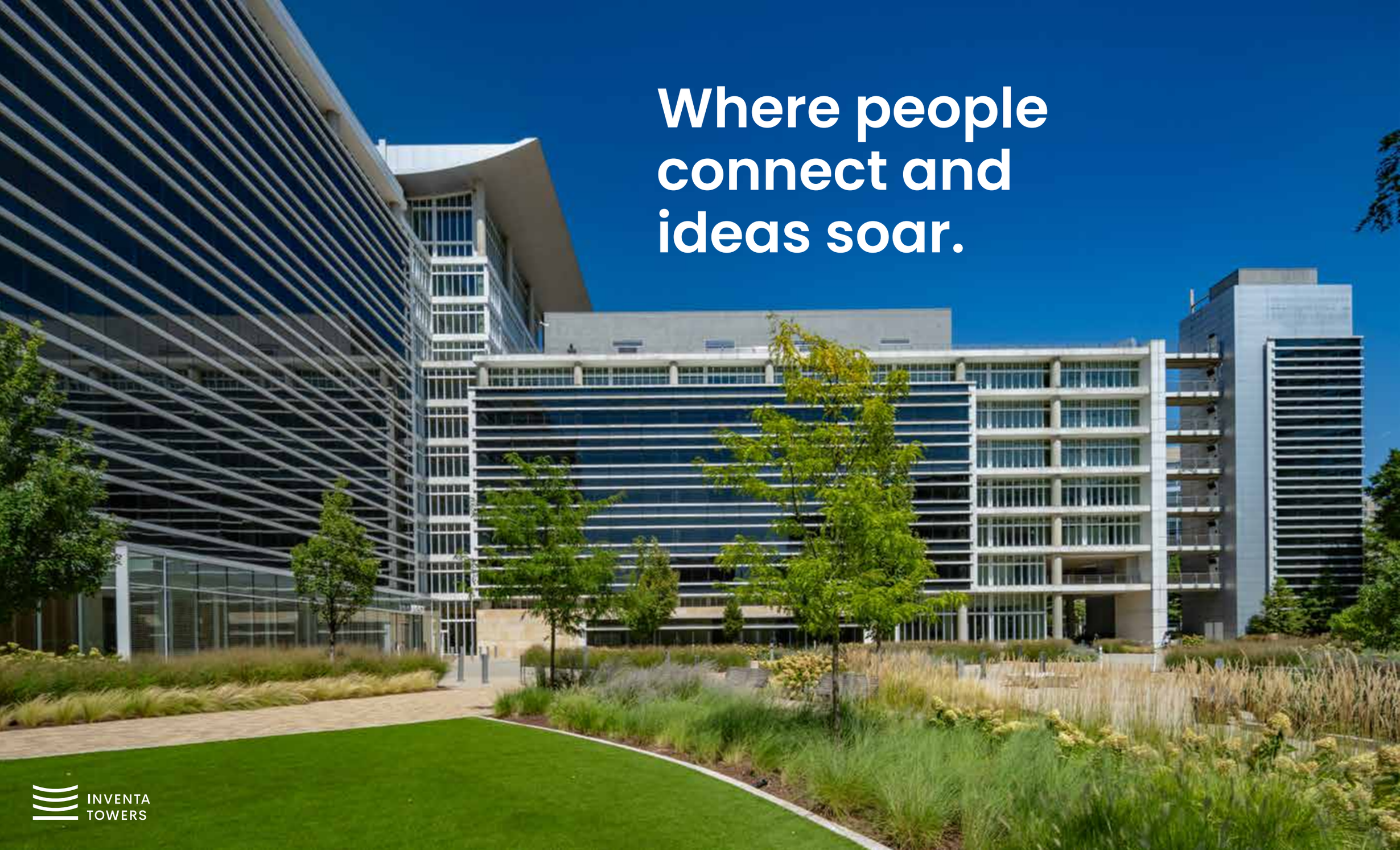

INVENTA
TOWERS


Where people
connect and
ideas soar.
INVENTA
TOWERS



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

793 Parking Spaces

40,000 SF Outdoor Space

Walk to Transit Center

(MARC, Metro Red Line & Purple Line)

