

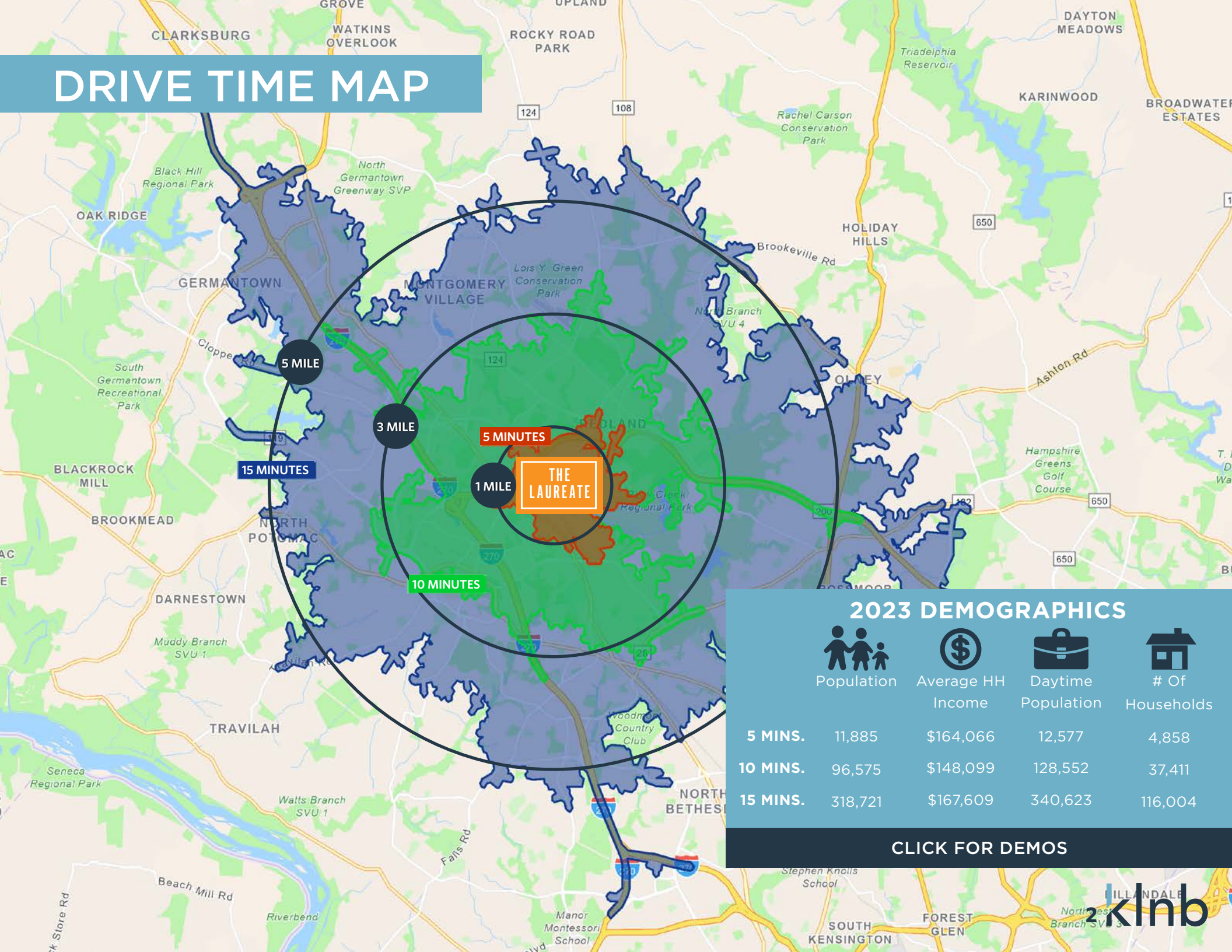
THE LAUREATE

AT SHADY GROVE METRO
8005 GRAMERCY BLVD ROCKVILLE, MD 20855
28,000+ SF
RETAIL & OFFICE
WITH FLEXIBLE DEMSING OPTIONS

JOIN:



DRIVE TIME MAP



[CLICK FOR DEMOS](#)

THE MARKET

GAITHERSBURG/ROCKVILLE



NEIGHBORHOOD HIGHLIGHTS & OVERALL DEVELOPMENT PLAN

90 ACRE Master Planned Community

1458

Multi-family units

Westside: 1,114
Eastside: +344

753

Townhomes

Westside: 406
Eastside: +345

130,000 SF
Future
Mixed-Use space

PROPOSED
Library, School,
Community &
Athletic Field
(Eastside)

5 MINUTE WALK
To Shady Grove Metro Station

4,420
Average Daily Riders
at Shady Grove

5,745
Commuter
Parking Spaces



406 TOWNHOMES AND 1,114 MULTIFAMILY UNITS PLANNED

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**EAST SIDE
FUTURE DEVELOPMENT**

 **21,553**
[2022 ADT]

 **16,564**
[2022 ADT]

CRABBS BRANCH ROAD



PARKING LOT
100+ FREE DEDICATED
RETAIL PARKING SPACES

**THE
LAUREATE**

The DALEY

407 TOWNHOMES

UNITS: 413

B

**5,745
COMMUTER PARKING
SPACES**

M
metro
SHADE GROVE
4,260 ADR

**413
APARTMENTS
SITE WORK
UNDERWAY!**
Will include a 7,000 SF
county library



EXISTING RETAIL AT THE DALEY



THE LAUREATE PARKING GARAGE



RETAIL BAYS AVAILABLE AT LAUREATE



THE DALEY AND THE LAUREATE



klnb

BOZZUTO

EYA

Housing
Opportunities
Commission
OF MONTGOMERY COUNTY

**For More Information
Please Contact:**

VICTOR SALCIDO | vsalcido@klnb.com | 240.755.2704
MATT SKALET | mkalet@klnb.com | 202.420.7775
BEN BECKER | bbecker@klnb.com | 202.420.7773

KLNb.com

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