



FOR LEASE

PROPERTY HIGHLIGHTS

Building Specifications

- Building Type: Office
- Year Built: 1978
- Building Size: 59,921 SF
- Building Height: 5 Stories
- Typical Floor Size: 12,000 SF
- Parking: 226 Spaces

Features

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

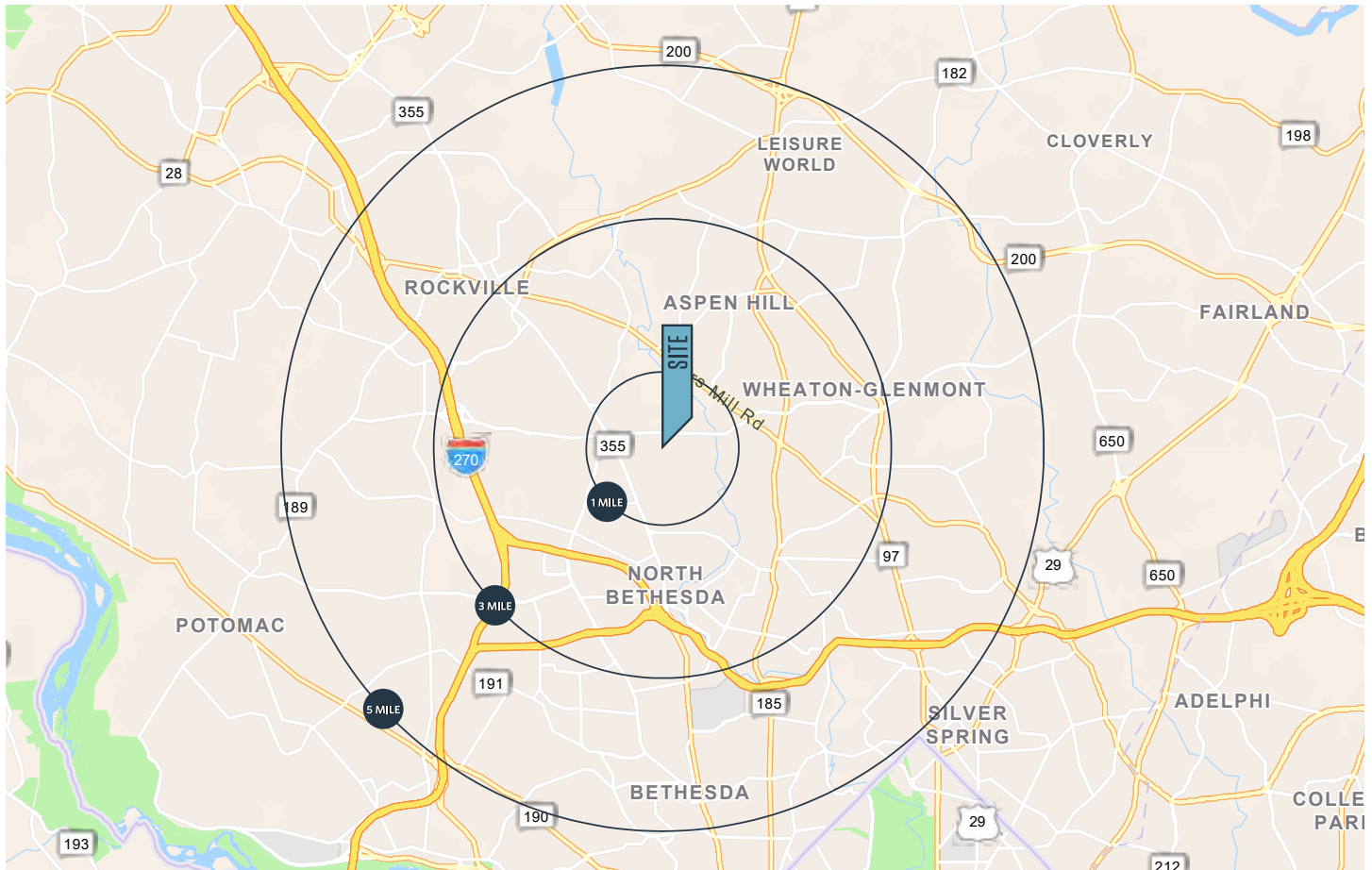
Location

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

SARATOGA BUILDING

11820 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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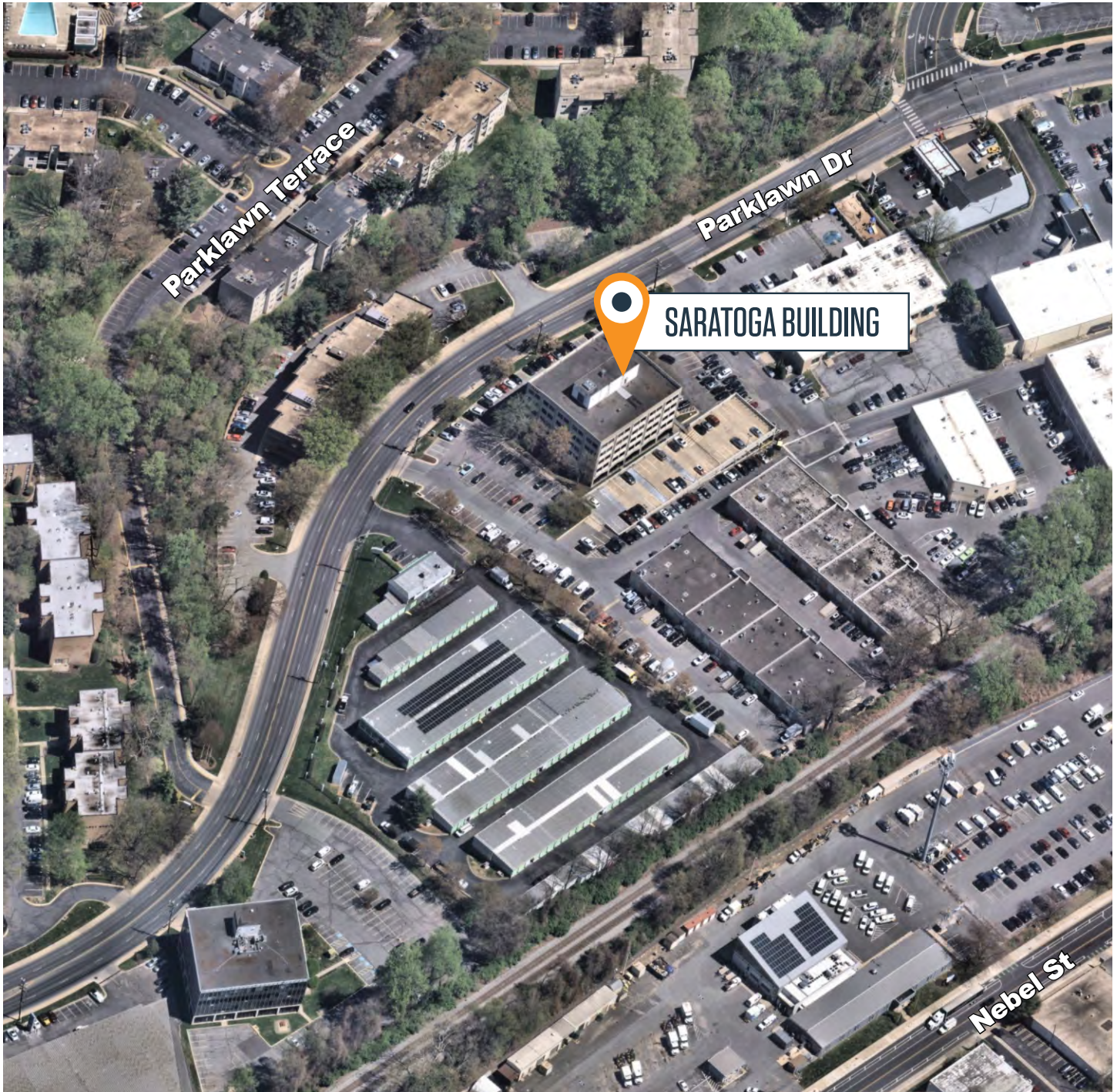
MARKET AERIAL



