



CALHOUN CENTER

OFFICE SPACE
FOR LEASE

7361
Calhoun
Place

Rockville, MD



klnb

Kenneth Fellows
kfellows@klnb.com
301.222.0210

Robert Pugh
rpugh@klnb.com
301.222.0211

Keiry Martinez
kmartinez@klnb.com
703.334.5629

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



CALHOUN CENTER

7361 Calhoun Place



CALHOUN CENTER
7361 CALHOUN PLACE

MC MONTGOMERY COLLEGE

RIO LAKEFRONT

DOWNTOWN CROWN

ROCKVILLE TOWN CENTER

JOHNS HOPKINS UNIVERSITY

Adventist HealthCare

The Universities
AT SHADY GROVE

Accessibility

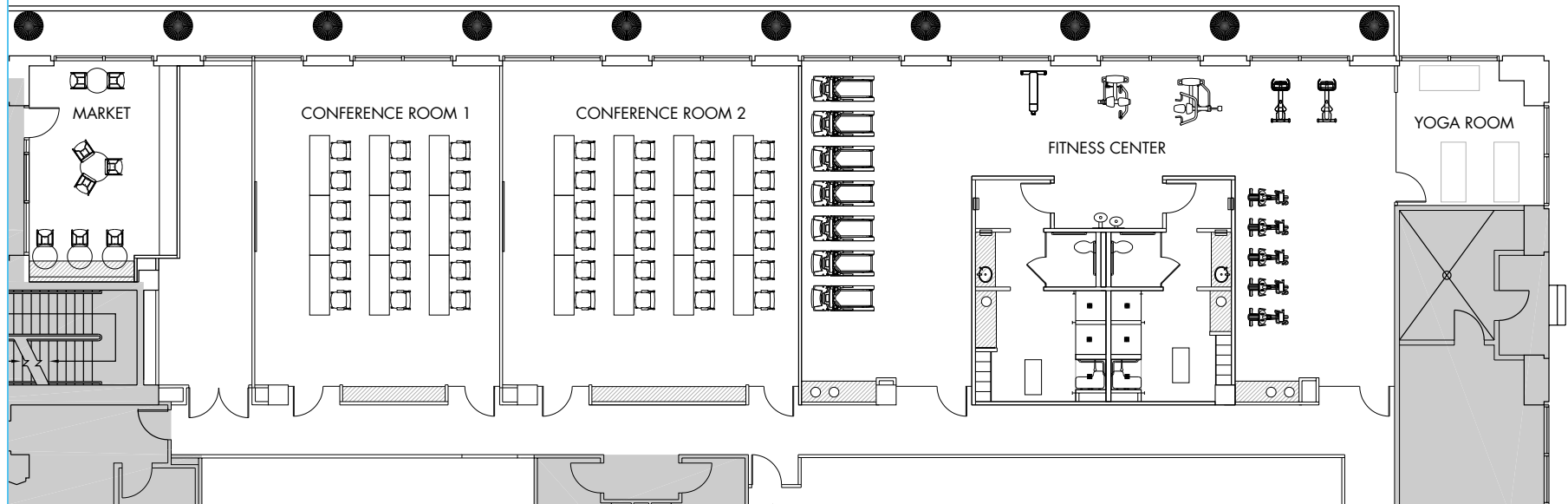
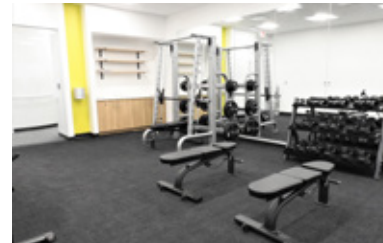
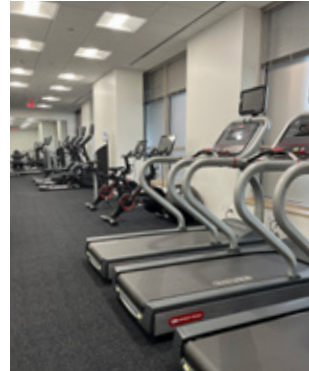
- Strategically located in Montgomery County with convenient access to major commuter routes (I-270, I-370, I-495, and ICC)
- Shady Grove Metro Station - 1.4 miles (4 minutes)
- Rockville Metrorail - 2.1 miles (5 minutes)
- On-site bus stop at Crabbs Branch Way and Calhoun Place



CALHOUN CENTER

Building Amenities

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



7361 Calhoun Place



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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.