WiredScore PLATINUM

WELL HEALTH-SAFETY RATED

Walk Score 100

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











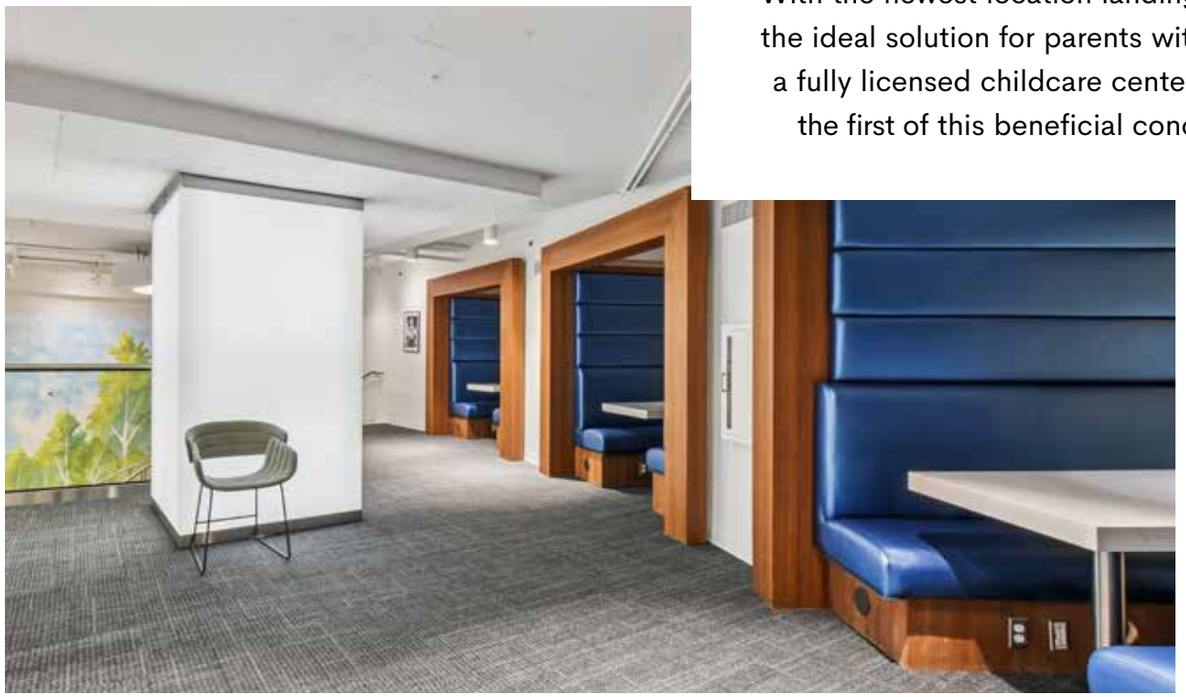


