FOR LEASE

PROPERTY HIGHLIGHTS

Building Specifications

- Building Type: Office
- Year Built: 1986
- Building Size: 40,449 SF
- Building Height: 4 Stories
  (3 above grade; 1 lower level; with windows)
- Typical Floor Size
  - Above Grade: 11,500 SF
  - Lower Level: 5,800 SF
- Parking: 98 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
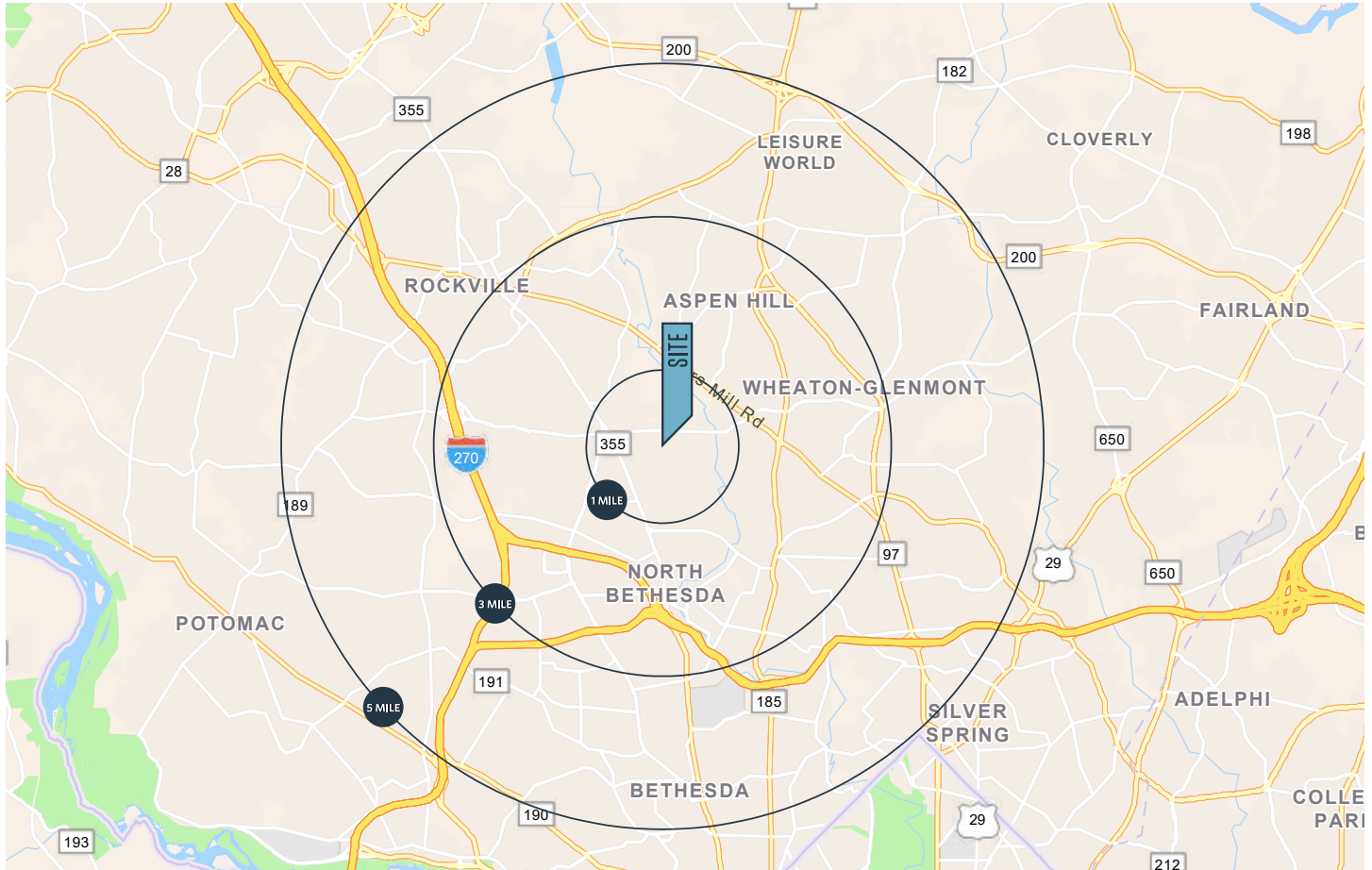
Location

