



CALHOUN CENTER

OFFICE SPACE
FOR LEASE

7361
Calhoun
Place

Rockville, MD



klnb

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DSC Partners
A Donatelli | Smith Capital Company



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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



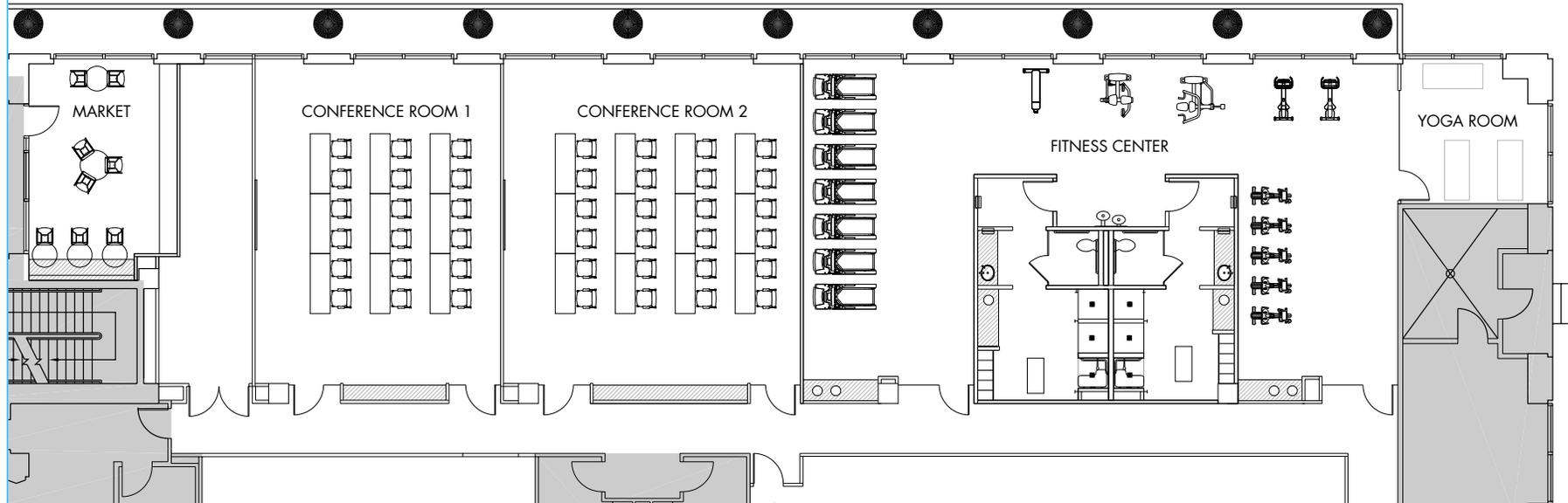
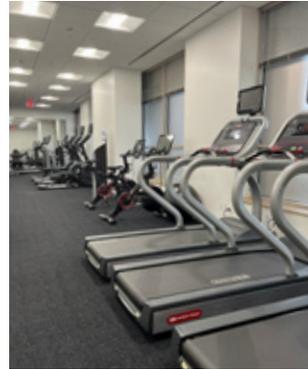
Accessibility

- 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.



