



# DIAMONDBACK CORPORATE CENTER

15201 Diamondback Dr, Rockville, MD 20850



**OFFICE FOR LEASE**

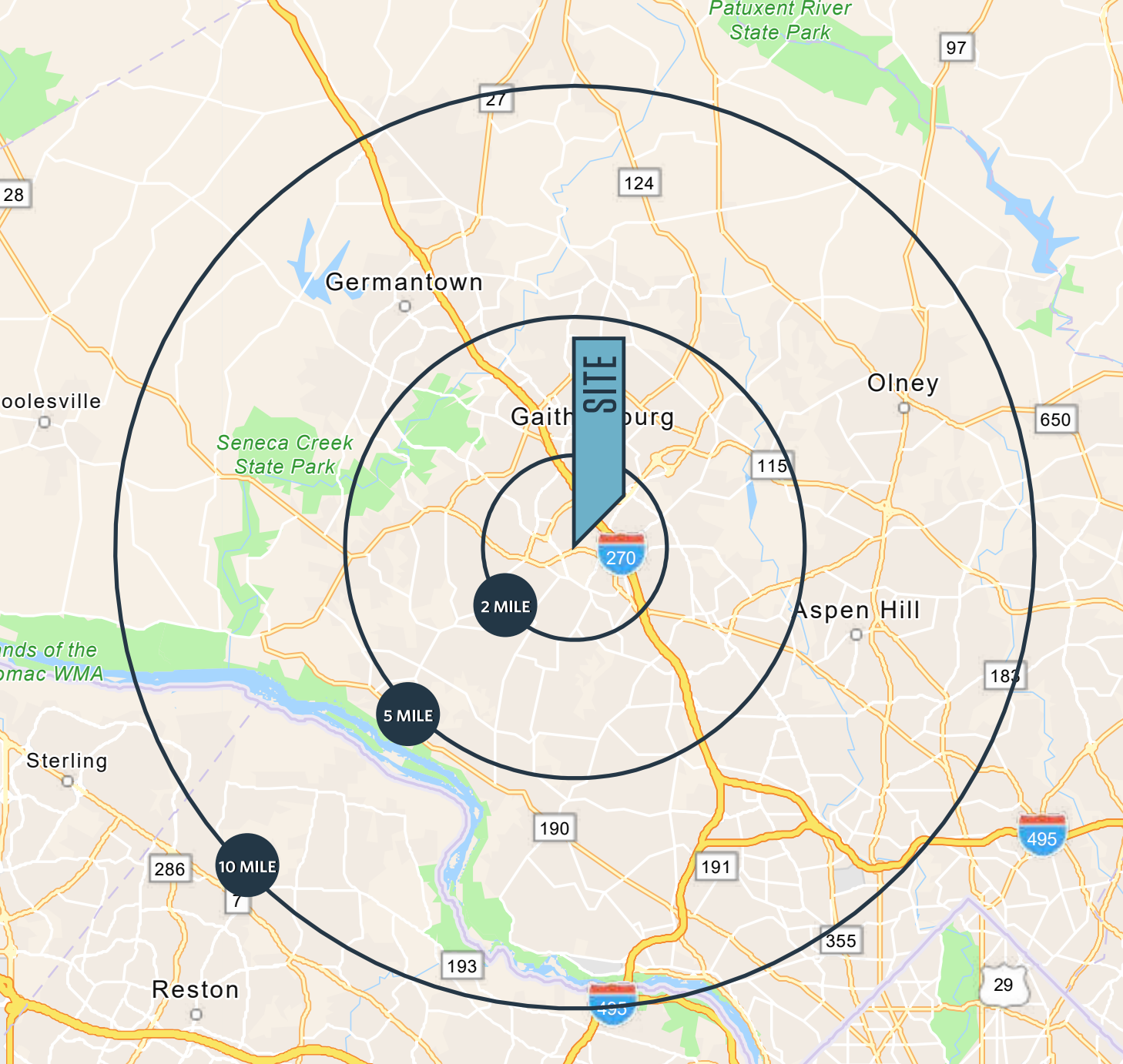
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## PROPERTY NOTES

