



# CALHOUN CENTER

OFFICE SPACE  
FOR LEASE

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7361  
Calhoun  
Place

Rockville, MD



**klnb**

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**DSC Partners**  
A Donatelli | Smith Capital Company



CALHOUN CENTER

7361 Calhoun Place



## Overview

Class A Office Building

Year Built: 1987

Rentable Area: 221,518 SF

Site Area: 4.65 AC (202,554 SF)

Number of Floors: 6 Stories

Typical Floor: 37,338 SF

Office Ceiling Height: 8'6"

Parking: Free surface and structured parking at a ratio of 3.30/1,000 SF

On-site ownership and management

Full Service delicatessen located at 7529 Standish Place

Energy Star Rated Building



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7361 Calhoun Place



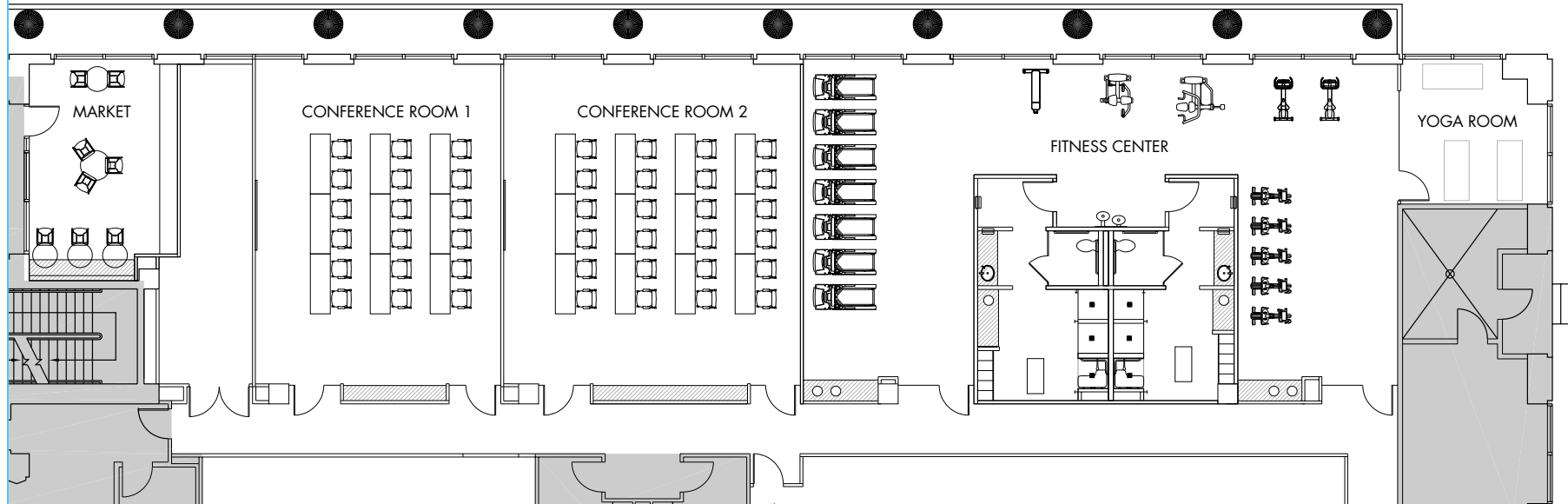
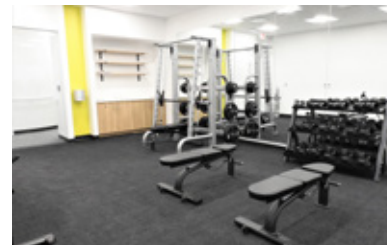
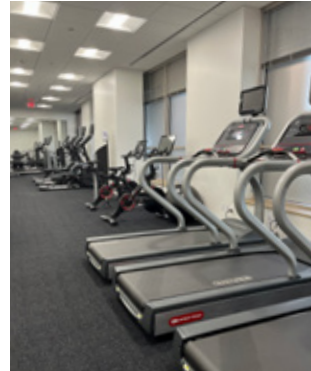
### Accessibility