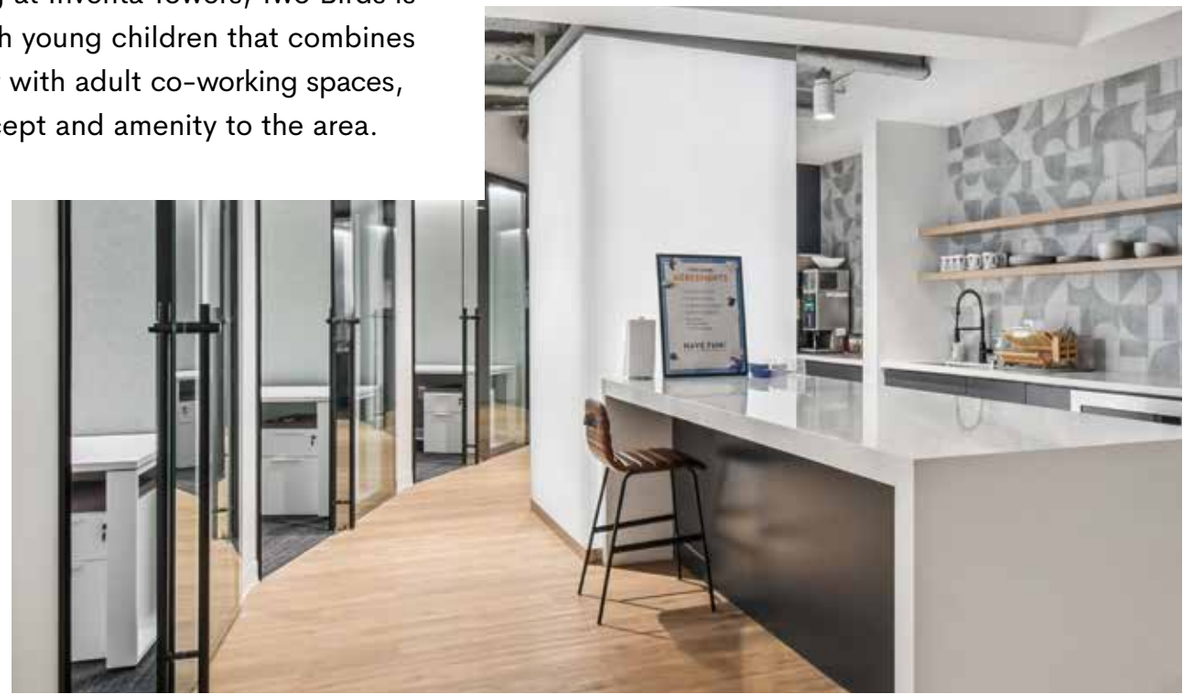


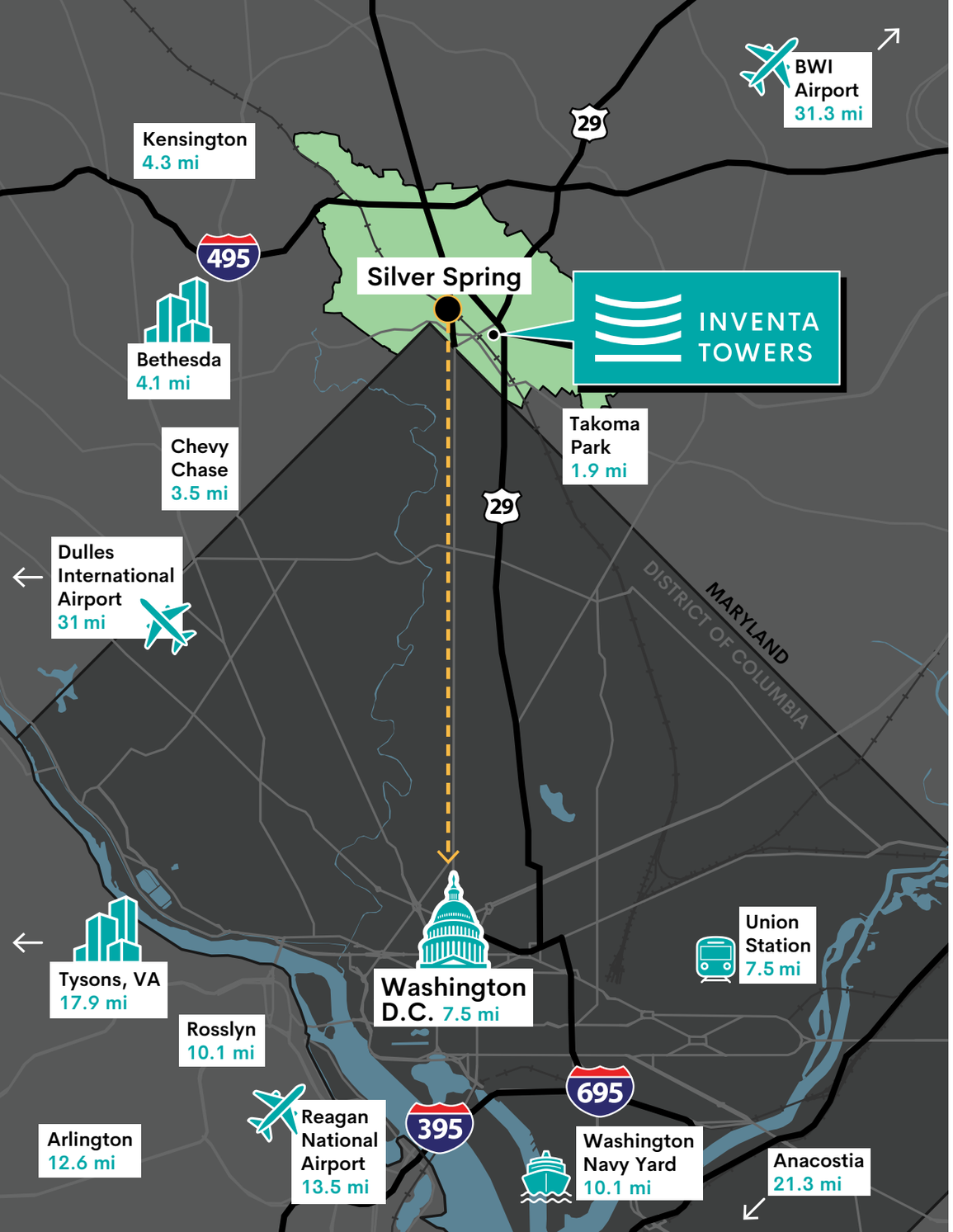


TWO BIRDS

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
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

