



88  
MARYLAND



PIER  
70





# WOOD FOR GOOD

---

**Harnessing the innovative energy of Pier 70, 88 Maryland delivers the largest Cross Laminated Timber (CLT) office building in the United States.**

**CLT's renowned sustainable and aesthetic properties provides next generation office space that equates to real impact. From safety to environmental consciousness, reduced operating costs and increased employee well-being, 88 Maryland provides an unprecedented opportunity for your real estate to reflect your sustainability and wellness initiatives.**



# MILLENNIAL MAGNET

We realize that's a pretty bold statement, but boldness is part of 88 Maryland's DNA. In fact, 88 Maryland's inherent ability to sequester carbon and mitigate climate change aligns with the values of the largest demographic in the workforce: Millennials.

These rising leaders care about making a difference and ask their employers and spaces to do the same. 88 Maryland is perfectly positioned to connect with Millennial talent and turn your sustainability initiatives into a valuable recruitment tool.



# WHAT IS CLT?

---

Cross Laminated Timber (CLT) is a progressive method of mass timber construction

---

CLT is a renewable material which absorbs and stores carbon by harvesting small diameter timber

---

Multi-functional (“3-in-1”) material providing structure, fireproofing and beautiful finish





# WHY CLT?

88 Maryland will be the largest CLT office building in the United States. CLT's ability to sequester carbon makes it unmatched in sustainability.

## 1,000 METRIC TON REDUCTION OF CO<sub>2</sub>E

Featuring a reduction of embodied carbon by 6.7% which is the equivalent of: 2,481,290 miles driven by an average passenger vehicle, 2,315 barrels of oil consumed, or 169 home's electricity for one year.<sup>1</sup>

## 70%

Of millennials said they prefer to work in a company with a strong sustainability agenda.<sup>2</sup>

## UP TO 25% BETTER

Mental function and memory from biophilia and views.<sup>3</sup>

## 2:1

Strength to weight ratio (compared to steel). CLT is 6 times lighter than traditional counterparts without comprising strength.<sup>4</sup>

## 3,250 METRIC TONS CO<sub>2</sub>E

The amount of biogenic carbon stored within 88 Maryland's structure for the life of the building.<sup>5</sup>

## CARBON NEGATIVE

When sequestration is taken to account, CLT is one of the only building materials that mitigates climate change.<sup>6</sup>

## REDUCING HARMFUL EMISSIONS

88 Maryland reduced the amount of concrete used by approximately 160,000 cubic feet. Concrete has the highest embodied carbon of building materials, accounting globally for 11.1% of annual global GHG emissions.<sup>7</sup>

1. Sustainability consultant estimate 2. "How Gen Z And Millennials Are Putting Sustainability On Corporate Agendas". 2020. Us.Jll.Com. <https://www.us.jll.com/en/trends-and-insights/workplace/how-gen-z-and-millennials-are-putting-sustainability-on-corporate-agendas>. 3. "JLL 3-30-300 Calculator". 2020. 3-30-300.jll.com. <https://3-30-300.jll.com>. 4. Laguarda Mallo, Maria et al. 2014. Outlook For Cross-Laminated Timber In The United States. Ebook. St. Paul: University of Minnesota. [https://bioresources.cnr.ncsu.edu/BioRes\\_09/Unsecured\\_BioRes\\_09/BioRes\\_09\\_4\\_7427\\_LaguardaMallo\\_E\\_Outlook\\_Cross-Laminated\\_Timber\\_US\\_5917.pdf](https://bioresources.cnr.ncsu.edu/BioRes_09/Unsecured_BioRes_09/BioRes_09_4_7427_LaguardaMallo_E_Outlook_Cross-Laminated_Timber_US_5917.pdf). 5. Sustainability consultant estimate 6. Laguarda Mallo, Maria et al. 2014. Outlook For Cross-Laminated Timber In The United States. Ebook. St. Paul: University of Minnesota. [https://bioresources.cnr.ncsu.edu/BioRes\\_09/Unsecured\\_BioRes\\_09/BioRes\\_09\\_4\\_7427\\_LaguardaMallo\\_E\\_Outlook\\_Cross-Laminated\\_Timber\\_US\\_5917.pdf](https://bioresources.cnr.ncsu.edu/BioRes_09/Unsecured_BioRes_09/BioRes_09_4_7427_LaguardaMallo_E_Outlook_Cross-Laminated_Timber_US_5917.pdf). 7. Sustainability consultant estimate