### OFFICE SPACE FOR LEASE:

- Located in the heart of the Shady Grove market
- Easy access to ICC, I-270, restaurants, Falls Grove shopping & health clubs
- Accessible for Montgomery, Frederick, PG Counties & DC Metro Workforce
- Raised floors for easy data and phone cabling throughout suite
- Prominent entrance off elevator

## DEMOGRAPHICS

2 miles	5 miles	10 miles
63,873	270,522	778,668
POPULATION		
83,185	293,880	776,593
DAYTIME POPULATION		
\$163,325	\$172,863	\$181,298
AVERAGE HH INCOME		

## TRAFFIC

Key West Avenue, MD 28	25,345 AADT
Diamondback Drive	3,615 AADT
Decoverly Drive	1,549 AADT

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ADVENTIST HEALTHCARE  
SHADY GROVE MEDICAL CENTER

Great Seneca Hwy

Broschart Rd

28

DIAMONDBACK CORPORATE CENTER

Medical Center Dr

Key W Ave

JOHN'S HOPKINS UNIVERSITY -  
MONTGOMERY COUNTY CAMPUS

FINRA

ZOOMED-IN AERIAL

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**LIFETIME**  
THE HEALTHY WAY OF LIFE COMPANY

**RIO LAKEFRONT**  
**AMC THEATRES**  
**BARNES & NOBLE BOOKSELLERS**  
**KOHL'S**  
**TARGET**  
**chico's**  
**DICK'S SPORTING GOODS**  
**LOFT**  
**UNCLE JULIO'S THE MEXICAN PUB**

**M metro**  
**SHADY GROVE**

**MUDDY BRANCH SQUARE**  
**Giant**  
**FIRST WATCH THE DAYTIME CAFE**

**GAITHER CENTER**

**Harris Teeter LAIFITNESS & pizza mezen**  
**BULLETIN**  
**COASTAL CAFE**  
**BURGER KING**  
**Starbucks**  
**DOWNTOWN CROWN**

**THE HOME DEPOT**  
**NORDSTROM Rack**  
**FIVE GUYS BURGERS and FRIES**  
**Bowlero**  
**BEST BUY**  
**270 CENTER**

**CVS pharmacy**  
**MOM MOM Original Market**

28

**SITE**

**CVS pharmacy**  
**7 ELEVEN**  
**TACO BELL**

21,143 (2021 ADT)

270

Gude Drive

**the Tile Shop**  
**SUBWAY**  
**DUNKIN'**  
**PAPA JOHN'S PIZZA**  
**COLLEGE PLAZA**

Rockville Pike

**MONTGOMERY COLLEGE**

49,012 (2021 ADT)

205,510 (2021 ADT)

**FALLSGROVE VILLAGE CENTER**  
**SAFEMAY**  
**Starbucks**  
**Jorday Mike's Subs**  
**moby dick**  
**SMOOTHIE KING**  
**Krups Home**  
**Tanera**

**TRAVILAH SQUARE**  
**TRADER JOE'S**  
**7 ELEVEN**  
**Lebo Pizzeria**  
**Cafe Rio MEXICAN GRILL**  
**tropical CAFE**  
**Banfield**