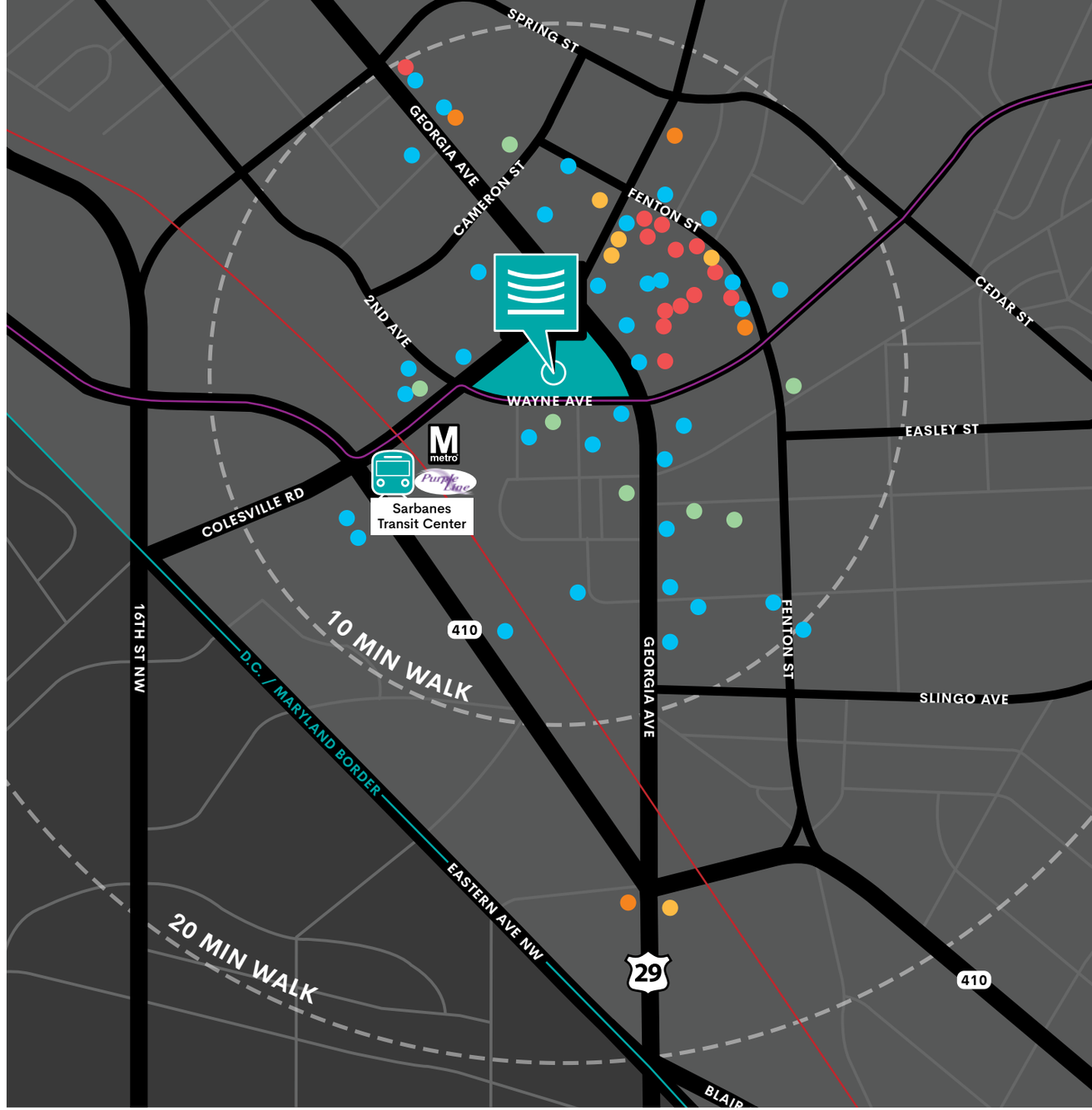
Ross Dress for Less
Ulta Beauty
H&M
Uniqlo
Nike Factory Store
LOFT
Ellsworth Place
Downtown Silver Spring
Michaels
Five Below
Whole Foods Market
MOM's Organic Market

