



## AVAILABILITY

- Suite LL6: 6,360 SF
- Suite 103: 2,200 SF
- Suite 105: 7,625 SF
- Suite 203/206: up to 6,878 SF

## PROPERTY HIGHLIGHTS

- I - 270 building signage available for large tenants
- Renovated lobby
- Located directly on I - 270
- Ride on bus stop adjacent to property (5 min to Rockville Metro & 10 minutes to Shady Grove Metro)
- Ample free parking
- Loading dock

**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629

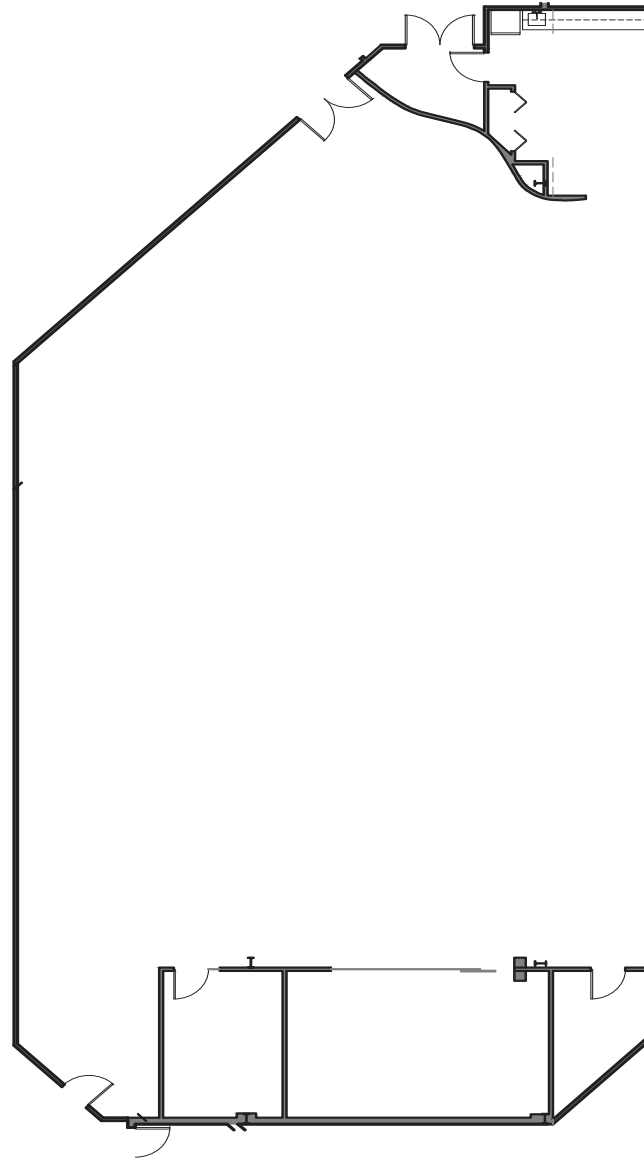
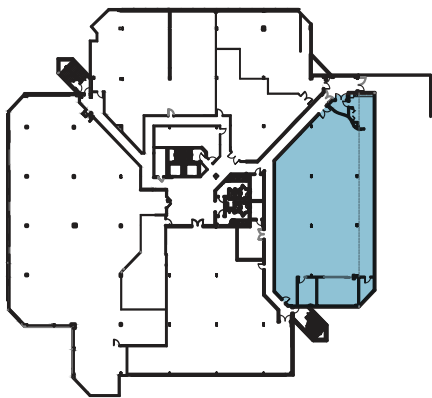
# FLOOR PLAN