# 88 MARYLAND STACKING PLAN



\* LEVEL INCLUDES TERRACE



88 MARYLAND

# KEY FACTS

**300,000 RSF +/-**  
Total RSF

**50,000 RSF +/-**  
Floorplate Size

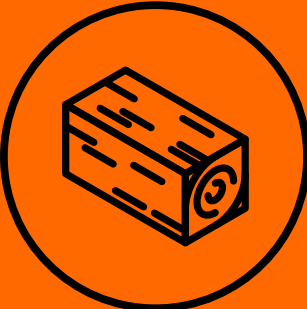
**15' x 30'**  
Column Spacing

**13'10"**  
Floor to Floor Height

**6 FLOORS**  
Building Extent

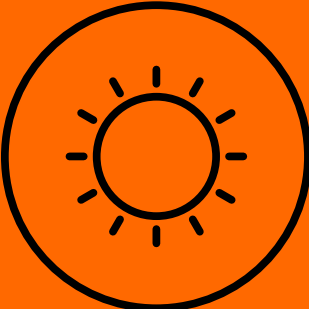
**5,000+ RSF**  
Outdoor Terraces

**CLT**  
Construction Type



**CLT  
FRAME**

Ground-up type 3a construction; Cross Laminated Timber (CLT) structural frame.



**PRIVATE  
TERRACES**

5,000 RSF+ of exclusive outdoor terraces.



**BUILDING  
AMENITIES**

High-end bike parking, showers, and lounge for all tenants.



**TARGET  
CERTS**

WELL CS  
LEED Gold





# CULTURE CENTER

Designed by local powerhouse Studio O+A, 88 Maryland's lobby knows the impact of a first impression. Positioned as an extension of the office and culture around it, this lobby isn't just a welcome area. Instead it's a nexus of activity and the beating heart of the building. Simple yet warm materiality, touches of nature, approachable spaces crafted with people in mind, makes this the space where brand and culture comes to life.