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 - Montogomery College



JAVA nation
CAVA
MOM's Organic Market
planet fitness
sweetgreen
WHOLE FOODS MARKET







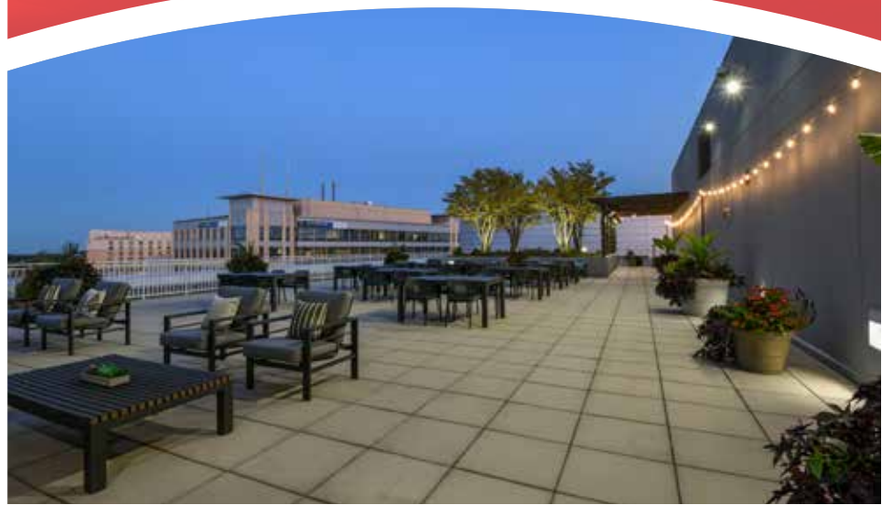


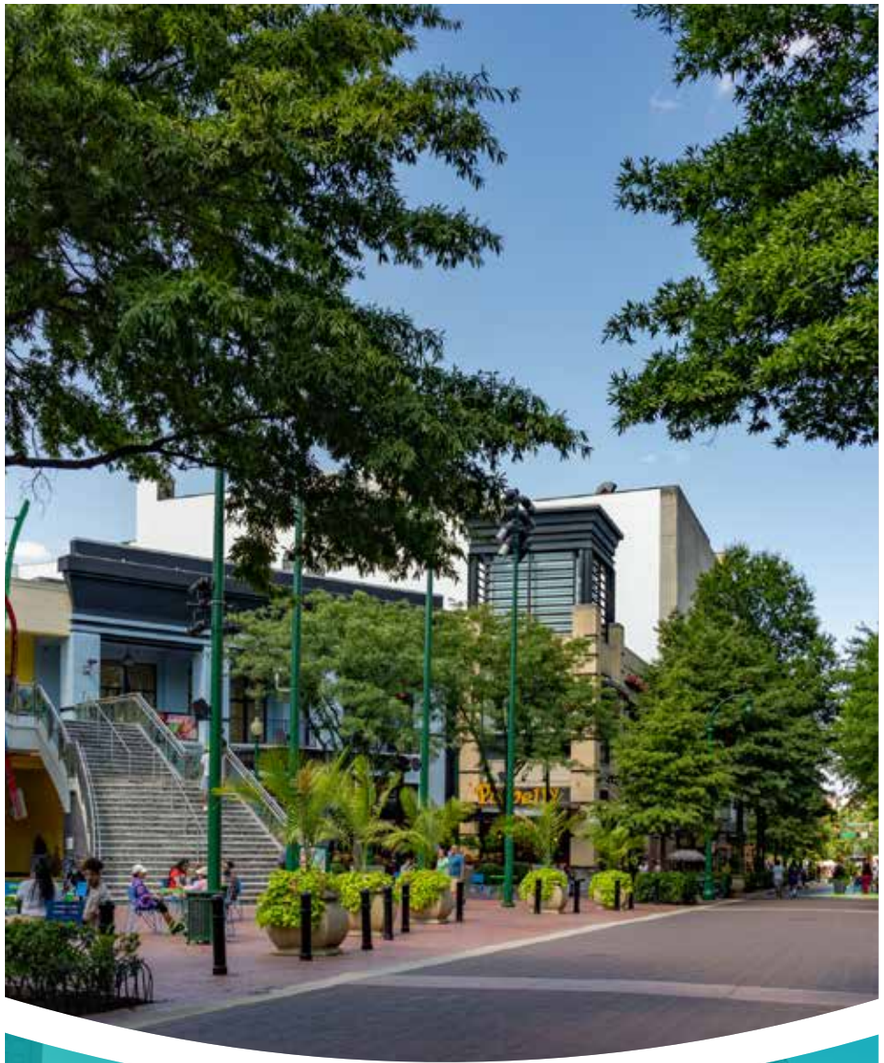






Where else would you want to be?

