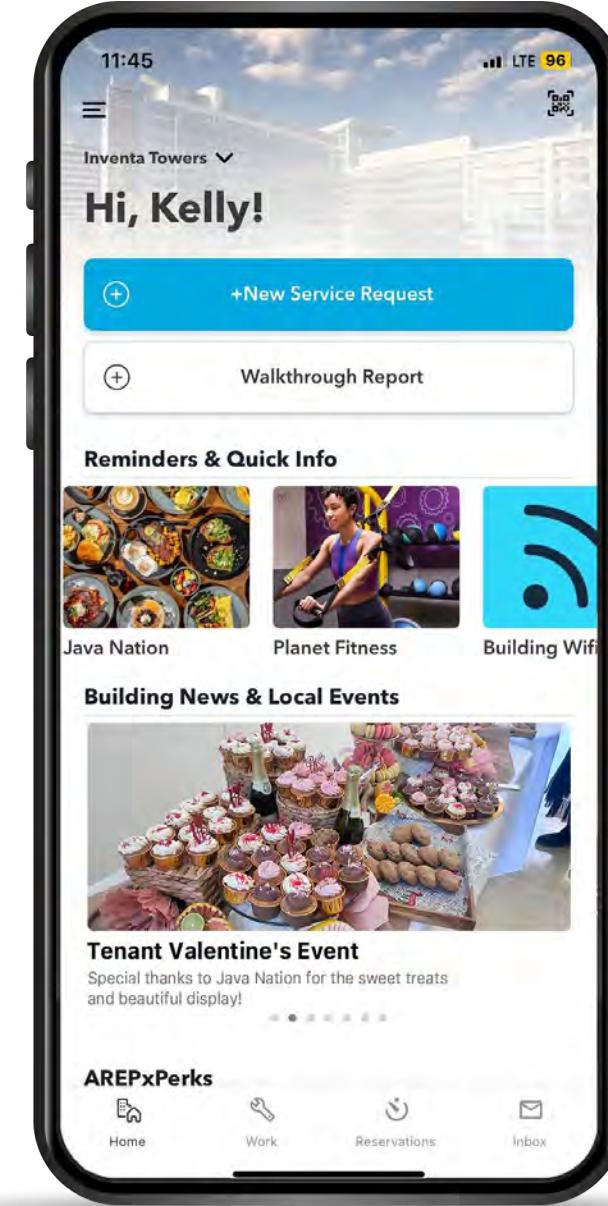




AREPx provides AREP's tenants with a seamless and curated experience specific to each individual property, delivering hyperlocal content, amenities, programming, and digital access throughout the property. Through AREPx, tenants will be able to book conference space, provide guest access, engage with 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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