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

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

PARKLAWN PLAZA

11821 Parklawn Drive I 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

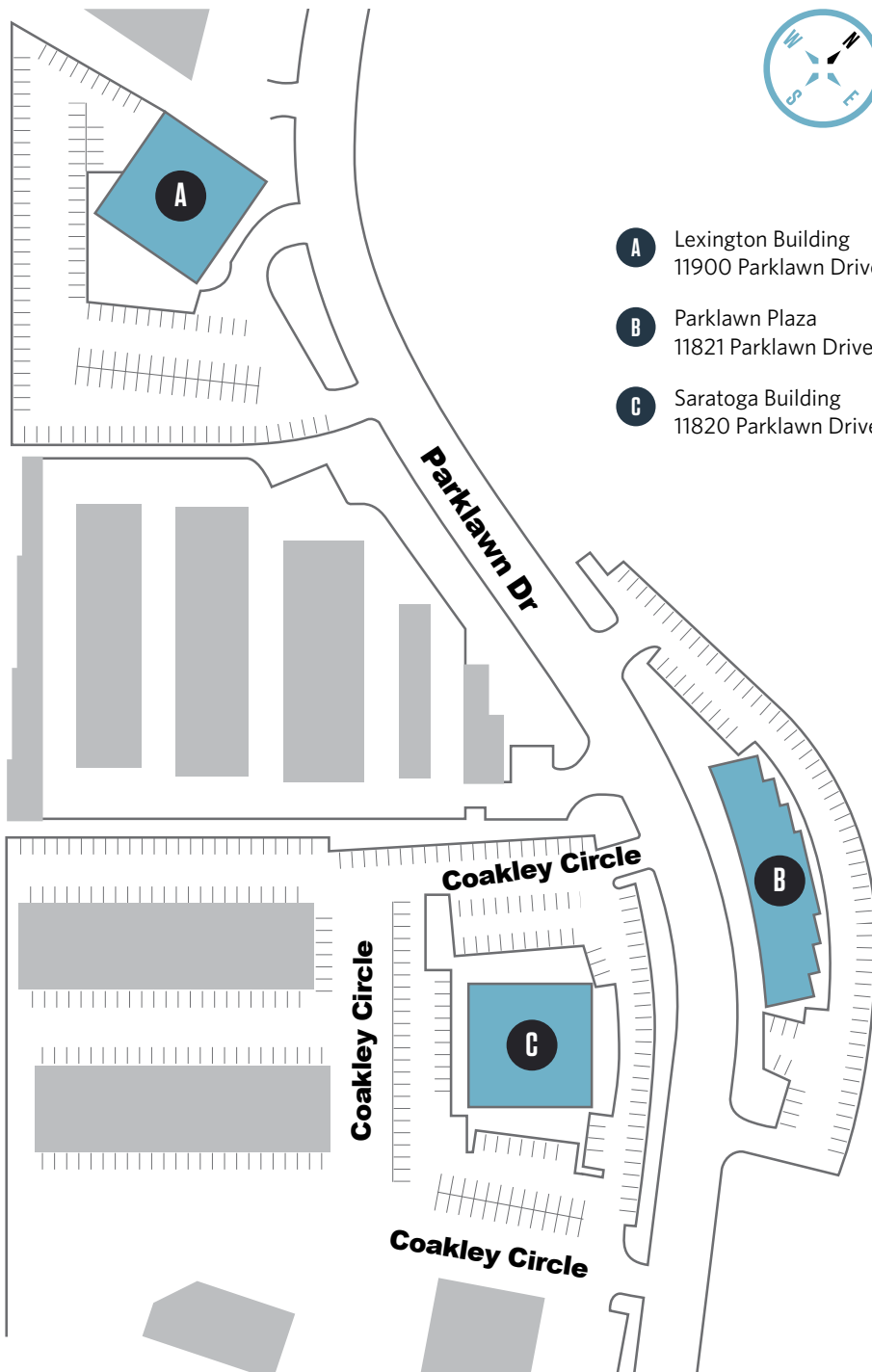|	
Rockville Pike, MD-355	0.8 mi
Interstate 495	3.0 mi
Downtown, Washington, D.C.	12.1 mi
Reagan National Airport	16.8 mi