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ZOOMED-IN AERIAL

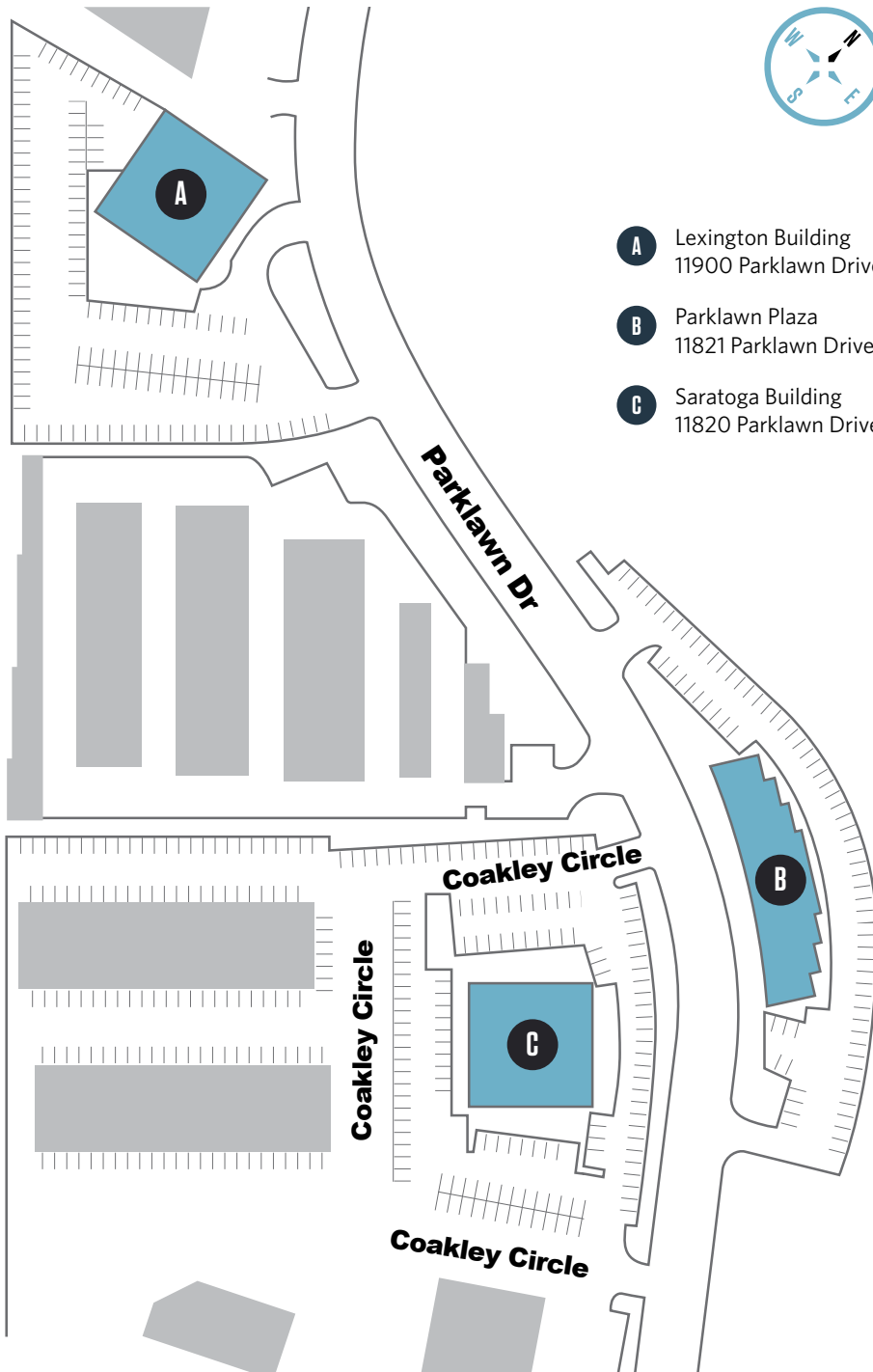


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PARK SITE PLAN



- A** Lexington Building
11900 Parklawn Drive
- B** Parklawn Plaza
11821 Parklawn Drive
- C** Saratoga Building
11820 Parklawn Drive

