

TRIUMPH

Germantown Center & Euromotorcars Germantown

19847 Century Boulevard
Germantown, MD 20874

Statistics

Location – Main Street Germantown, MD

Size – 75,000-square-foot office,
retail and car dealership

Occupancy – 95-percent leased to 20 tenants

Rents – Office \$27 per square foot, full service;
Retail \$35 per square foot, full service

Current Value – Approximately \$20 million



Transaction Summary

Triumph, in partnership with Euromotorcars (“Euro”), handled the ground-up development of this 75,000-square-foot mixed-use retail and office project in Germantown. After Euro struggled with the entitlement of a new car dealership, Triumph proposed, designed, entitled, and built a project that met both the county’s vision for mixed-use along a main street in fast-growing Germantown as well as Euro’s need for a new car dealership in the northern portion of the county.

Transaction Structure

Triumph partnered with Euromotorcars to develop a new mixed-use project on Euro-owned land in Germantown. We financed and assumed all pre-development and entitlement risk associated with getting the project approved. We then designed and fee-developed a state-of-the-art luxury auto dealership for Euro, complete with underground service bays and back-of-house functions.

Development Strategy

For Triumph’s own account, we designed a mixed-use retail and office building atop underground parking along the Main Street portion of the site, across the street from the new county library and amphitheatre. We were able to pre-lease half of the office building and much of the retail space before construction, and acquired the land under the office building from Euro upon completion. Triumph views this property as a long-term hold.

Germantown Center
Photo Gallery