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klnb

MARKET AERIAL

Map labels:

- TWINBROOK CENTER — LOTTE market, DUNKIN', Little Caesars, CVS pharmacy
- RITCHIE CENTER — IHOP, CVS pharmacy
- 586
- 26,363 [2021 ADT]
- Rockville Pike
- WINTERGREEN PLAZA — Chipotle, DUNKIN', PURE HOCKEY, FOOD LION, Wing Stop, UPS, Jersey Mike's
- BEST BUY
- TWINBROOK CENTER PHASE I | ANTICIPATED DELIVERY 2024 — Wegmans, TWINBROOK ROCKVILLE PIKE, CVS pharmacy, Party City
- CONGRESSIONAL NORTH PLAZA — ALDI, Staples, five BELOW, Michaels, PETCO, BED BATH & BEYOND
- WOODMONT COUNTRY CLUB
- CONGRESSIONAL PLAZA — buy buy BABY, chico's, J.CREW, THE FRESH MARKET, ATHLETA, LANDS' END, BARNES & NOBLE, The Container Store, matchbox
- SAFEWAY, Starbucks, SmashBURGER
- M metro TWINBROOK
- PIKE CENTER — TGI FRIDAYS, UNITED BANK, FedEx Office Print & Ship Services
- MONTROSE CROSSING SHOPPING CENTER — TARGET, HOMESENSE, BOB'S DISCOUNT FURNITURE, Giant, Marshalls, VALUE CITY FURNITURE, VCF, OLD NAVY, MOD, Chick-fil-A, Burlington
- FEDERAL PLAZA — Chuy's, DOLLAR TREE, TRADER JOE'S, COST PLUS WORLD MARKET, Panera Bread, DAVID'S BRIDAL, ROSS DRESS FOR LESS, planet fitness, TJ-maxx, MICRO CENTER
- NAVY FEDERAL Credit Union, PM Pediatric Urgent Care
- TOWNE PLAZA
- Montrose Road
- 47,342 [2021 ADT]
- PARKLAWN BUSINESS PARK
- M metro NORTH BETHESDA
- RANDOLPH HILLS SHOPPING CENTER
- WHITE FLINT PLAZA — ALDI, PETSMART, HomeGoods, Advance Auto Parts, LESLIE'S SWIMMING POOL SUPPLIES
- WHOLE FOODS MARKET, LA FITNESS

PARK SITE PLAN

A Lexington Building
11900 Parklawn Drive

B Parklawn Plaza
11821 Parklawn Drive

**C** Saratoga Building
11820 Parklawn Drive

PARK OVERVIEW

Nestled in an affluent Rockville neighborhood, The Parklawn Business Park offers exceptional office space near a plethora of local amenities. This park boasts 150,000 square feet across three traditional, full-service office buildings.

Situated on approximately seven acres, the park has ample surface and structured parking, as well as public transportation available through Montgomery County's "Ride On" program. Two WMATA metro stops (Twinbrook & North Bethesda) are within two miles of the park, providing easy access to the entire DC metro area. Parklawn Business Park is readily accessible to Rockville Pike, Interstate 270, and Interstate 495. The Rockville community is brimming with great shopping and dining, providing plenty of options to choose from with vibrant commercial centers like White Flint Plaza, Pike & Rose, and Montrose Crossing Shopping Center. Situated between Potomac and Bethesda, Rockville is an upscale suburban community about 12 miles northwest of Washington, DC. Rockville mixes a small-town feel with the convenience and connectivity of a larger community and has become an escape from the bustle of the city.