# GROUND FLOOR PLAN

Spacious central lobby with abundant seating and informal meeting areas

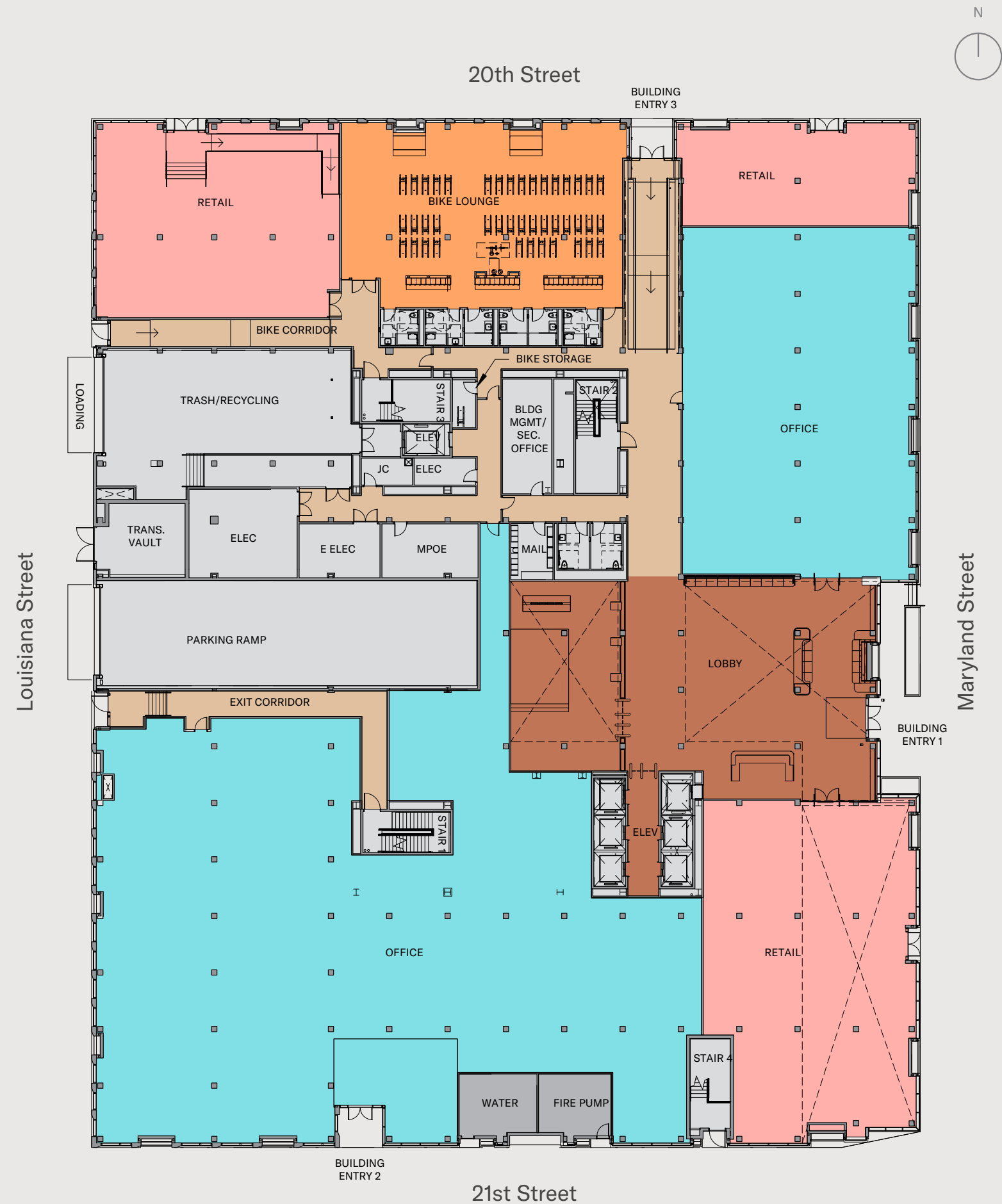
High end bike lounge with bike parking and showers

Approximately 10,000 SF of ground floor retail

24/7 site security and access

Immediate access to over 9 acres of parks and open space

**+/- 50,000 RSF**





# WEAR YOUR HEART ON YOUR SLEEVE

The nature of the design and construction of 88 Maryland make it the most radical building at Pier 70. Beloved by architects for the warm and inviting environment it provides, Cross Laminated Timber (CLT) is unapologetically authentic, often described as the architectural equivalent of “wearing your heart on your sleeve.”