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



Rockville Town Square

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



Downtown Crown

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



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

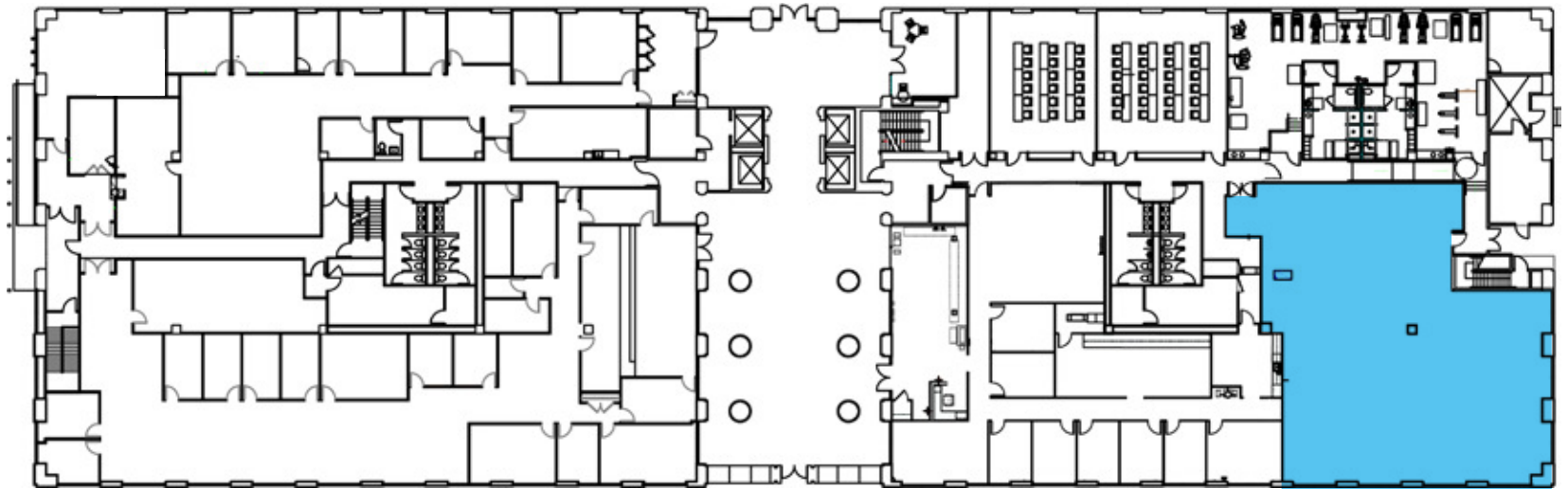


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7361 Calhoun Place

Floor Plan

1st Floor



Suite 100

4,874 SF



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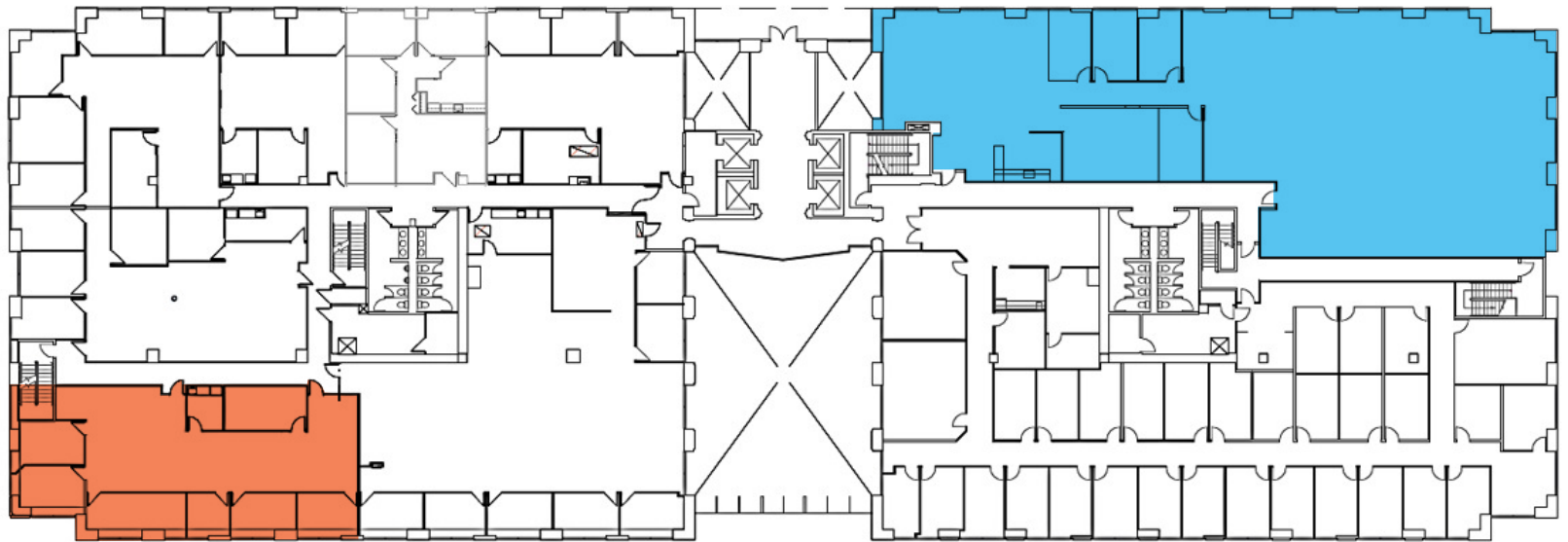
7361 Calhoun Place