- Strategically located in Montgomery County with convenient access to major commuter routes (I-270, I-370, I-495, and ICC)
- Shady Grove Metro Station - 1.4 miles (4 minutes)
- Rockville Metrorail - 2.1 miles (5 minutes)
- On-site bus stop at Crabbs Branch Way and Calhoun Place



# Building Amenities

- Monumental Market: Grab-and-go vending concept to include coffee and pantry services
- Tenant Conference Rooms
- Health and Wellness Center





## Building Amenities

*\* The foregoing is not a representation by Landlord that such services are currently available or that, if they are currently available, that they will continue to be available throughout all or any part of the term.*



### Uber

Free Uber service to Shady Grove Metro Station, Downtown Crown, Fallsgrove Village Center, and Rio Washingtonian.



### On-site Food Trucks

A weekly lunch service specifically for office professionals. On-site food truck every Tuesday and Thursday at 7361 Calhoun Place and every Wednesday at Metro Park North.



### Electric Vehicle Charging Stations

Charging stations for electric vehicles available in the parking garage of 7361 Calhoun Place.



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# Local Amenities



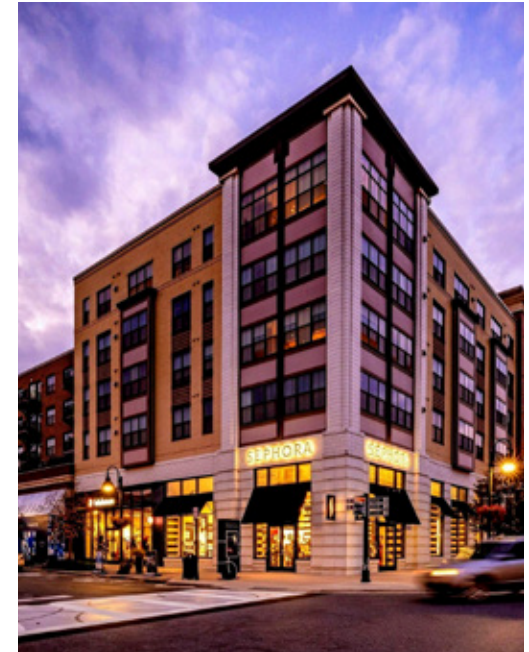
## RIO Lakefront

- AMC DINE-IN Cinema
- Courtyard by Marriott
- Target
- Barnes & Noble
- Starbucks
- The Bench
- Copper Canyon Grill
- California Pizza Kitchen
- Uncle Julio's
- Yard House
- Potbelly
- Chipotle
- Nando's Peri-Peri
- Tara Thai
- KungFu Tea
- BGR
- Guapo's
- Union Jack's



## Rockville Town Square

- Rockville Memorial Library
- Dawson's Market
- Finnegan's Wake Irish Pub
- Vie de France Bakery Cafe
- Lebanese Taverna Cafe
- Marble Slab Creamery
- Buffalo Wild Wings
- Starbucks
- Peter Chang
- La Tasca
- Five Guys
- Thai Pavilion
- BonChon
- Friendship
- Sushi Damo
- Spice Xing
- Berry Cup
- Kyoto Matcha



## Downtown Crown

- Harris Teeter
- LA Fitness
- &Pizza
- Coastal Flats
- Starbucks
- Ted's Bulletin
- Spicelife
- Cinnaholic
- Asia Nine MD
- BurgerIM
- Chopt
- Mezeh Mediterranean
- la Madeleine French Bakery & Cafe
- Old Town Pour House
- Ted's Montana Grill
- Ruth's Chris Steak House
- Paladar Latin Kitchen & Rum Bar



