



PROPERTY HIGHLIGHTS

This well-maintained two-story building is located within walking distance of the Twinbrook Metro Station (Red Line) and numerous retail, hotel and restaurant amenities. It is also a short distance from major thoroughfares such as Interstate 270 and the Capital Beltway (I-495).

28,000 SF plates provide for flexible layouts and full floor identity while high 9' finished ceiling heights (14' 9" slab-to-slab) could allow for lab conversion.

BUILDING INFORMATION

- Available: 28,438 SF
- Stories: 2
- Class: B
- Construction: Masonry
- Parking: Surface-207 (3.71/1,000 SF)

CO-BROKERED BY



MID-ATLANTIC
ACQUISITIONS LLC

KENNETH FELLOWS

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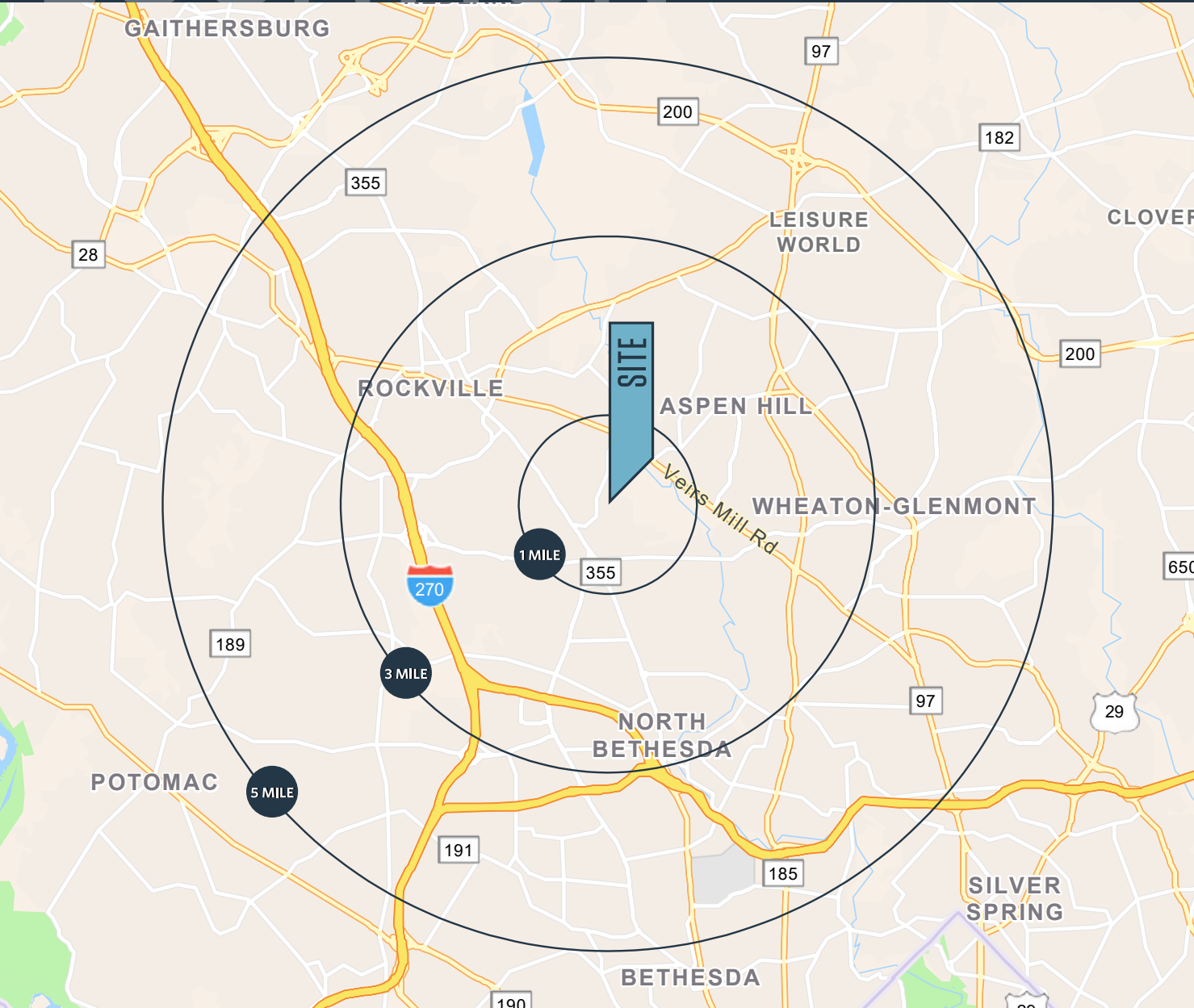
KEIRY MARTINEZ

