



## PROPERTY HIGHLIGHTS

This well-maintained two-story building is located within walking distance of the Twinbrook Metro Station (Red Line) and numerous retail, hotel and restaurant amenities. It is also a short distance from major thoroughfares such as Interstate 270 and the Capital Beltway (I-495).

28,000 SF plates provide for flexible layouts and full floor identity while high 9' finished ceiling heights (14' 9" slab-to-slab) could allow for lab conversion.

## BUILDING INFORMATION

- Available: 28,438 SF
- Stories: 2
- Class: B
- Construction: Masonry
- Parking: Surface-207 (3.71/1,000 SF)

CO-BROKERED BY



MID-ATLANTIC  
ACQUISITIONS LLC

**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

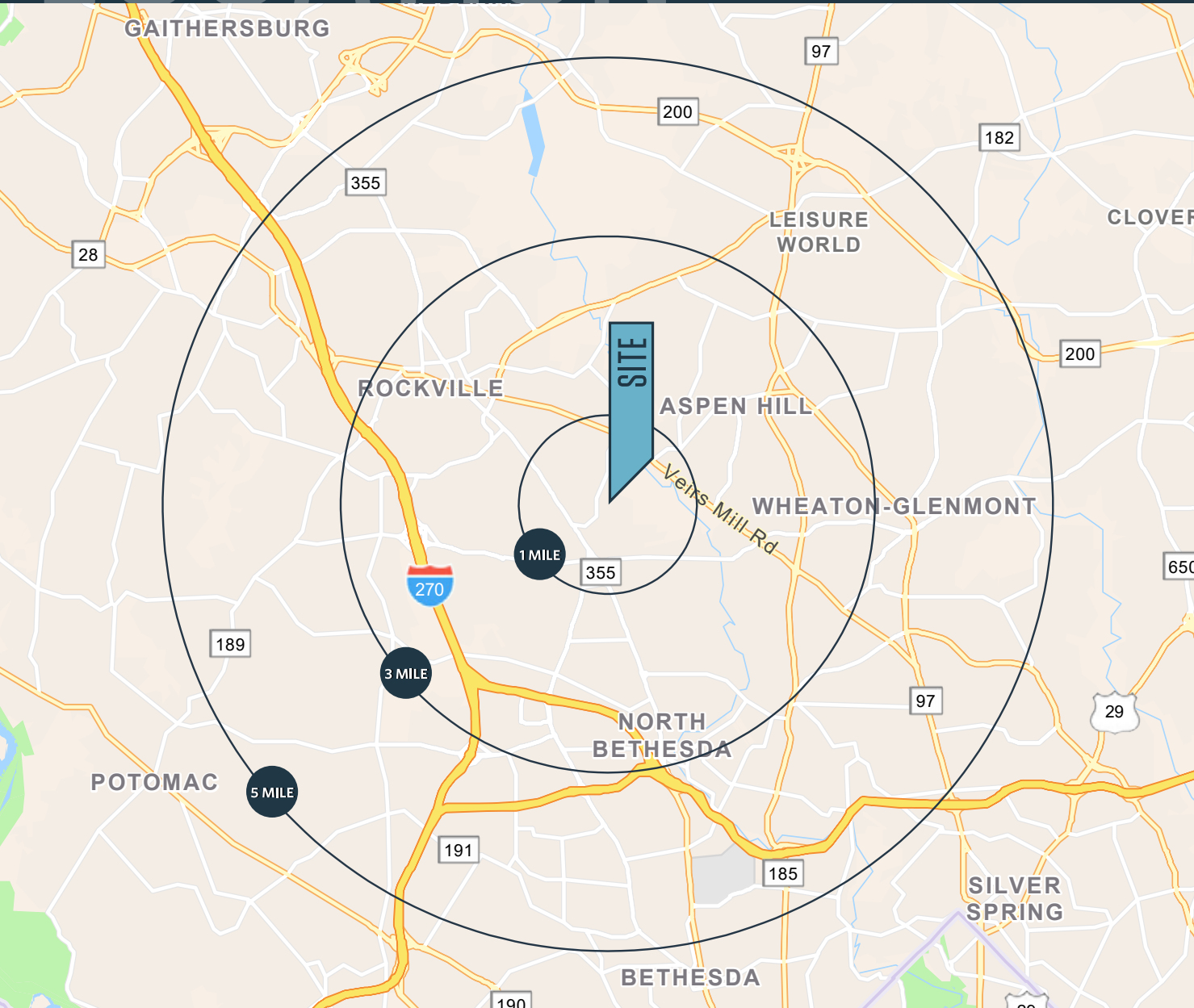
**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629

# LOCATION

## 5630 FISHERS LN

ROCKVILLE, MD 20852, MONTGOMERY COUNTY



### DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	26,721	160,708	363,736
Daytime Population	43,609	188,960	401,853
Households	11,936	59,581	135,897
Average HH Income	\$119,489	\$158,924	\$179,283