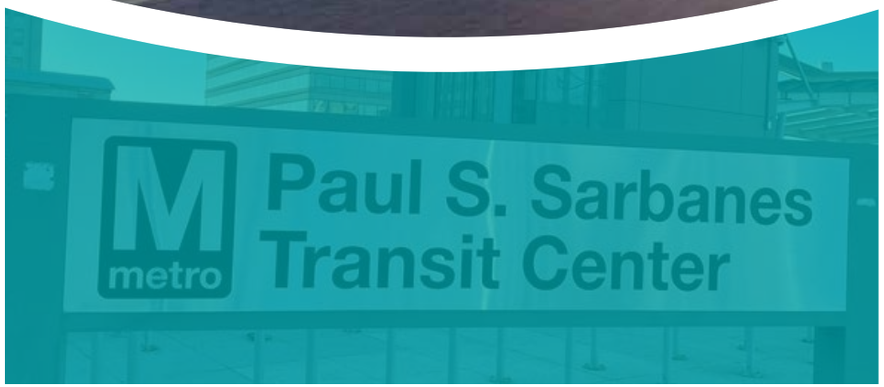




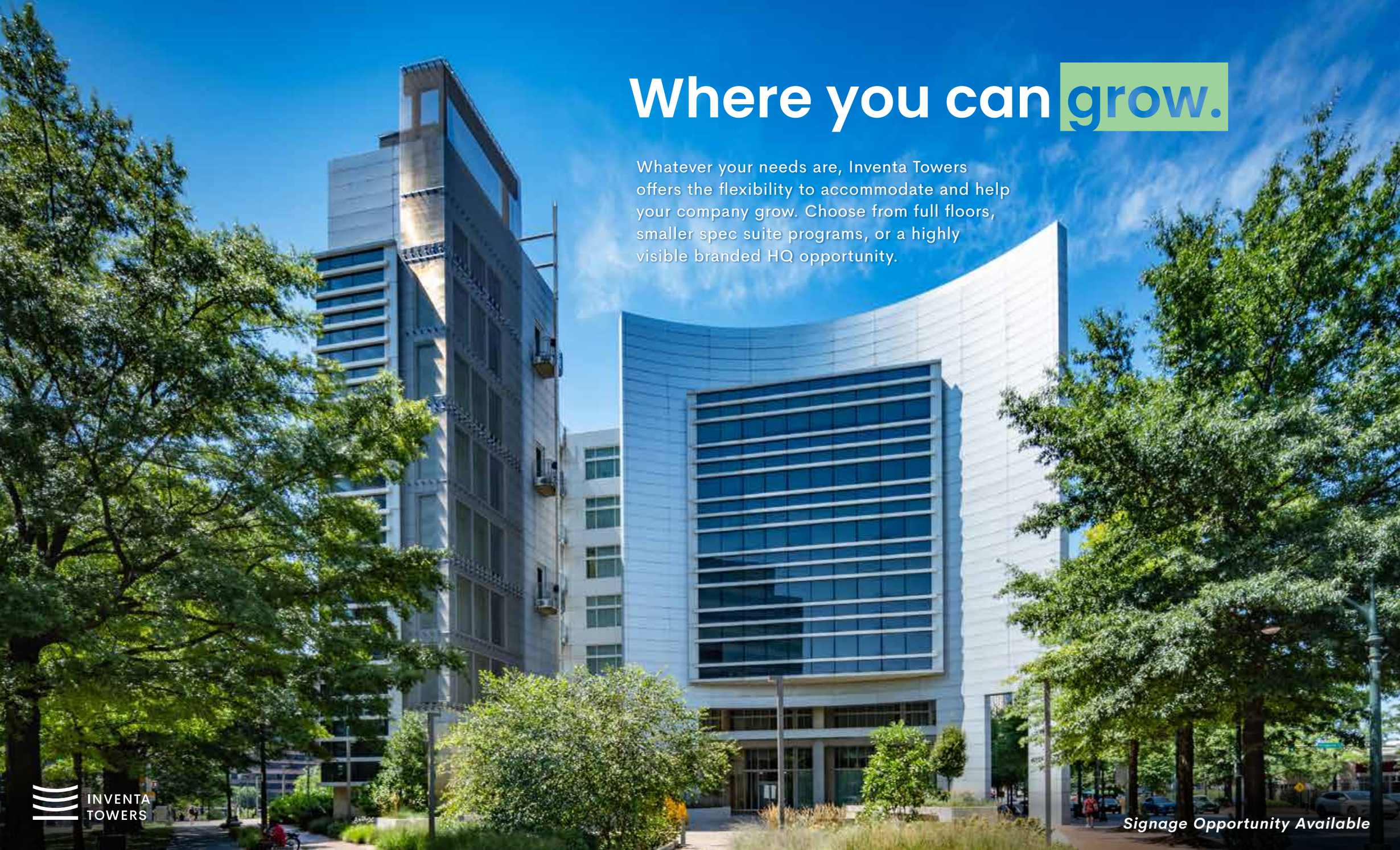

DOWNTOWN
SILVER SPRING




IMAX
DSW
ROSS
DRESS FOR LESS
Michaels


metro
Paul S. Sarbanes
Transit Center





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.

INVENTA TOWERS

Signage Opportunity Available

Floor 1

- Building Amenities
- Children's National
- Two Birds