# Local Amenities

## Notable Amenities within 10 minute drive



### RESTAURANTS & CAFE

True Respite Brewing Company  
 Panera Bread  
 Dunkin'  
 Papa John's Pizza  
 Wendy's  
 Starbucks  
 McDonald's  
 Kung Fu Tea  
 Gong Cha  
 Peter's Grill  
 Burger King  
 Red Lobster  
 CAVA

Krispy Kreme  
 Chick-fil-A  
 Chipotle Mexican Grill  
 Five Guys  
 Jumbo Jumbo Cafe Asia Taste  
 The Cuban Corner  
 Island Pride Jamaican  
 Fresh Baguette  
 Taipei Cafe  
 Pho 75  
 Asian Bakery Cafe  
 China Bistro  
 Popeyes Louisiana Kitchen

520 Ice Cream & Tea Rockville  
 Lavande Patisserie  
 East Dumpling House  
 Word of Beer  
 Nagoya Sushi  
 Coffee Republic  
 Botanero  
 Fontina Grille  
 Nick's Chophouse  
 Checkers  
 Minerva Indian Cuisine  
 The Melting Pot  
 Love Sushi

### CONVENIENCE & GROCERY STORE

7-Eleven  
 CVS  
 Safeway  
 Giant Food  
 MOM's Organic Market  
 Market Place

### HOSPITALITY

Red Roof PLUS+  
 Residence Inn  
 by Marriott  
 Sheraton  
 Extended Stay America  
 Radisson Hotel  
 Sleep Inn  
 Courtyard by Marriott  
 Hilton Garden Inn