**ANYTIME FITNESS**  
**Giant**  
**MATTRESS Warehouse**  
**cava mezze**  
**TRAVILLE VILLAGE CENTER**

**Onelife FITNESS**  
**Chick-fil-A**  
**COOPER'S HAWK**  
**MATTRESS Warehouse**

**MARKET AERIAL**

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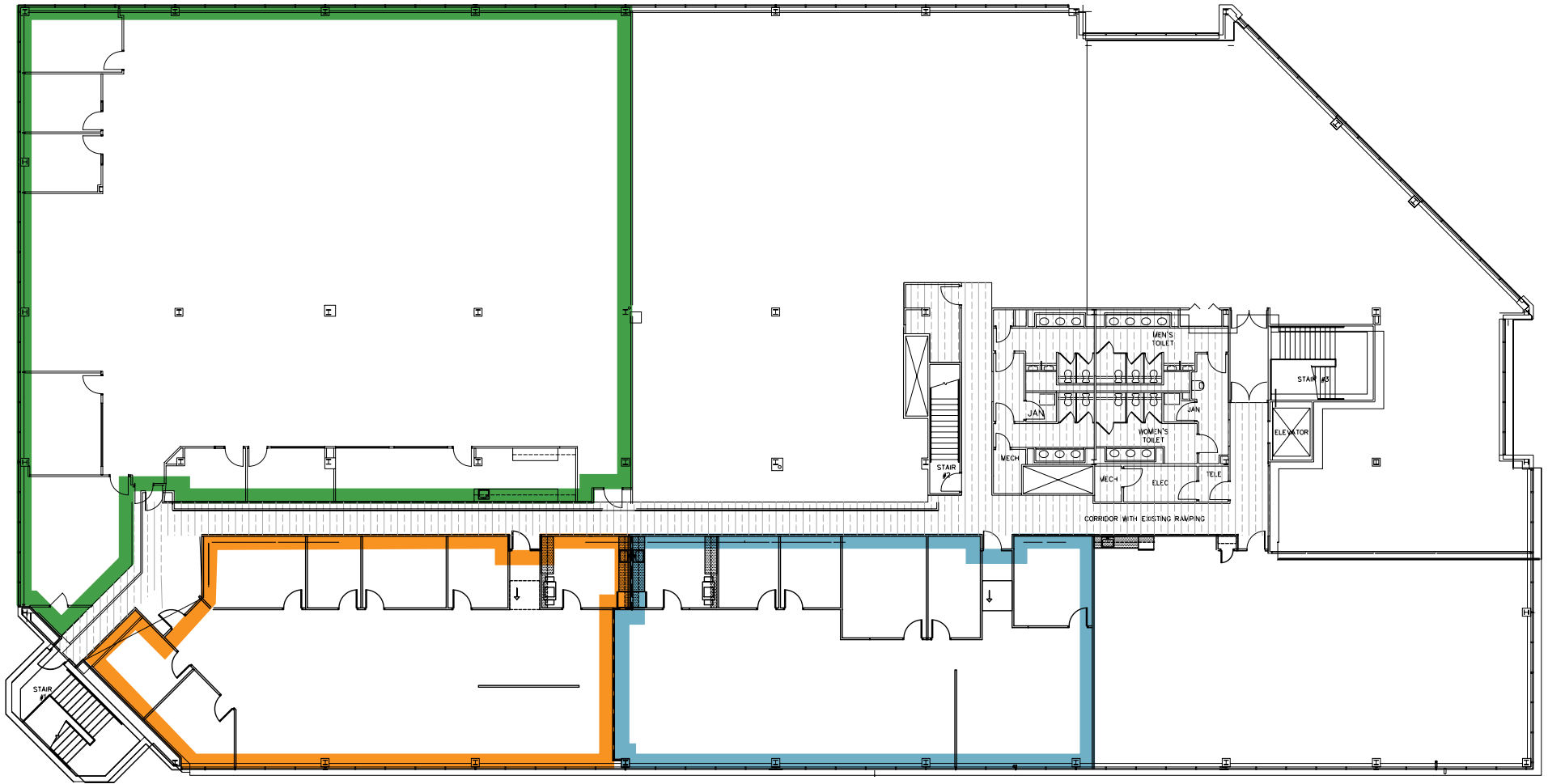
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**SUITE 230**  
3,699 SF | SPEC SUITE

**SUITE 240**  
3,549 SF | SPEC SUITE

**SUITE 260**  
10,534 SF

# FLOOR PLAN

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VISIT PROPERTY WEBSITE



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