- Signal Financial Federal Credit Union



Floor 2

East Tower
17,369 RSF

West Tower
6,693 RSF

Available



INVENTA TOWERS

Floor 3–7

East Tower
22,990 RSF

Available



INVENTA TOWERS

Floor 8

West Tower

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

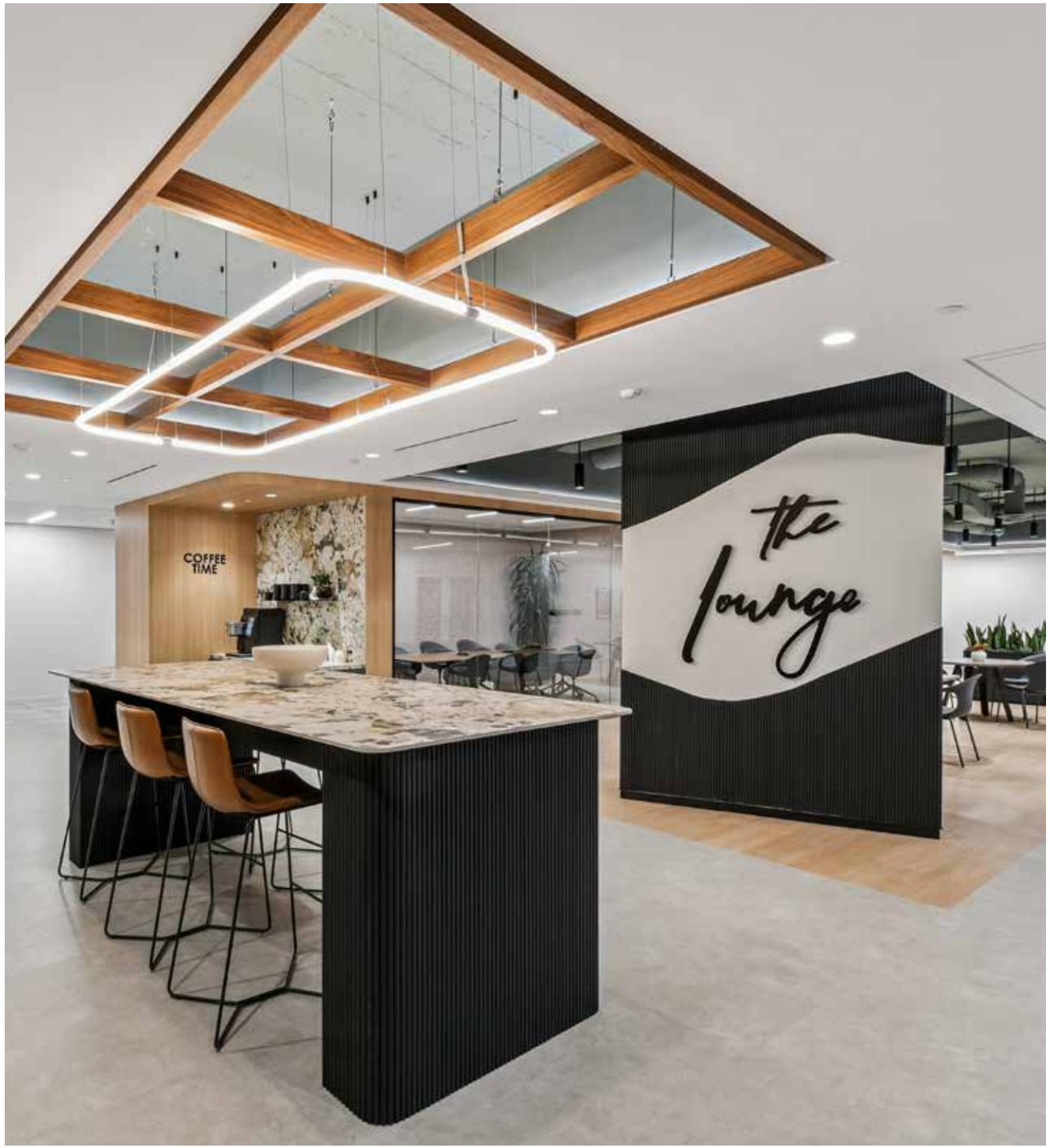
- Available
- Rooftop/Amenity Available
- Town Hall/Conference