Electric Vehicle Charging Stations

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



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Local Amenities



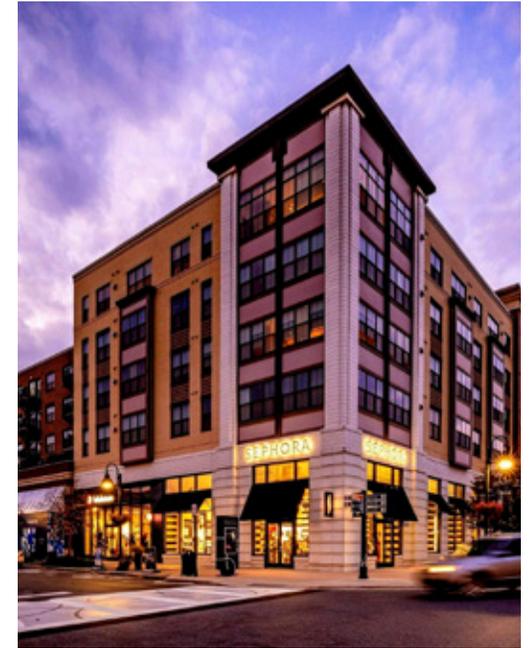
RIO Lakefront

- 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

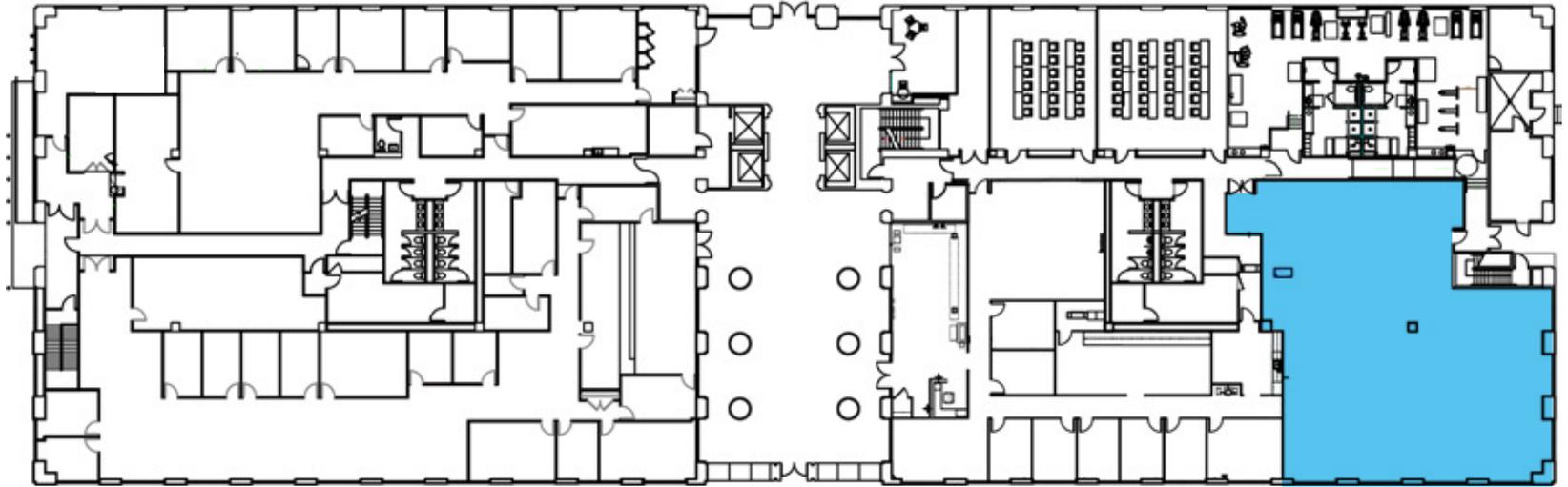


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7361 Calhoun Place

Floor Plan

1st Floor



Suite 100

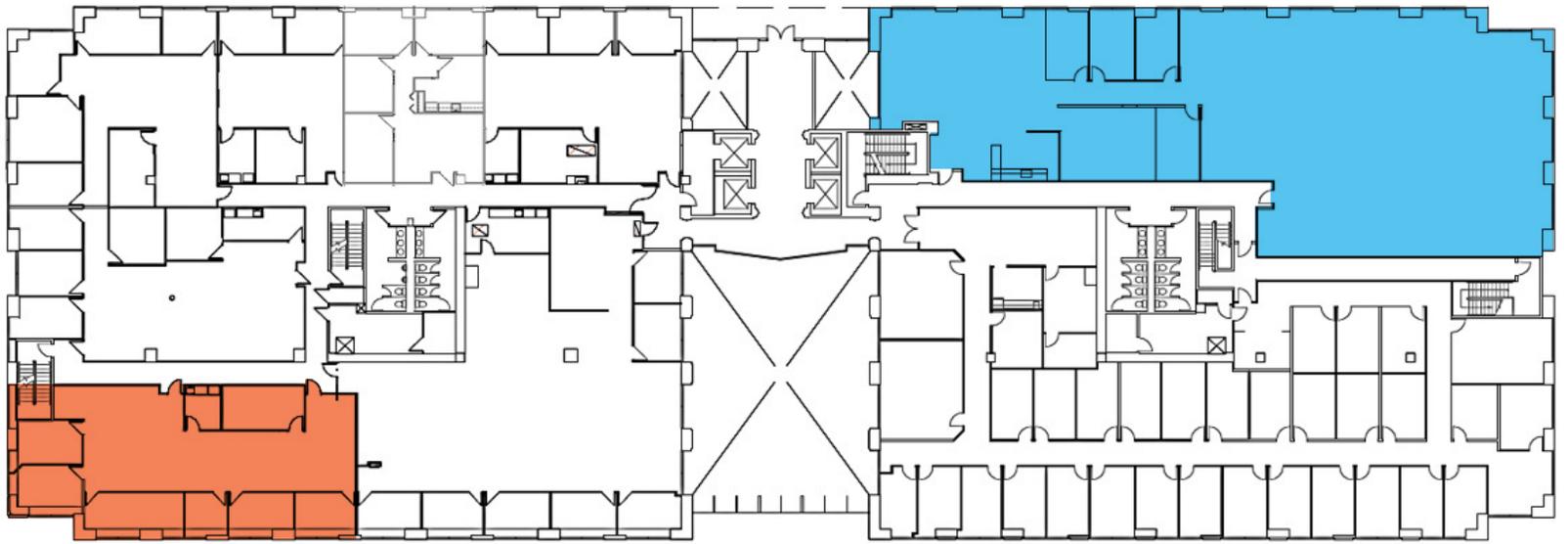
4,874 SF



