



## THE MONTGOMERY AT WHEATON METRO

*Wheaton, MD*

**PRODUCT TYPE:** Luxury apartment community

**COMMUNITY DESCRIPTION:** Located in downtown Wheaton, this luxury apartment community is a key component of the city's exciting revitalization. The Georgia Avenue site offers prime visibility and is situated two miles from the Beltway, less than 500 feet from the Wheaton Metro station and within easy walking distance of a regional shopping mall and dozens of area restaurants.

- THE PROJECT INCLUDES:**
- 243 apartment homes, including 16 loft residences, 5 "live-work" residences and 12 townhome-style apartments
  - 400 space parking garage

**PROJECT VALUE:** Approximately \$33 million

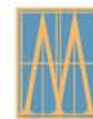
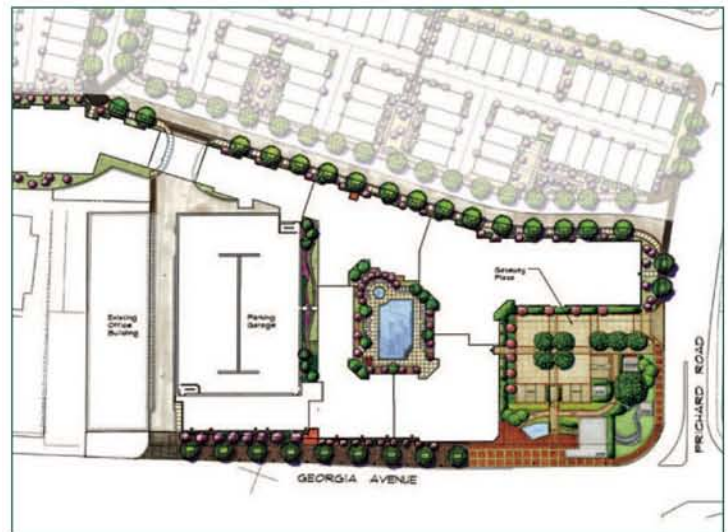
**LAND AREA:** Approximately 3 acres

**SCHEDULED DELIVERY:** Late Fall 2004

**JOINT VENTURE PARTNERS:** The Bozzuto Group, TimesSquare Real Estate Investor and New York State Teachers' Retirement System

**DESIGN & ARCHITECT:** SK & I Architectural Design Group, LLC

**PRODUCTION ARCHITECT:** VIKA, Inc.



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