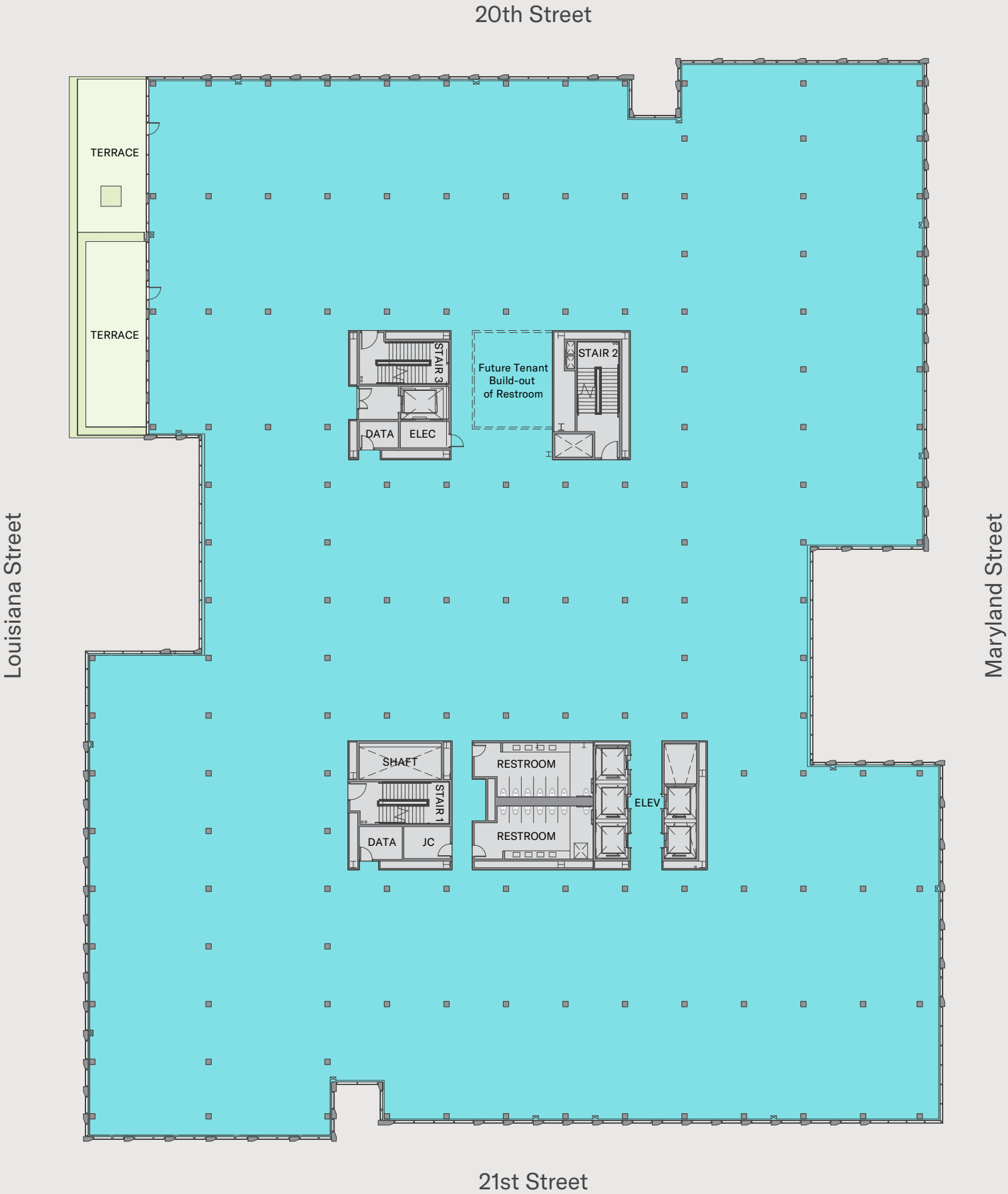


With nothing to hide, 88 Maryland is a beacon of sustainable and transparent construction, ushering in a new age of spaces that are as real and unique as the employees they house.