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2022:

Twinbrook Parkway	20,942 ADT
Parklawn Drive	9,959 ADT
Fishers Lane	1,400 ADT
Washington Avenue	970 ADT

**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629





# MARKET

# 5630 FISHERS LN

ROCKVILLE, MD 20852, MONTGOMERY COUNTY



**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629



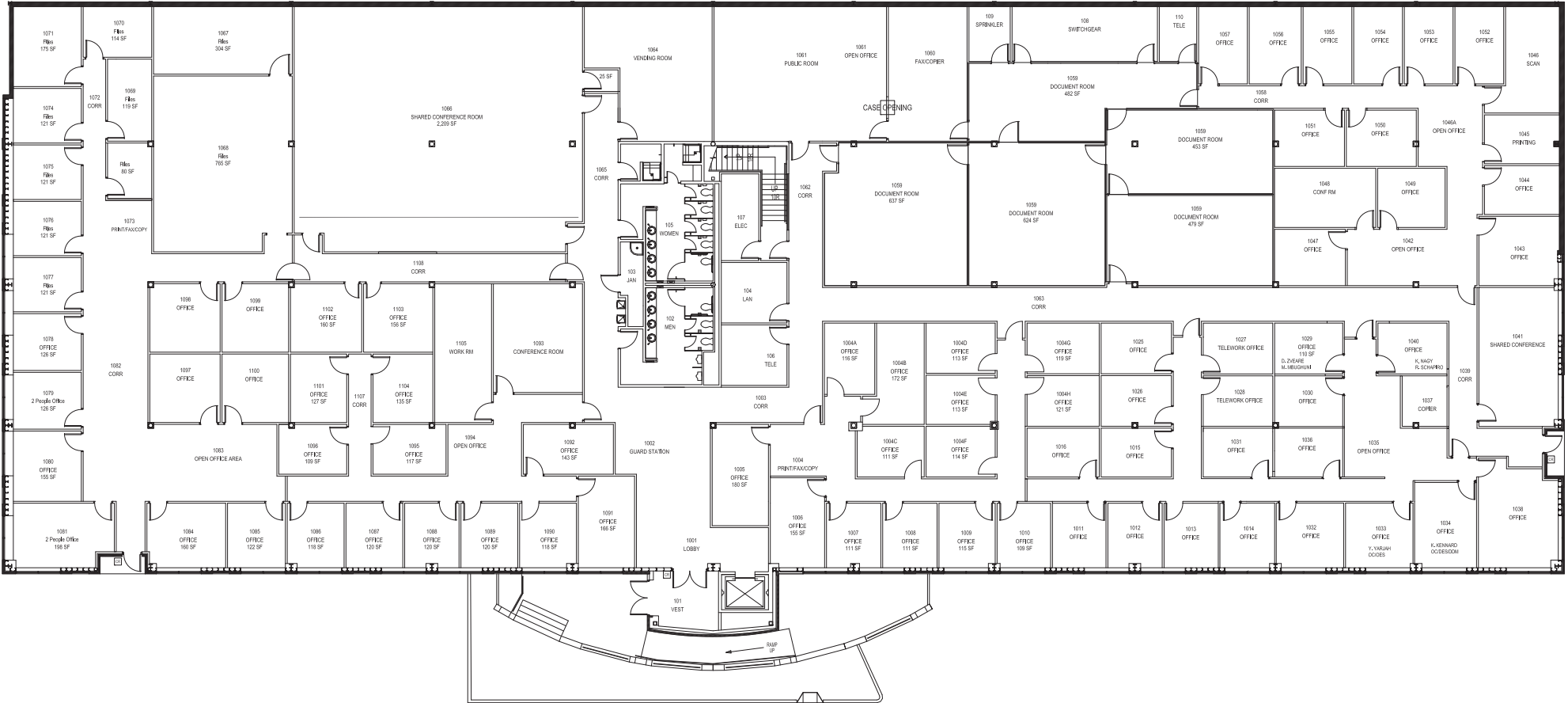


# FLOOR PLAN

# 5630 FISHERS LN

ROCKVILLE, MD 20852, MONTGOMERY COUNTY

## 2ND FLOOR



**KENNETH FELLOWS**  
kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**  
rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**  
kmartinez@klnb.com | 703-334-5629





# 5630 FISHERS LN

ROCKVILLE, MD 20852, MONTGOMERY COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

### **KENNETH FELLOWS**

kfellows@klnb.com  
301-222-0210

### **ROBERT PUGH**

rpugh@klnb.com  
301-222-0211

### **KEIRY MARTINEZ**

kmartinez@klnb.com  
703-334-5629

2273 Research Blvd, Suite 150, Rockville, MD 20850

.....

## klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.