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LOCATION

5630 FISHERS LN

ROCKVILLE, MD 20852, MONTGOMERY COUNTY



DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
Population	26,721	160,708	363,736
Daytime Population	43,609	188,960	401,853
Households	11,936	59,581	135,897
Average HH Income	\$119,489	\$158,924	\$179,283

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Twinbrook Parkway	20,942 ADT
Parklawn Drive	9,959 ADT
Fishers Lane	1,400 ADT
Washington Avenue	970 ADT

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MARKET

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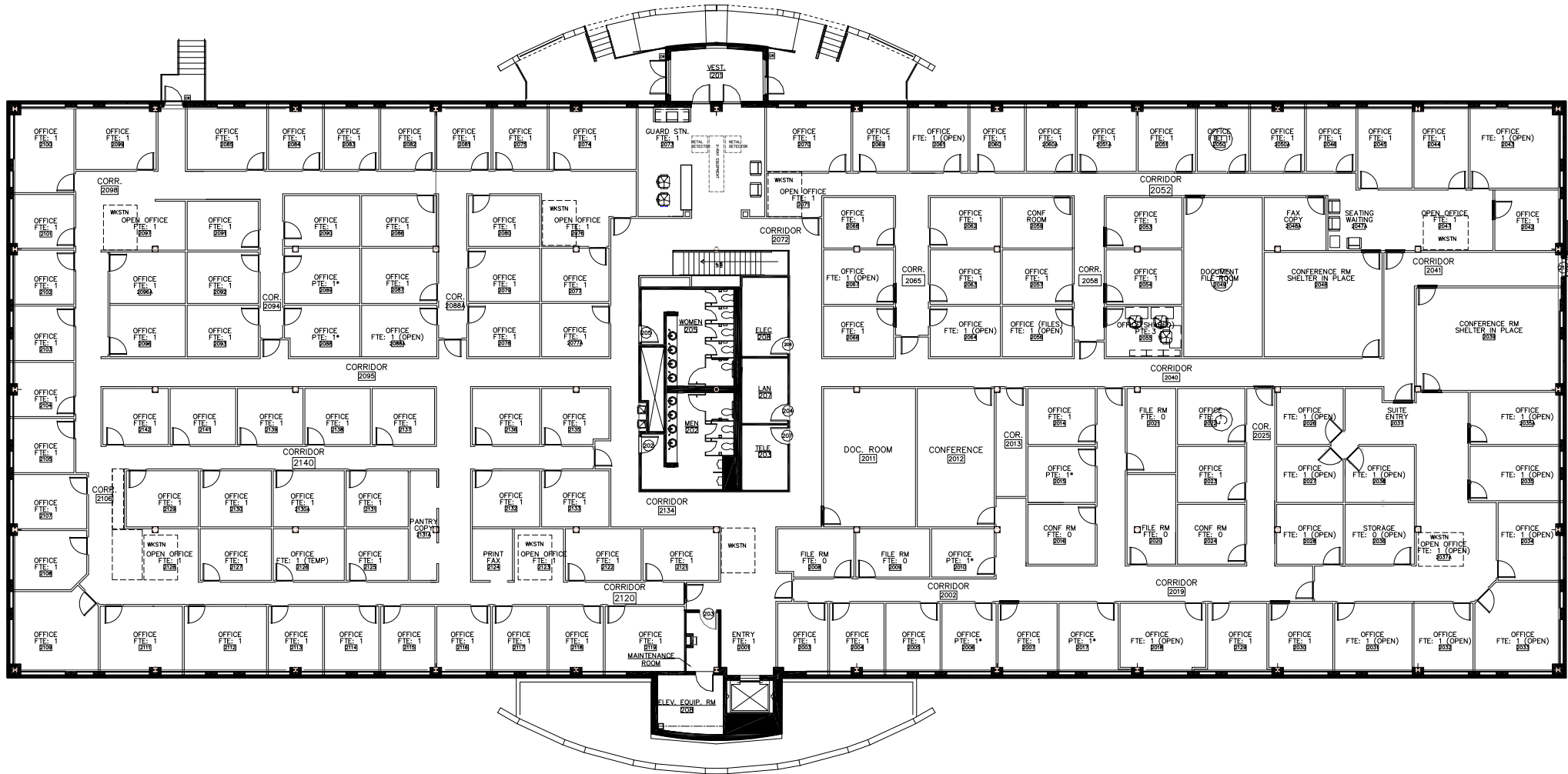


FLOOR PLAN

5630 FISHERS LN

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2ND FLOOR



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FOR MORE INFORMATION, PLEASE CONTACT:

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