PARK OVERVIEW

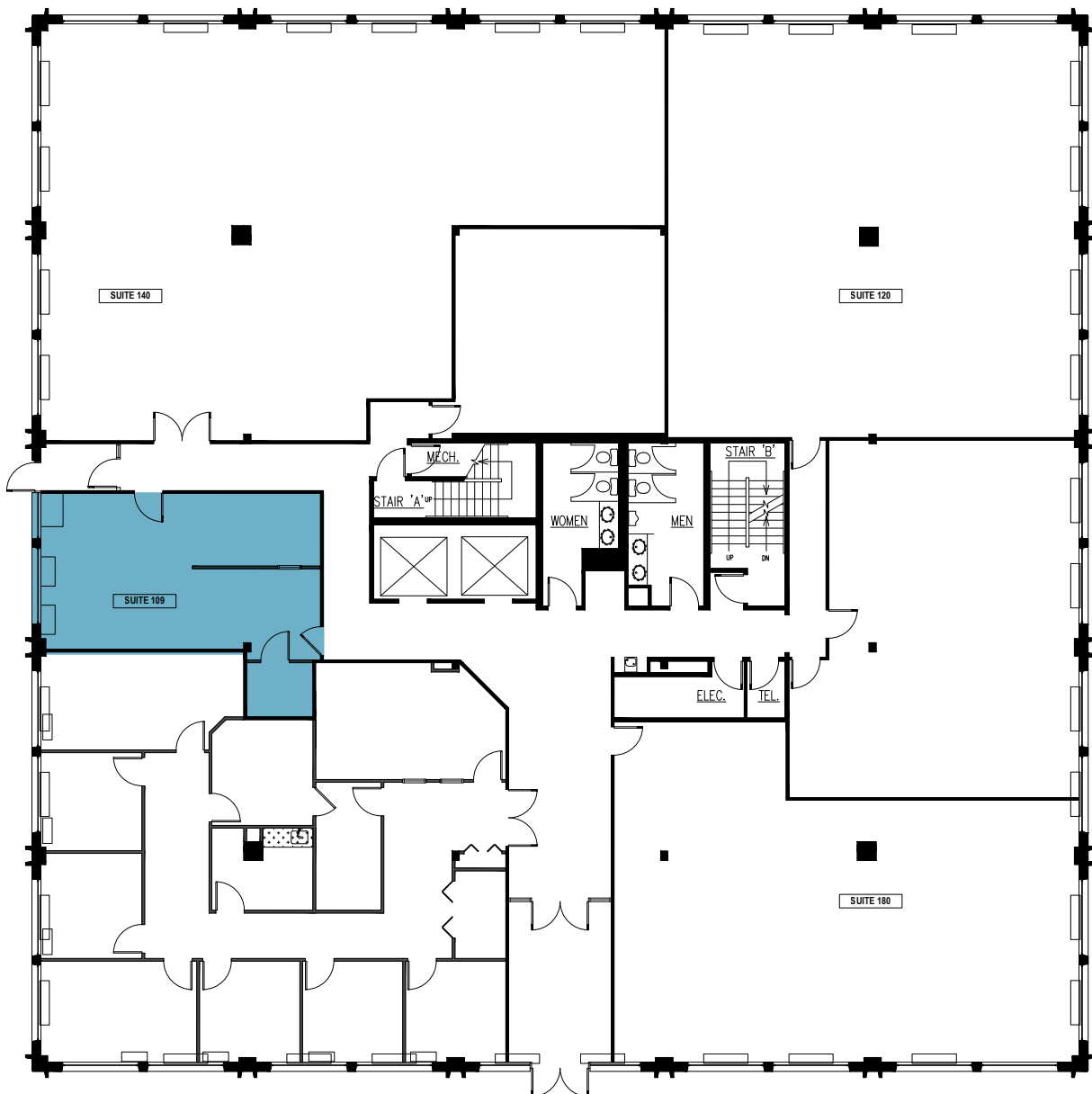
Nestled in an affluent Rockville neighborhood, The Parklawn Business Park offers exceptional office space near a plethora of local amenities. This park boasts 150,000 square feet across three traditional, full-service office buildings.

