



Tower Cos. and Lerner Enterprises are to occupy one-third of the planned Tower II building, with the remainder still to be leased.

## Tower II Construction Planned for Winter

GROUND, *From D1*

ing. The indoor air is to be recycled and filtered every 55 minutes.

"People want a healthy and clean environment that they find stimulating to work in, and that's what we are building," said Abramson, 52, whose father founded the family-owned development company in 1947.

Construction is expected to begin this winter on the building at Wootton Parkway and Tower Oaks Boulevard near the Beltway and the Interstate 270 corridor. The site is next to the developer's Tower Oaks Building, which is already fully leased. That building has some environment-friendly features but not a Vedic design.

"All measurements of Tower II, interior and exterior, are proportionally designed to mirror the geometry, or architecture, of the universe," according to a brochure for the building.

The pamphlet says the main entrance is to face east, a central component of Vedic architecture that allows a structure "to capture the early morning sun for the greatest benefits to the health and the vitality of the occupants." A "mathematically determined vastu," or terrace, is to surround the building.

Inside, the center of the building is to have the brahmasthan, a "silent core or nucleus," outlined in marble on every floor.

Abramson's company is building Tower II in partnership with Lerner Enterprises, another Bethesda developer. Architecture firm Kishimoto, Gordon, Dalaya PC of McLean designed the building in consultation with Maharishi Global

Construction LLC, a Vedic design firm based in Fairfield, Iowa, where hundreds of the maharishi's followers have settled.

Jonathan Lipman, chief architect at Maharishi Global Construction and the Vedic consultant on the Tower II project, said his firm has worked on designs for hundreds of homes and nearly a dozen office buildings based on a system the maharishi developed about 15 years ago. He said the system uses mathematical formulas drawn from "the eternal laws of nature and nature's architecture."

Abramson said Tower Cos. and Lerner Enterprises is to occupy one-third of the Vedic building. The remaining space has yet to be leased.

Next to the new office building, Tower plans to develop an eco-friendly hotel with a resort and spa featuring some Vedic elements.

Abramson's project is located in a hot spot, according to Catherine C. Jones, executive director at the D.C. office of Advantis, a tenant broker. "It's in a really good area between Bethesda and the I-270 corridor," said Jones, who said a lot of technology and life sciences firms are attracted to the area.

Other developers predict the Vedic building will generate some buzz. "This is not something everyone would do," said Stephen F. Lustgarten, executive vice president for Blake Real Estate Inc. of the District.

"If he happens to perform miracles over there," Lustgarten said of Abramson, "then we will have to turn around and follow the maharishi and build our buildings that way."



**Jeffrey S. Abramson is a partner with Tower Cos.**