



FOR LEASE

PROPERTY HIGHLIGHTS

Building Specifications

- Building Type: Office
- Year Built: 1970
- Building Size: 46,188 SF
- Building Height: 4 Stories
- Typical Floor Size: 11,900 SF
- Parking: 161 Spaces

Features

- Ample surface parking
- Public transportation is available through Montgomery County's "Ride On" program
- Abundance of amenities, food service options and retail centers within walking distance

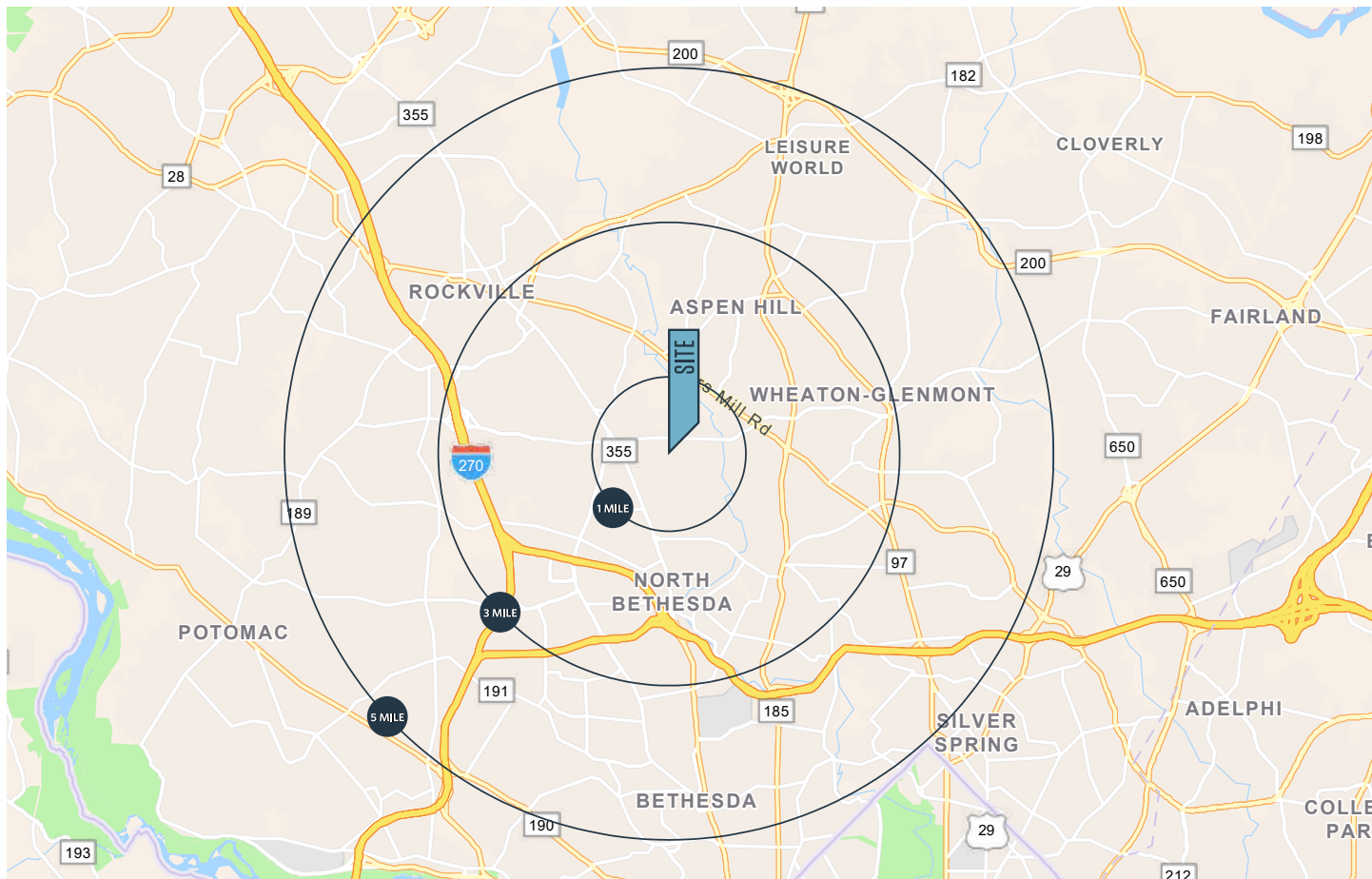
Location

- Quick access to I-270 and I-495
- Two WMATA Metro stops (Twinbrook & North Bethesda) are within 2 miles

