

# BB&T FINANCIAL CENTER

1800 DUAL HIGHWAY, HAGERSTOWN, MD 21740



## DESCRIPTION:

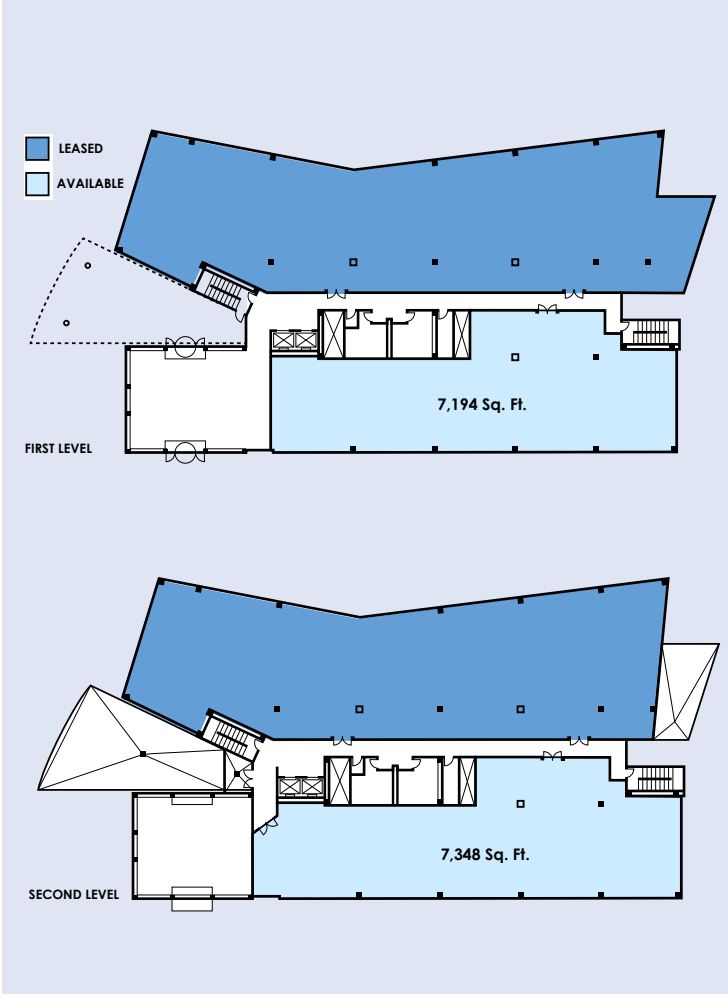
**Three-Story, Class A, Office Building**  
**54,616 sq ft Total Leasable Area**  
**274 Parking Spaces**

## LEASE AVAILABILITY:

**1st Floor (7,194 Sq. Ft.)**  
**2nd Floor (7,348 Sq. Ft.)**

The *BB&T Financial Center* offers state of the art office space in an innovative and environmentally-friendly facility. The building has received Silver LEED\* Certified by the U.S. Green Building Council and offers tenants the optimum indoor environment that provides personal comfort and supports productivity. Thoughtfully designed, the smoke-free complex offers a contemporary 2,000 sq. ft. common space lobby with a magnificent fountain view.

Situated on a prime site at 1800 Dual Highway (U.S. Route 40) and within the city limits of Hagerstown, Maryland, the BB&T Financial Center is within walking distance of banks, restaurants, grocery and retail stores. The location affords easy access to Hagerstown's public transportation network and to the I-70 and I-81 corridors.



## GREEN BUILDING HIGHLIGHTS

- Use of Recycled Construction Materials from Rapidly Renewable Resources
- Minimal Use of Any Materials Emitting Volatile Organic Compounds (VOCs)
- Double-Glazed, Low E, Tinted Glass
- Energy Efficient Lighting Throughout
- Motion Sensor Lighting Control
- Low-Flow, Water-Saving, Plumbing Fixtures
- High-Efficiency Water Heating Boilers
- Advanced Air-Quality Management System
- Trash Recycling Room



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\*The Leadership in Energy and Environmental Design Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.