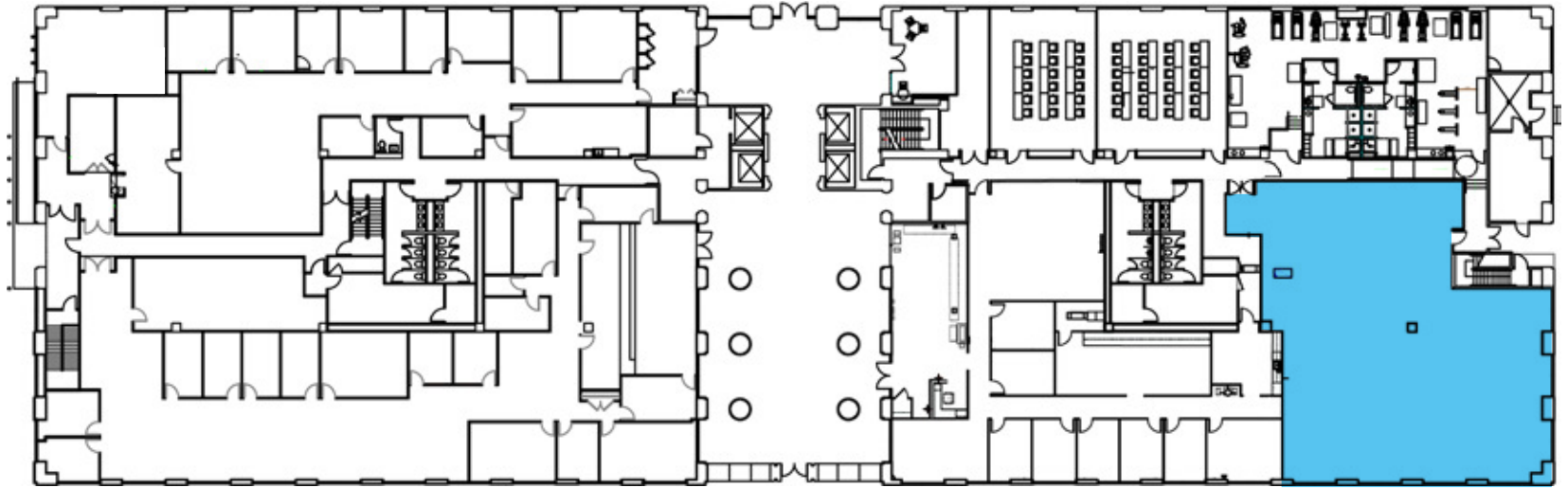


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7361 Calhoun Place

# Floor Plan

# 1st Floor



Suite 100

4,874 SF

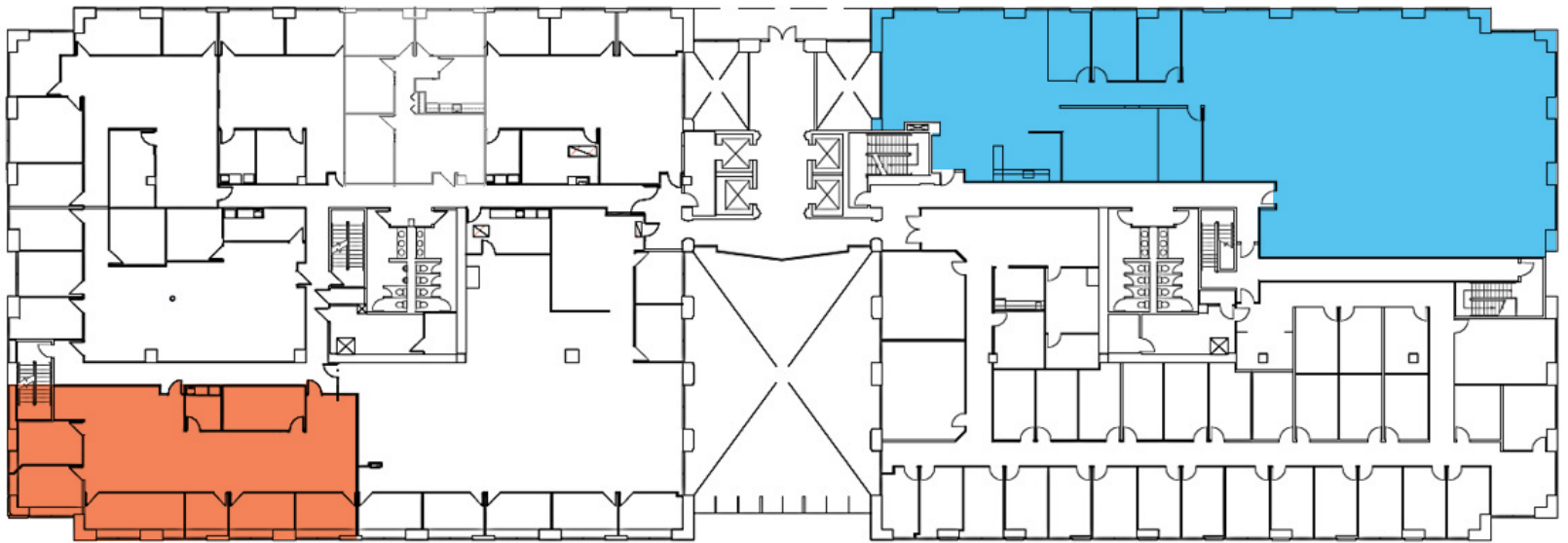


# Floor Plan

# 2nd Floor

Suite 295