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.

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FLOOR PLAN - 1ST FLOOR



SUITE 109

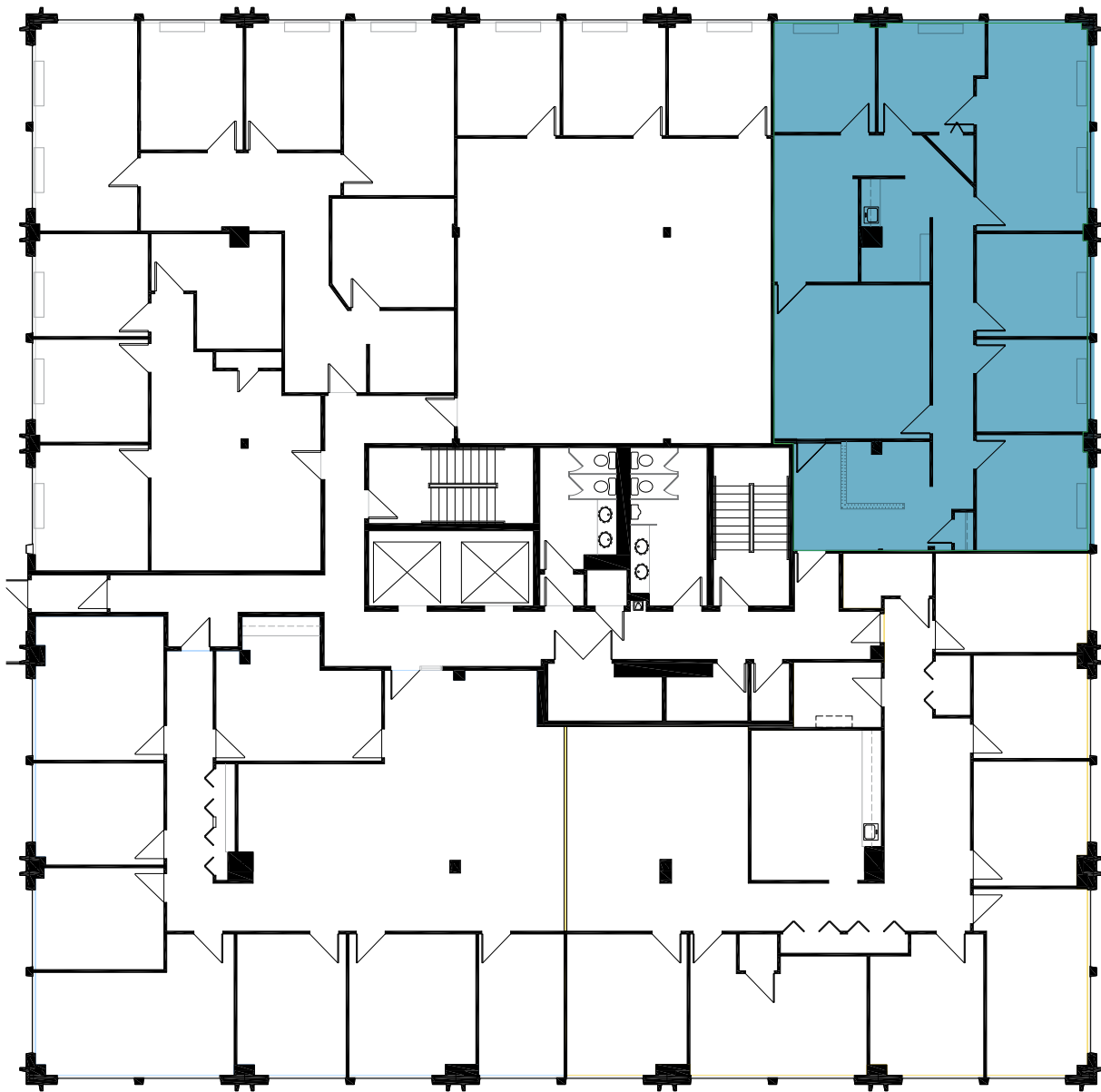
607 SF