LEXINGTON BUILDING

11900 Parklawn Drive | Rockville, MD

LOCATION



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
19,360	173,786	392,268
Daytime Population		
35,780	191,864	441,908
Households		
8,697	64,192	147,514
Average HH Income		
\$146,910	\$163,835	\$184,879

TRAFFIC COUNTS | 2022:

Parklawn Dr	15,771 ADT
Nebel St	5,780 ADT
Randolph Rd	23,996 ADT
Parklawn Terrace	526 ADT

PROXIMITY

Rockville Pike, MD-355	0.8 mi
Interstate 495	3.0 mi
Downtown, Washington, D.C.	12.1 mi
Reagan National Airport	16.8 mi

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MARKET AERIAL



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FLOOR PLAN - 1ST FLOOR



SUITE 100
2,776 SF

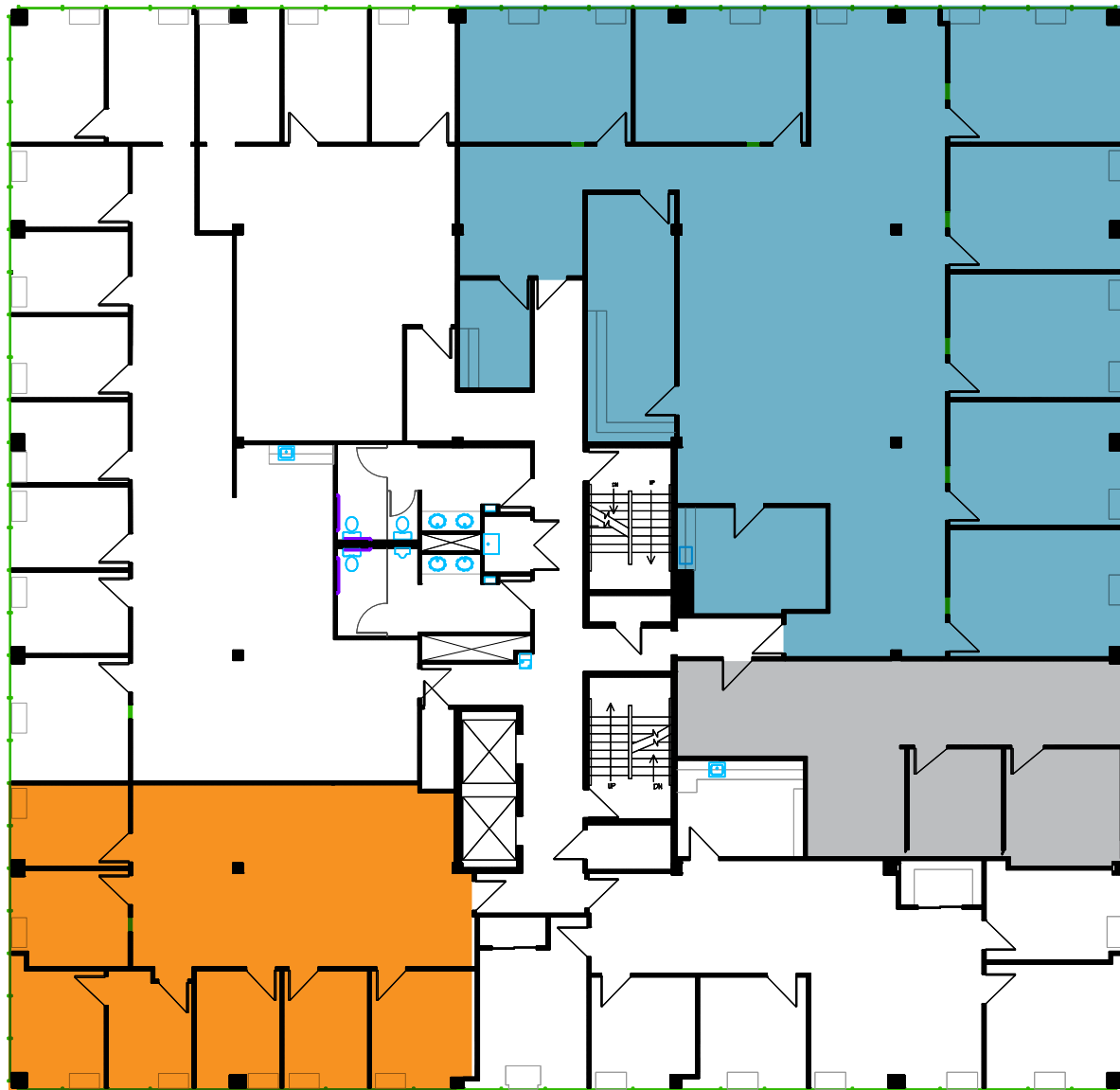
SUITE 120
2,499 SF

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FLOOR PLAN - 2ND FLOOR



SUITE 203
1,571 SF



SUITE 210
4,233 SF



SUITE 220
904 SF

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FLOOR PLAN - 3RD FLOOR



SUITE 300
2,738 SF



SUITE 320
1,336 SF



SUITE 330
2,055 SF



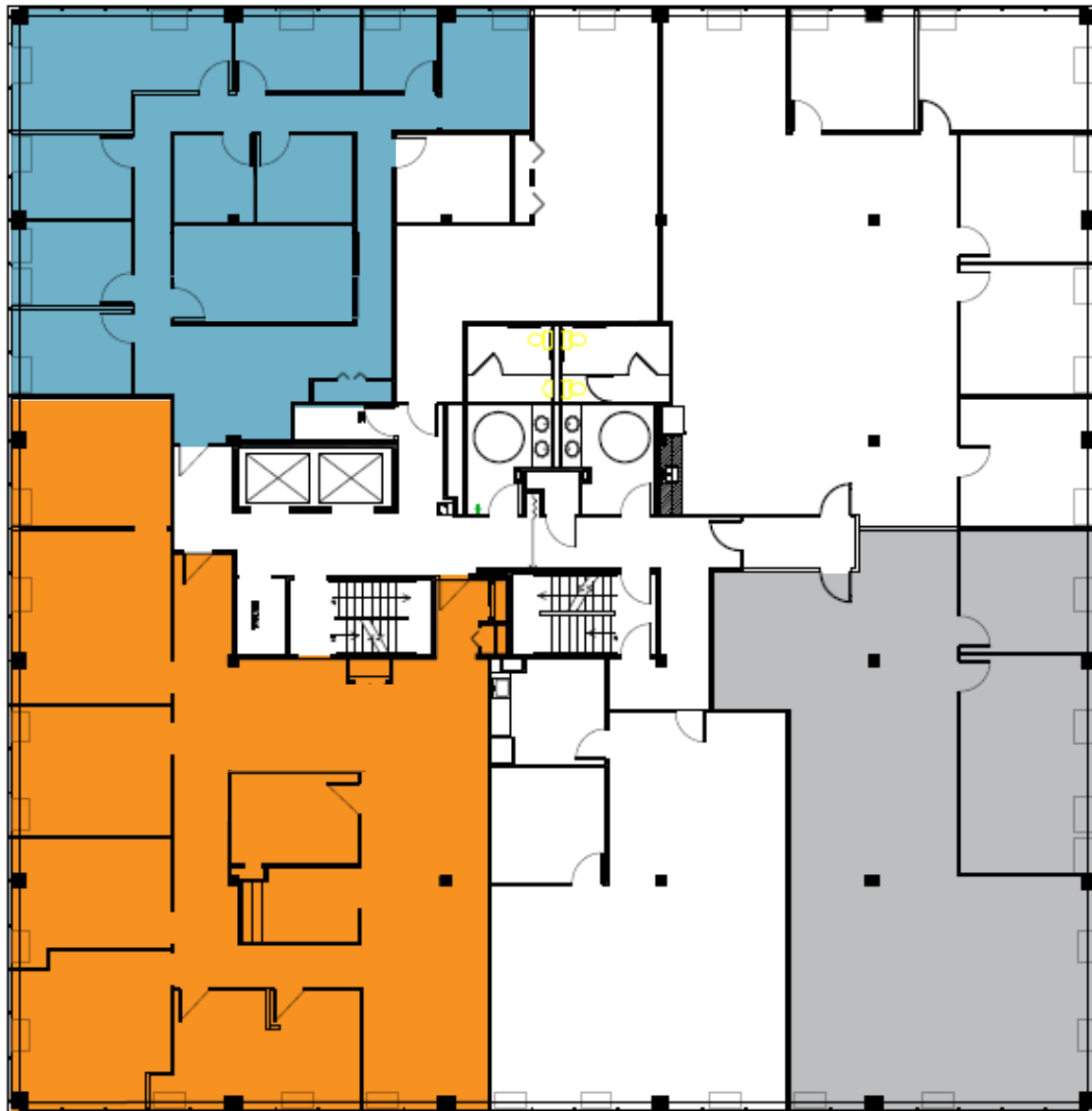
SUITE 360
1,167 SF

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FLOOR PLAN - 4TH FLOOR



SUITE 406
2,349 SF

SUITE 420
2,132 SF

SUITE 450
2,926 SF

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[CLICK TO VIEW PROPERTY WEBSITE](#)

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