# WARD BUILDING

1300 PICCARD DRIVE, ROCKVILLE, MD 20850

## SUITE LL6 6,360 SF

Easy access to the loading dock



**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629

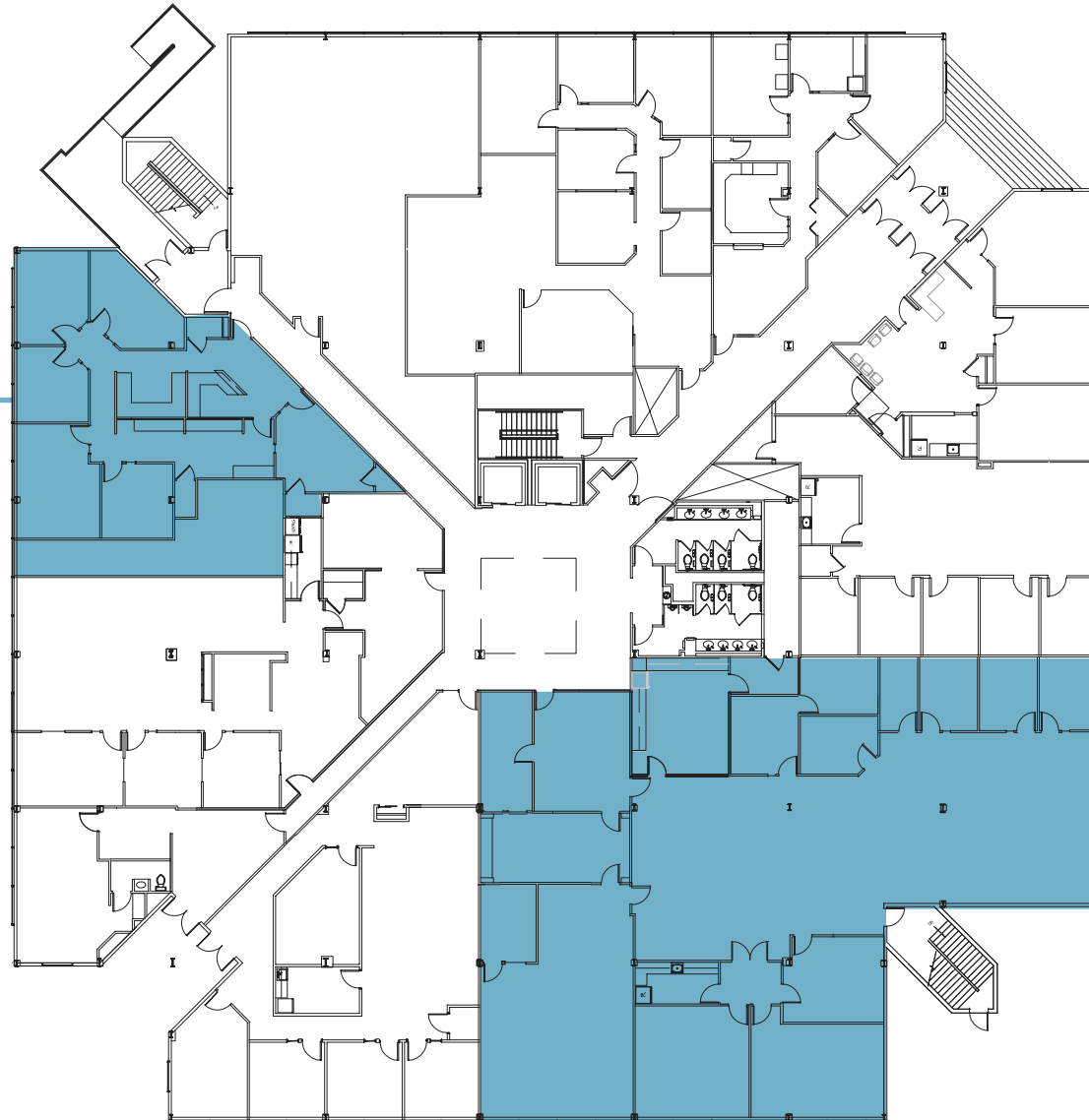


# FLOOR PLAN

## WARD BUILDING

1300 PICCARD DRIVE, ROCKVILLE, MD 20850

**SUITE 103**  
**2,200 SF**



**SUITE 105**  
**7,625 SF**

**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

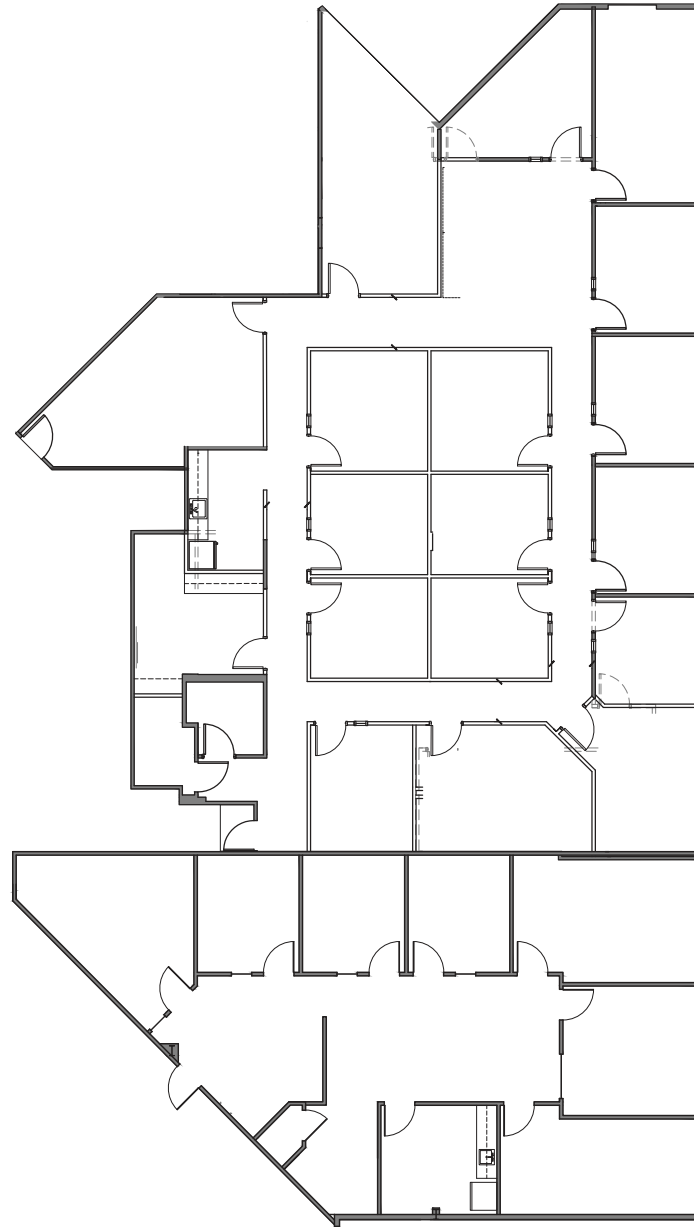
## WARD BUILDING

1300 PICCARD DRIVE, ROCKVILLE, MD 20850

**SUITE 203 & 206**  
**6,878 SF**

**SUITE 203**  
**4,596 SF**

**SUITE 206**  
**2,282 SF**



**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629



## 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 Boulevard, 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**