Floor 8 Townhall







Floor 9

Suite D (Spec Suite)
3,154 RSF

Suite E (Shell)
7,046 RSF

Available

Town Hall/Conference



INVENTA TOWERS

Floor 9 Townhall







Floor 10

West Tower
34,331 RSF

Available

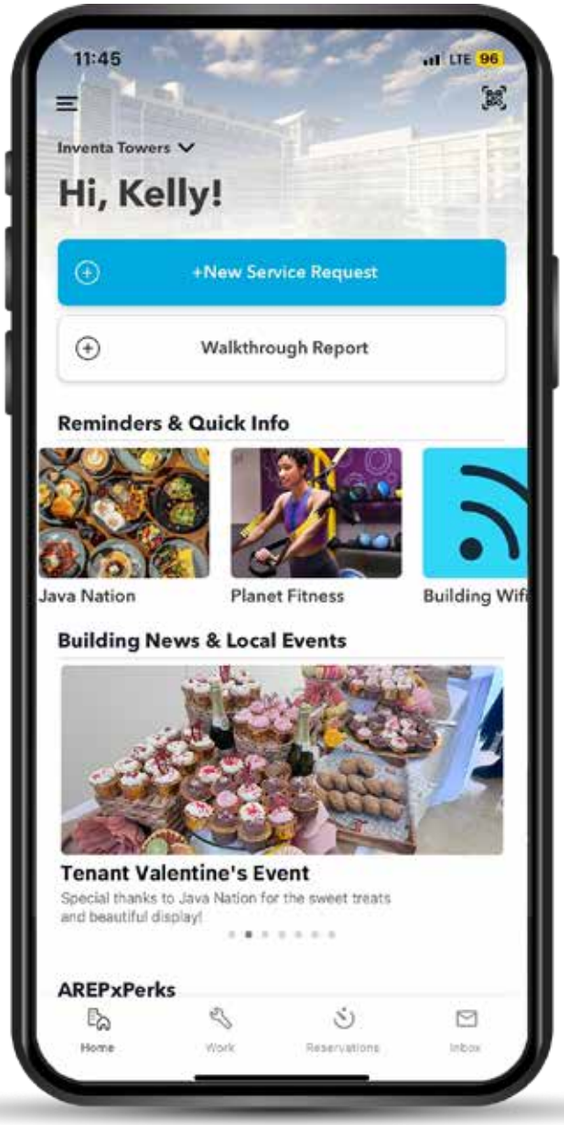


AREPx provides AREP's tenants with a seamless and curated experience specific to each individual property, delivering hyperlocal content, amenities, programming, and digital access throughout the property. Through AREPx, tenants will be able to book conference space, provide guest access, engage with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

Available on the App Store

GET IT ON Google Play




Where you can live,
work and play.

INVENTA TOWERS

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JLL

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American Real Estate Partners