

1700 ROCKVILLE PIKE



PROPERTY DESCRIPTION

Availability

First Floor: 5,856 SF

Second Floor: 1,296 SF - 18,369 SF

Third Floor: 1,791 SF - 23,316 SF

Fifth Floor: 2,113 SF

Property Amenities

Fitness Center

Conference Facilities

Restaurant & Lounge

Stabucks On-site

Outdoor Terrace

Property Highlights

- Steps away from Twinbrook Metro Station
- Excellent visibility and access off Rockville Pike
- Multiple walkable retail and dining amenities
- Lobby, restrooms, elevator cabs and common areas currently being renovated
- Efficient 28,000 SF floor plates with high glass-to-floor ratio
- Floor plates ideal for both single and multi-tenant use
- Three levels of below grade parking - 4.0/1,000
- Flexible climate control - tenant controlled heat pumps



LOCATION & ACCESS

MINUTES FROM

I-270 and I-495

ADJACENT TO

Twinbrook Metro Station

AMENITY MAP



1. Congressional North Plaza

- | | |
|--------------------|----------------------|
| Miller's Ale House | PetCo |
| Mykonos Grill | Michael's |
| Staples | Bed, Bath and Beyond |

2. Congressional Plaza

- | | |
|--------------------------|---------------------|
| Lebanese Taverna | PNC Bank |
| Noodles & Co. | Hinode Japanese |
| Baja Fresh Mexican Grill | Capital One Bank |
| Beer & Wine Cellar | Wells Fargo Bank |
| CHOPT | The Container Store |
| Starbucks | Ulta Beauty |
| Matchbox | Loft |
| The Fresh Market | Bark! |

3. Federal Plaza

- | | |
|-------------------------|----------------|
| Chuy's | Jamba Juice |
| Great Harvest Bread Co. | Qdoba |
| Subway | Trader Joe's |
| Panera Bread | Planet Fitness |
| Mamma Lucia | World Market |
| Silver Diner | TJ Maxx |

4. Pike Center Shopping Center

- | | |
|-----------------------------|---------------------------|
| Siena's Vegetarian Pizzeria | Gilly's Craft Beer & Wine |
| Urban Bar-B-Que | Pier 1 Imports |
| TGI Fridays | United Bank |
| Bagel City | FedEx |
| CiCi's Pizza | Jared's Jewelry |

5. Montrose Shopping Center

- | | |
|-------------|----------------|
| Tara Thai | Giant |
| Cava Grill | Target |
| Honey Pig | Golf Galaxy |
| Pieology | Barnes & Noble |
| Five Guys | Marshalls |
| Starbucks | Crest Cleaners |
| Chick-fil-A | TD Bank |

6. Hilton

7. Safeway

8. Smashburger

9. Starbucks

11. 7-Eleven

12. Rolls 'n Rice