# LEVEL 5 FLOOR PLAN

Level 5 Office Floor Plan  
**+/- 50,000 RSF**





# LEVEL 5 TEST FIT

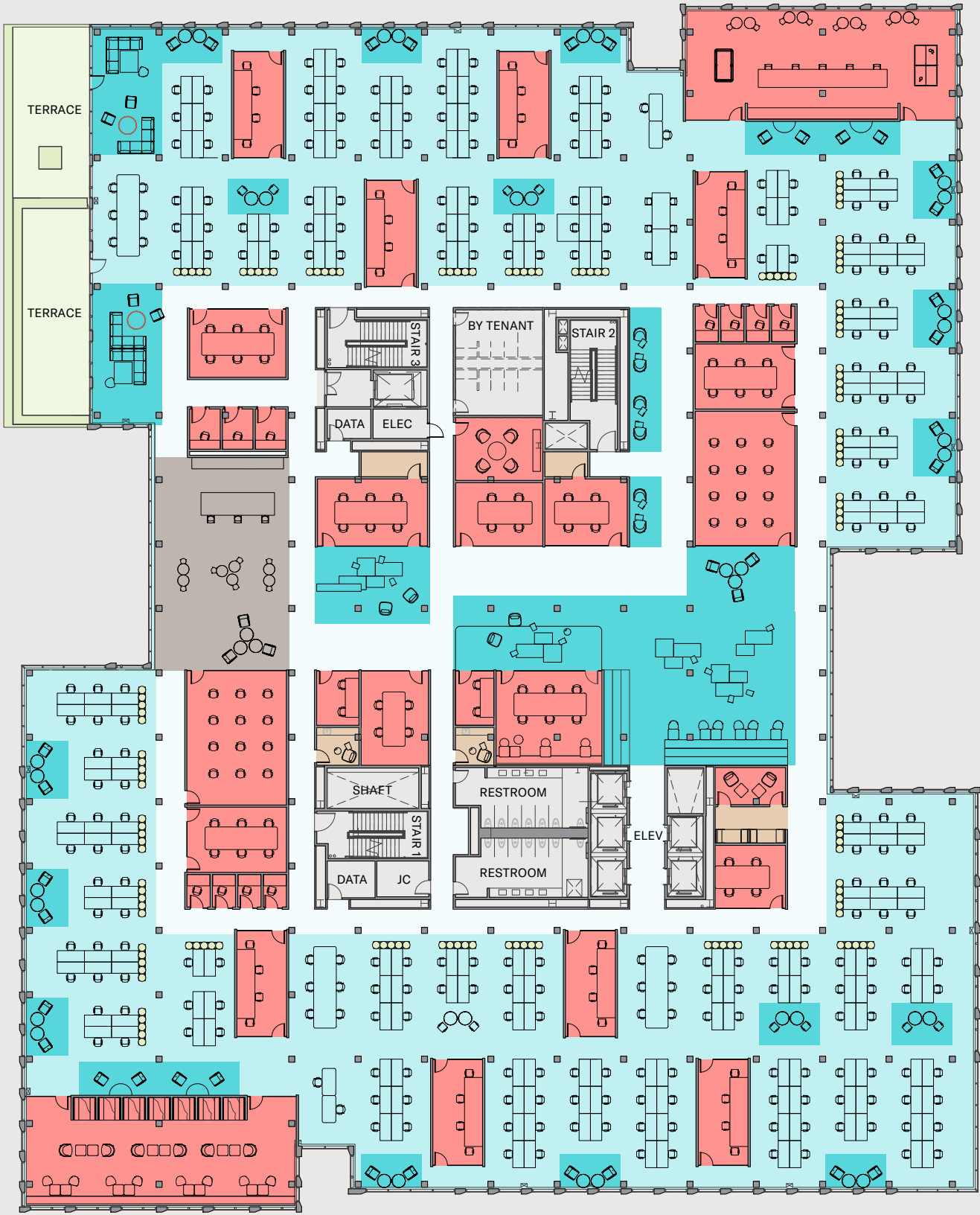
Level 5 Office Test Fit  
**+/- 50,000 RSF**

- Base Building
- Open Office
- Open Lounge
- Meeting Rooms
- Support
- Terrace

<b>Workstations</b>	<b>296</b>
RSF/Person	175
<b>Closed Collaboration</b>	<b>40</b>
Phone Rooms (1-2 Person)	13
Team Collaboration (4 Person)	8
Small Conference (4 Person)	6
Medium Conference (6 Person)	4
Training Room (12 Person)	2
Private Collaboration	2
Booth Seating (2-4 Person)	7

<b>Open Collaboration</b>	<b>29</b>
Open Collaboration	2
Lounge	4
1:1 Seating (2 Seats)	23
<b>Service Areas</b>	<b>4</b>
Storage	2
Copy/Print	1
Wellness/Mothers	2

Louisiana Street



Maryland Street



# PREMIER MIXED-USE DEVELOPER

**Brookfield**  
Properties

[brookfieldproperties.com](http://brookfieldproperties.com)

# OFFICE ARCHITECTS

**HACKER**  
[hackerarchitects.com](http://hackerarchitects.com)

**O+A**  
[o-plus-a.com](http://o-plus-a.com)

# OFFICE LEASING

**JLL**  
[us.jll.com](http://us.jll.com)

PROUDLY PRINTED IN  
COLLABORATION WITH  
MURPHY PRINTING



# CONTACT

---

## CHRISTOPHER T. ROEDER

+1 415 395 4971  
chris.roeder@am.jll.com  
License #: CA - 1190523

---

## CHARLIE HANAFIN

+1 415 395 4951  
charlie.hanafin@am.jll.com  
License #: CA - 1996121

**Brookfield  
Properties**



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

©2020 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.