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FLOOR PLAN - 2ND FLOOR

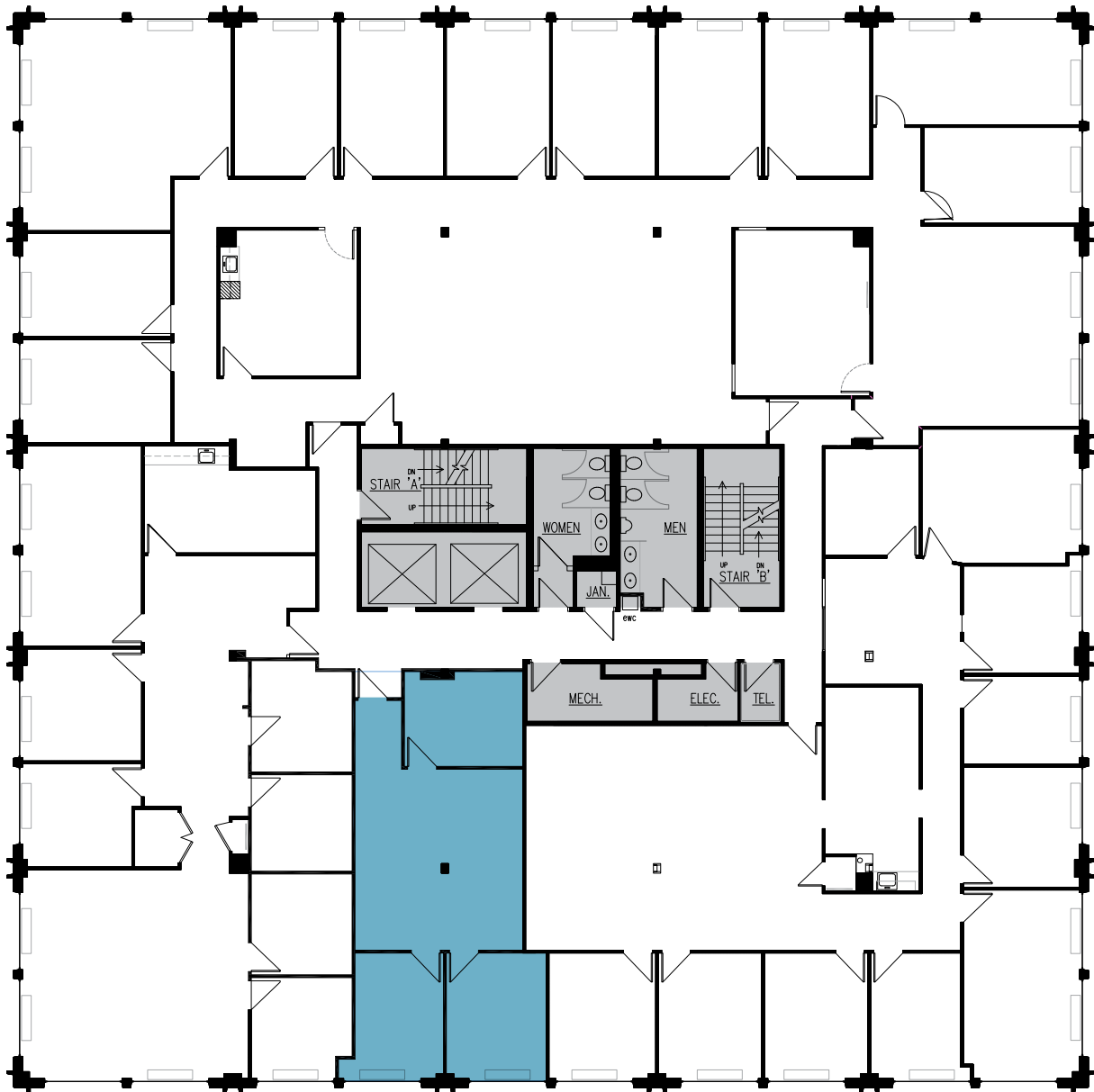


SUITE 240
1,987 SF

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FLOOR PLAN - 4TH FLOOR



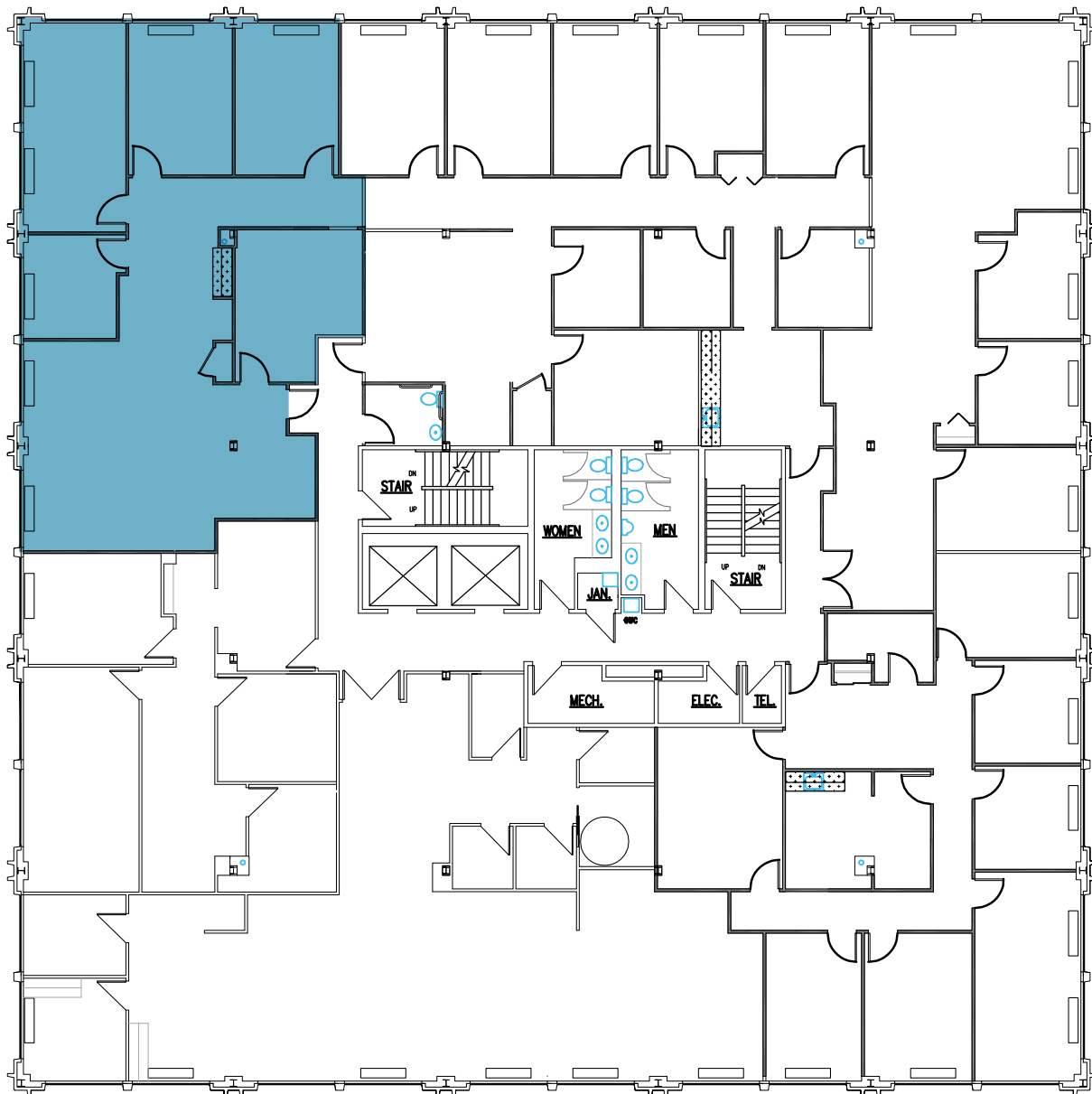
SUITE 402
901 SF

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FLOOR PLAN - 5TH FLOOR



SUITE 520
2,324 SF

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PHOTO



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