8,261 SF



Suite 200 B

2,459 SF



# Floor Plan

# 3rd Floor

Suite 340

2,012 SF

Suite 315

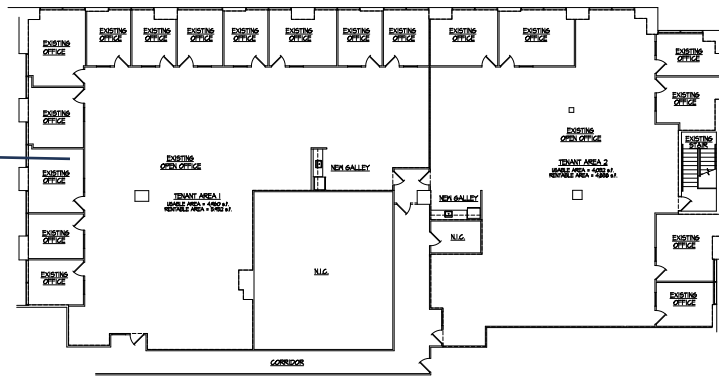
4,506 SF



Suite 300

11,179 SF

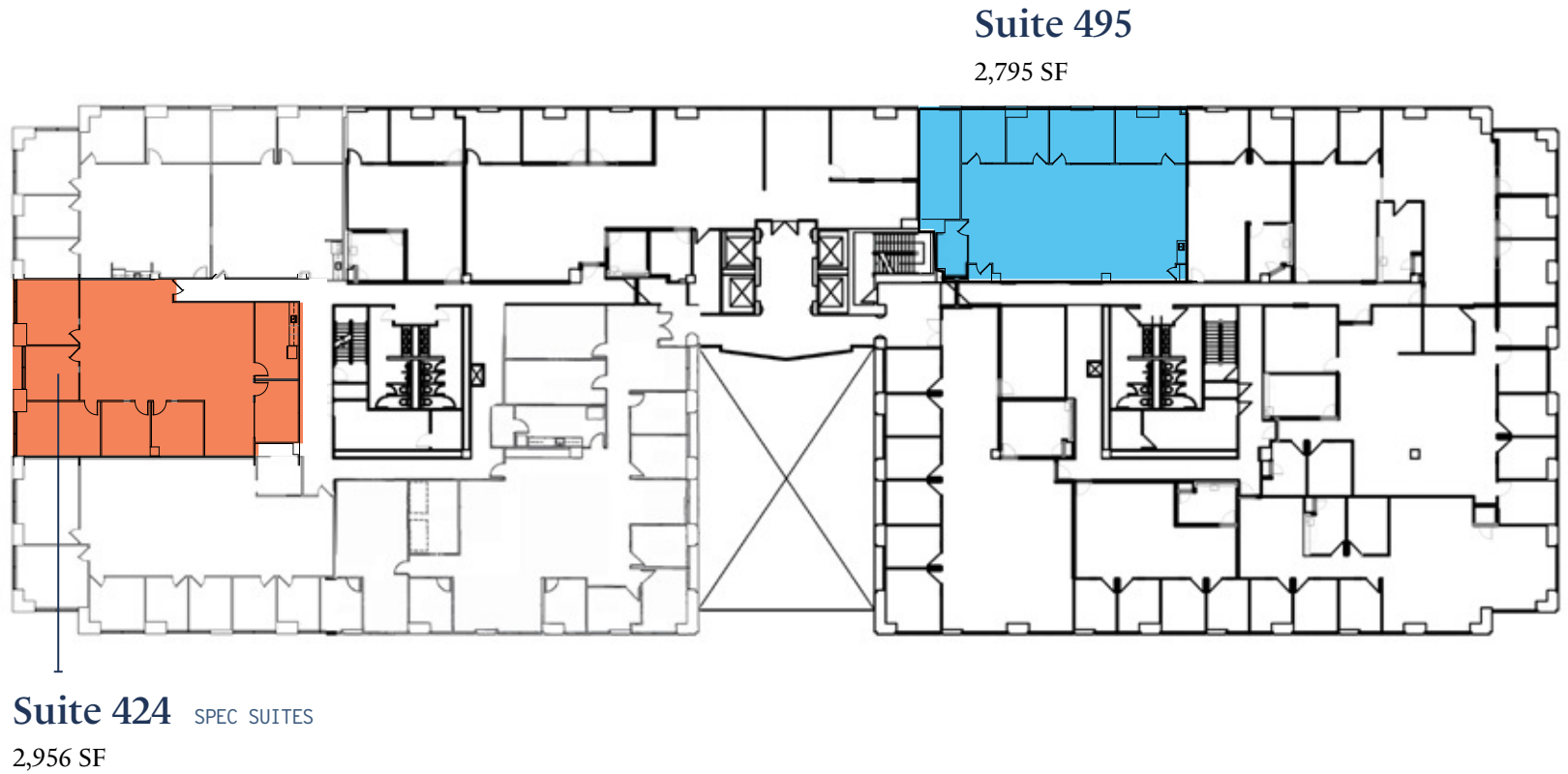
Suite 300  
Hypothetical  
Demising Plan





