

AVAILABILITY

Suite: 550

RSF: 5,113

Term: December 31, 2026

Rate: \$29.00

PROPERTY HIGHLIGHTS

- Tenant Lounge
- Conference Center
- Private Telephone Booths
- Catering Pantry
- Fitness Center
- Yoga Studio
- Indoor/Outdoor Terrace
- Wet Bar & Kitchen
- Covered Garage Parking

TEDDY NEW

tnew@klnb.com | 301-785-9568

RASHIDA AKHTER

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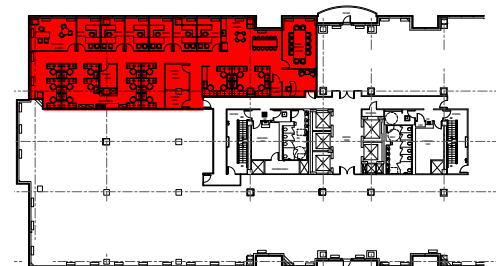
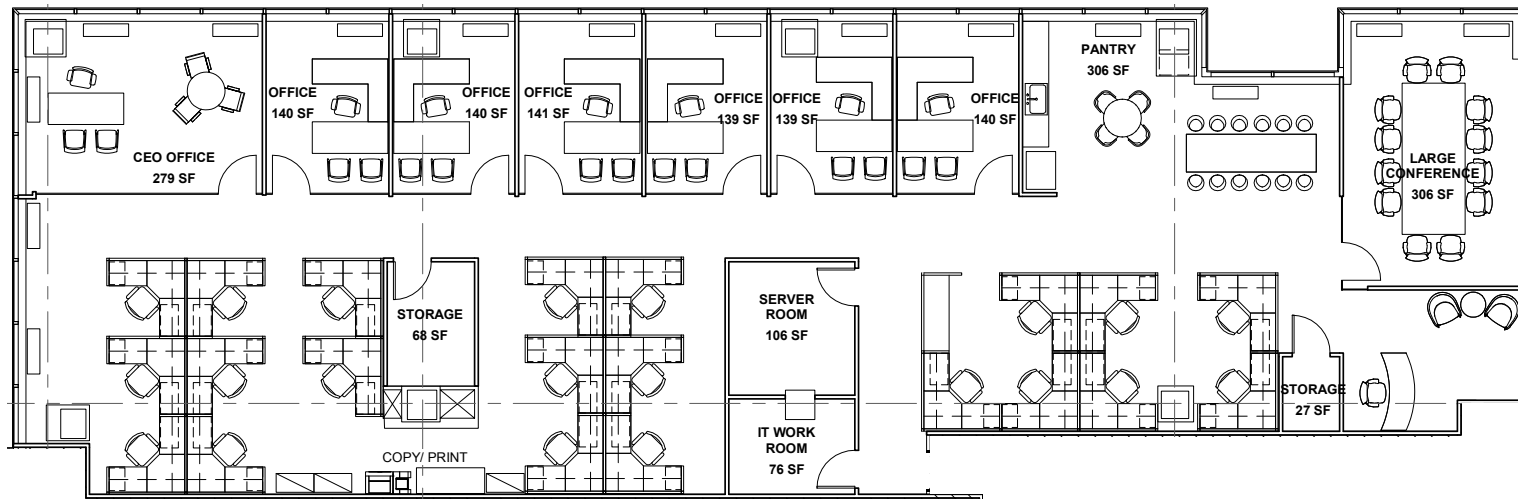
MARC BALAMACI

mbalamaci@klnb.com | 703-334-5603

FLOOR PLAN

6116 EXECUTIVE BLVD

SUITE 550
5,113 SF



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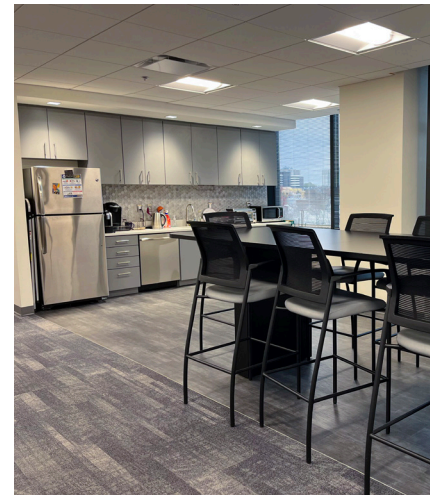
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PHOTOS

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LOCATION & ACCESS

- Walk to and from Pike & Rose and White Flint Metro
- Minutes from I-270 and the Capital Beltway
- Walking distance from 4 hotels and 33 restaurants
- Capital BikeShare Facility on-site

FLEXIBILITY & FUNCTIONALITY

- 3-Level Underground Garage with Secured,
- 3.2/1,000 SF Parking Ratio and Visitor Parking
- Modernized Restrooms and Common Areas
- Most Columns Spaced 30' x 30', Allowing for Efficient Floorplans
- New Elevator System
- Typical Floor Plate Approximately 28,800 SF

CONFERENCE CENTER

- 3 Meeting Spaces (for 15, 38, and 65 Guests)
- Wi-Fi Connectivity
- Multiple USB Charging Stations
- Catering Pantry
- Private Telephone Booth
- Smart TVs with HDMI Ports
- Breakout, Lounge, and Meeting Spaces are all reservable

WELLNESS CENTER

- Peloton Bikes, Treadmills, and Weightlifting Equipment
- Yoga Studio
- Virtual Classes on Touch Screen TV
- Locker Rooms
- Private Showers
- Secure, 24-hour Key Card Access
- Separate Exterior Entrance

TERRACE

- Easily Converts to One Large Indoor/Outdoor Space
- Climate Controlled for Three-Season Comfort
- Wet Bar and Kitchen
- Smart TV with HDMI Ports
- Wi-Fi Connectivity
- Multiple USB Charging Stations
- Exclusively for Tenants
- Reservable for Tenant Events



6116 EXECUTIVE BLVD

FOR MORE INFORMATION, PLEASE CONTACT:

klnb.com



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



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



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CLICK TO VIEW PROPERTY WEBSITE

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