Floor Plan

2nd Floor

Suite 295

8,261 SF



Suite 200 B

2,459 SF



CALHOUN CENTER

7361 Calhoun Place

Floor Plan

3rd Floor

Suite 340

2,012 SF

Suite 315

4,506 SF

Suite 300

11,179 SF

Suite 300
Hypothetical
Demising Plan



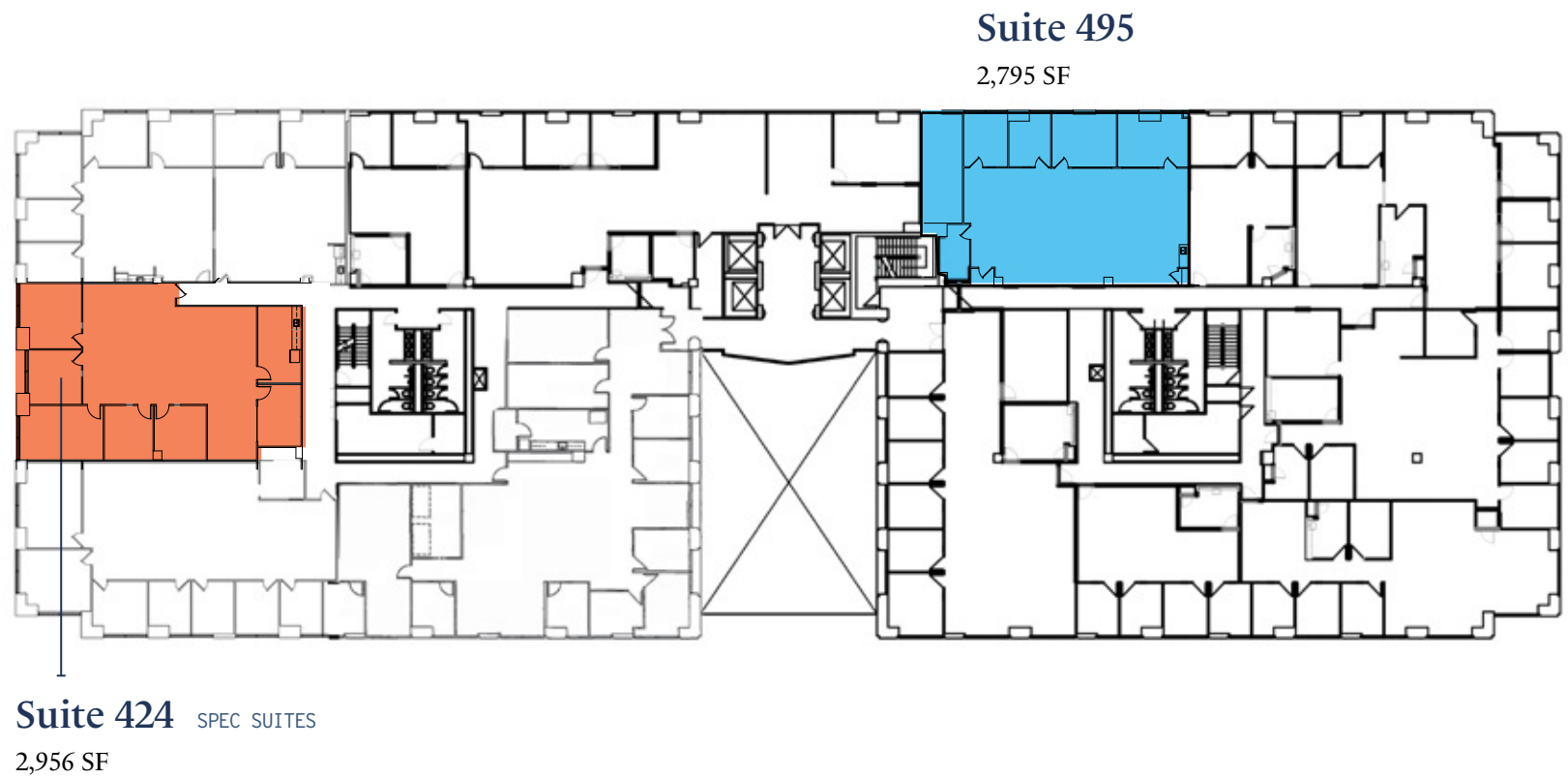


CALHOUN CENTER

7361 Calhoun Place

Floor Plan

4th Floor





CALHOUN CENTER

7361 Calhoun Place

Floor Plan

5th Floor

Suite 560

