



ROCKVILLE, MD

Department of Health & Human Services

Having successfully procured a 935,000 SF lease for the U.S. Department of Health and Human Services through a public RFP process, NRP's principals, during their time with The JBG Companies, renovated this aging property to a Class A standard to meet ISC Level IV standards and achieve LEED Platinum Certification. The building transformation consisted of an innovative u-shaped design, centered on a magnificent 14-story atrium. The extensive renovation project occurred with the logistical challenge of having the tenant remain in-place throughout the renovation, which involved a complete demolition of the building exterior skin, installation of new elevators, and renovated restrooms, staircases and HVAC stacks. The project was completed almost a year ahead of schedule and was innovatively financed by Raymond James using Taxable Lease Revenue Bonds rated by Standard & Poors.

AWARDS AND RECOGNITION

2016 NAIOF DC/MD — Awards of Excellence – Best Renovation and Adaptive Reuse

2016 NAIOF DC/MD — Awards of Excellence – Best Sustainable Project

LOCATION

5600 Fishers Lane
Rockville, MD 20852

PROJECT TYPE

Government Office Repositioning /
Build to Suit

PROJECT DETAILS

1,330,000 sf office space
20,000 sf retail space

PROJECT TEAM

The JBG Companies
James G. Davis Construction

ARCHITECT

Gensler

COMPLETED

2014