Floor Plan

2nd Floor

Suite 295
8,261 SF



Suite 200 B
2,459 SF



Floor Plan

3rd Floor

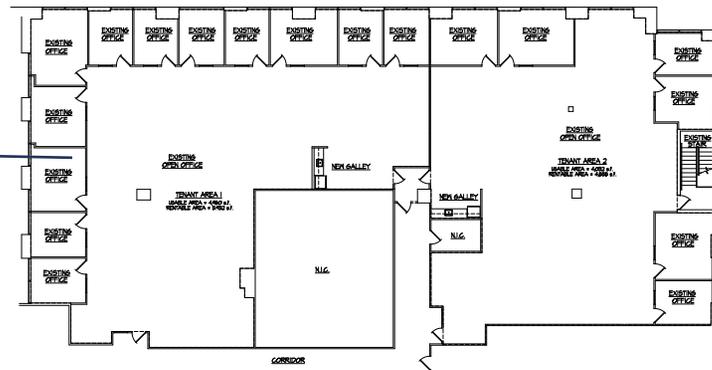
Suite 340
2,012 SF

Suite 315
4,506 SF



Suite 300
11,179 SF

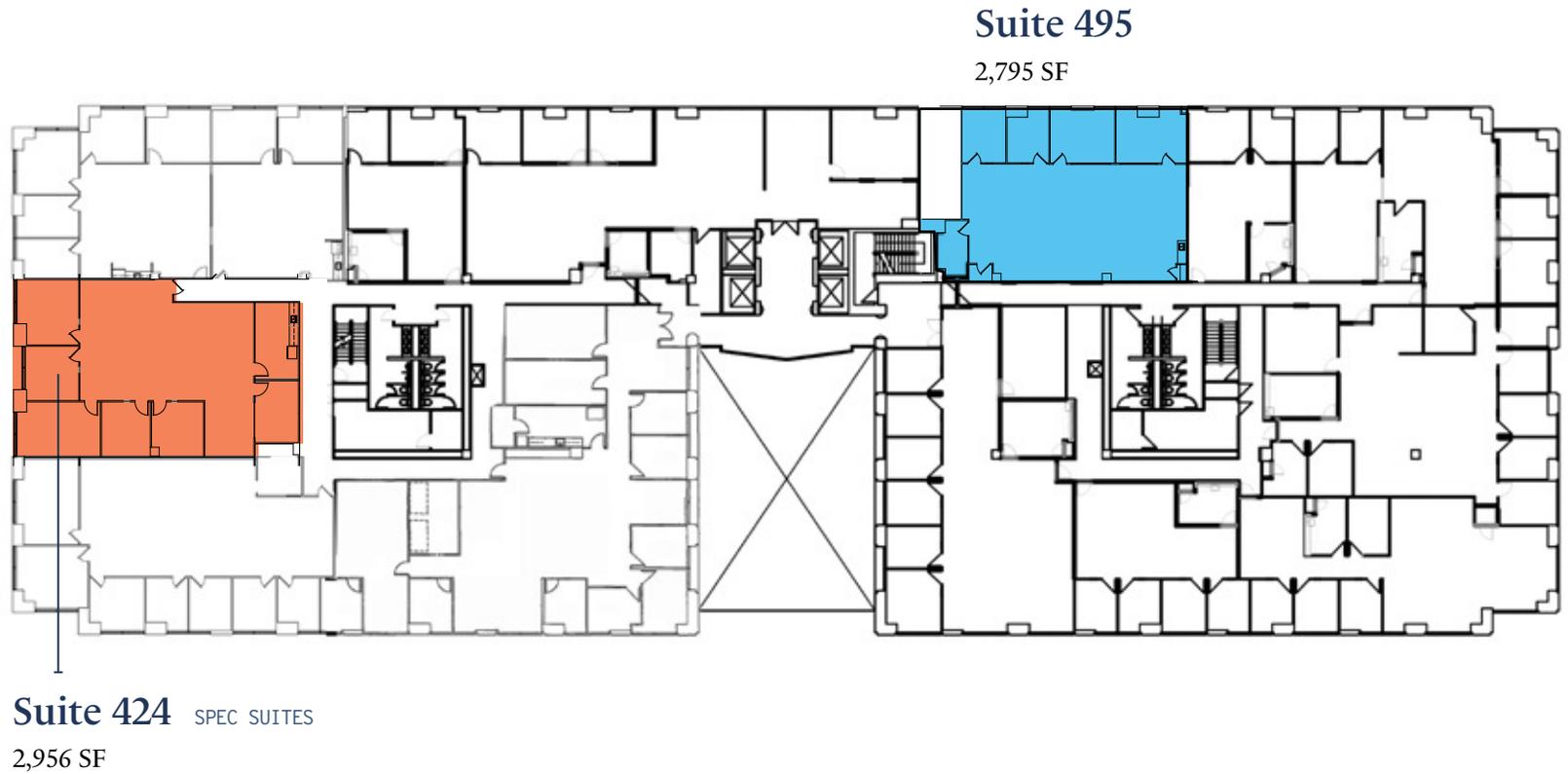
Suite 300
Hypothetical
Demising Plan





Floor Plan

4th Floor





Floor Plan

5th Floor



Suite 500 - 510:
2,789 - 20,141 SF



Floor Plan

6th Floor



Suite 665 SPEC SUITES
2,784 SF



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