

2273 RESEARCH BLVD

2273 Research Blvd, Suite 220
Rockville, MD 20850
Montgomery County

\$20 PSF

OFFICE SPACE FOR SUBLEASE

BUILDING INFORMATION

- 2nd floor
- Sublease runs through 4/30/26
- 4,852 SF
- Conference Room & Fitness Center in adjacent building
- Plug and Play

OWNED & MANAGED BY:



Kenneth Fellows
kfellows@klnb.com
240-994-0311

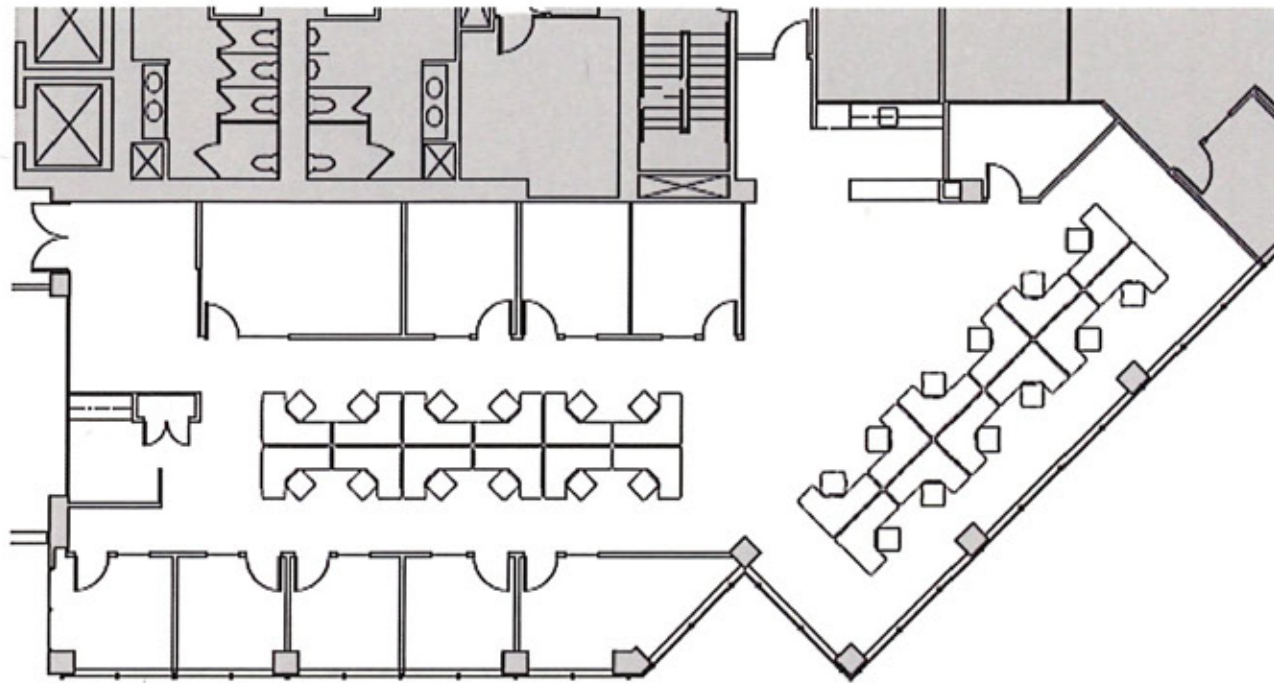
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SUITE 220
4,852 SF



SITE PLAN

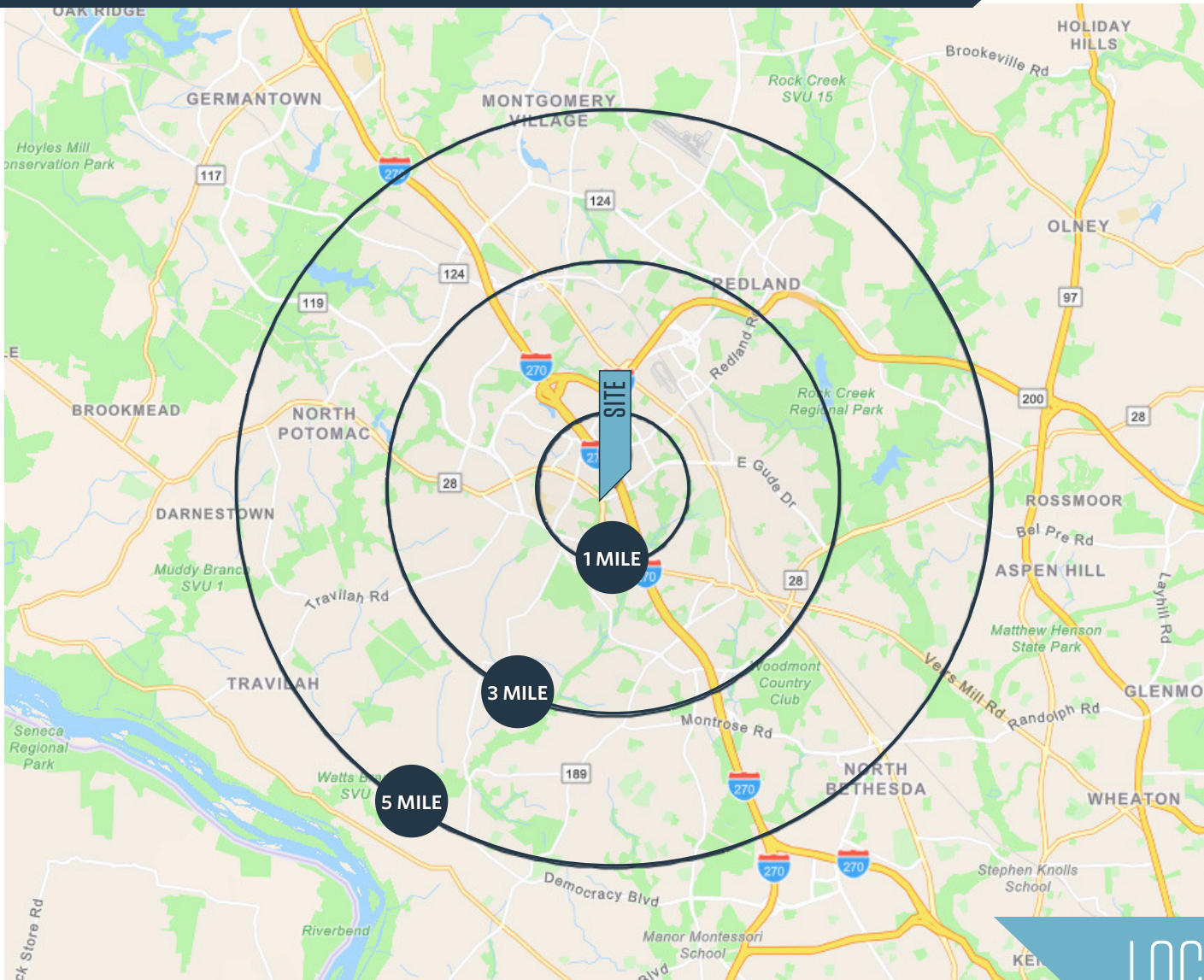
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AVAILABLE SPACE

4,872 SF

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
13,736	122,822	287,094
Average HH Income		
\$156,314	\$171,783	\$178,961

TRAFFIC COUNTS | 2022:

I-270	218,681 ADT
West Gude Dr	21,274 ADT

LOCATION & DEMOGRAPHICS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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