4,292 SF



Suite 500 - 510:

2,789 - 20,141 SF

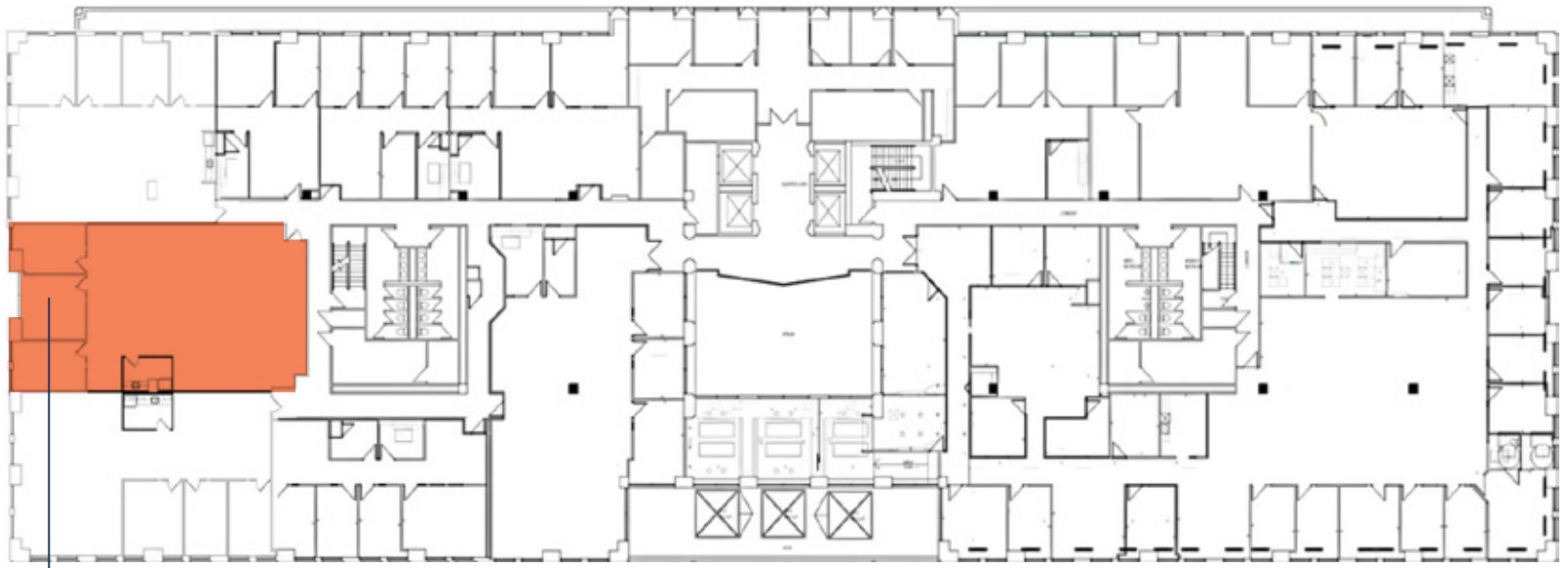


CALHOUN CENTER

7361 Calhoun Place

Floor Plan

6th Floor



Suite 665 SPEC SUITES
2,784 SF



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12435 Park Potomac Ave,
Suite 250, Rockville, MD,
20854

301-222-0200
klnb.com

[f](#) [in](#) [@](#) /klnbcre

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