# Floor Plan

# 4th Floor





# Floor Plan

# 5th Floor

## Suite 560

4,292 SF

Available 04/01/2025



## Suite 570

4,178 SF

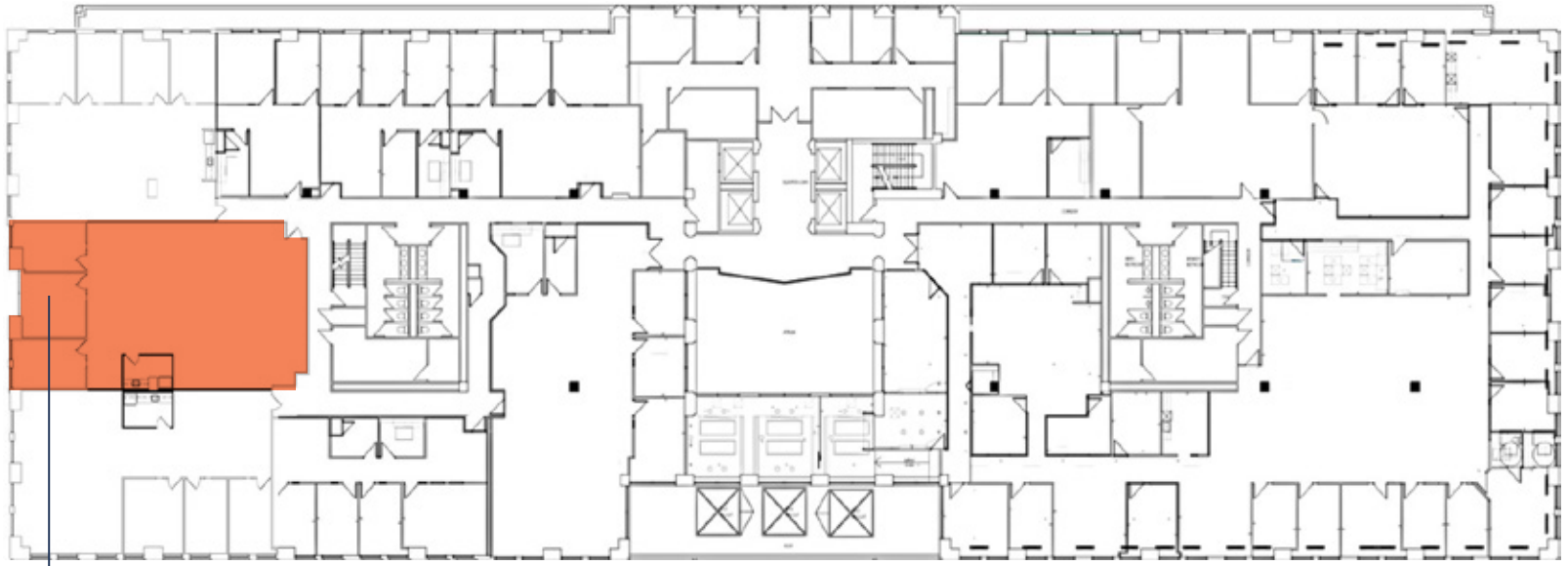
## Suite 500 - 510:

2,789 - 20,141 SF



# Floor Plan

# 6th Floor



**Suite 665** SPEC SUITES  
2,784 SF



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