PARKLAWN PLAZA

11821 Parklawn Drive I Rockville, MD

FLOOR PLAN - LL

STAIR
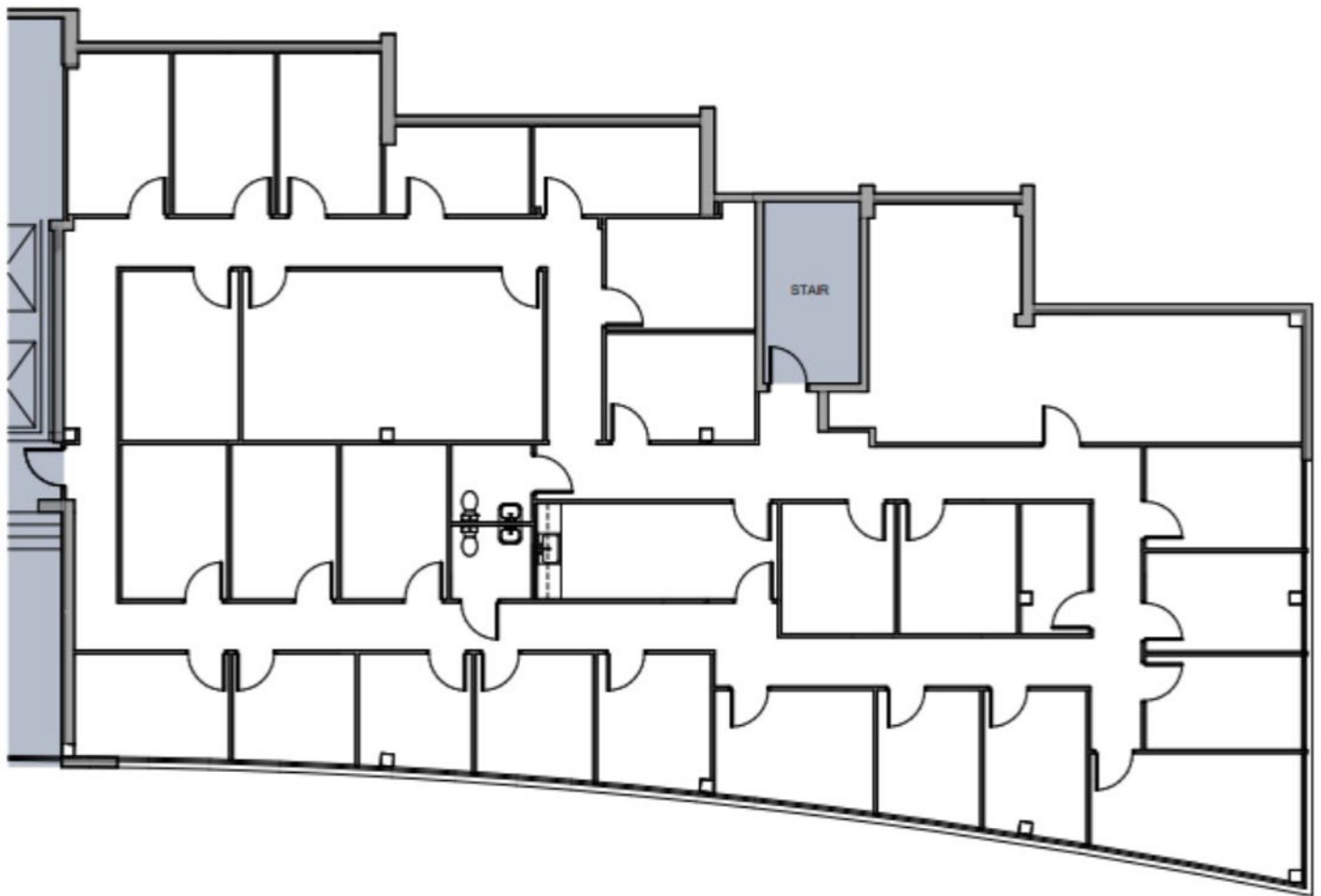
5,800 SF
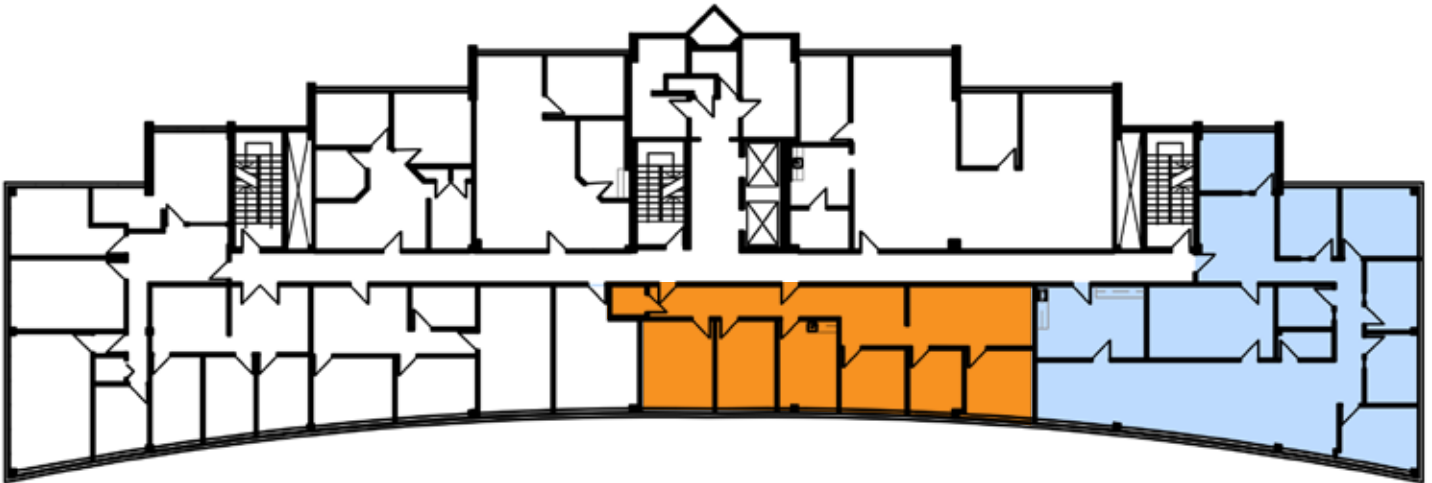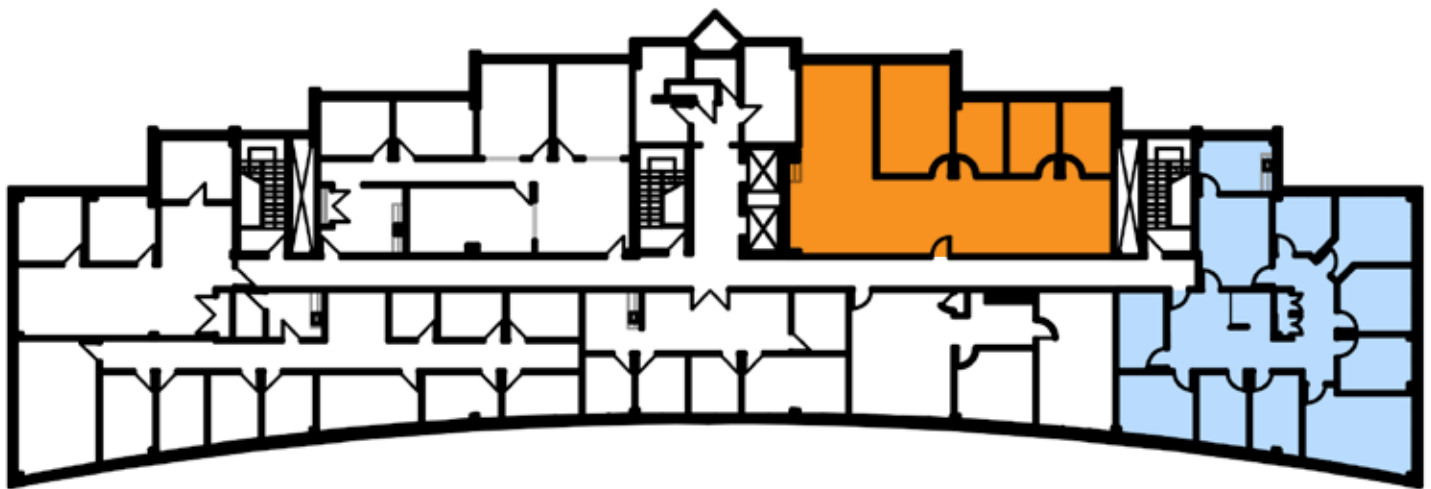
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PARKLAWN PLAZA

11821 Parklawn Drive I Rockville, MD

FLOOR PLAN - 2ND FLOOR

	SUITE 250		SUITE 260
	2,801 SF		1,666 SF

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Robert Pugh
rpugh@klnb.com
301-222-0211

Keiry Martinez
kmartinez@klnb.com
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FLOOR PLAN - 3RD FLOOR

SUITE 305
1,816 SF

SUITE 310
2,300 SF

PARKLAWN PLAZA

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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klnb.com

instagram.com/klnbcre   linkedin.com/company/klnb   facebook.com/KLNBCRE

klnb