



CALHOUN CENTER

OFFICE SPACE
FOR LEASE

7361
Calhoun
Place

Rockville, MD



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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

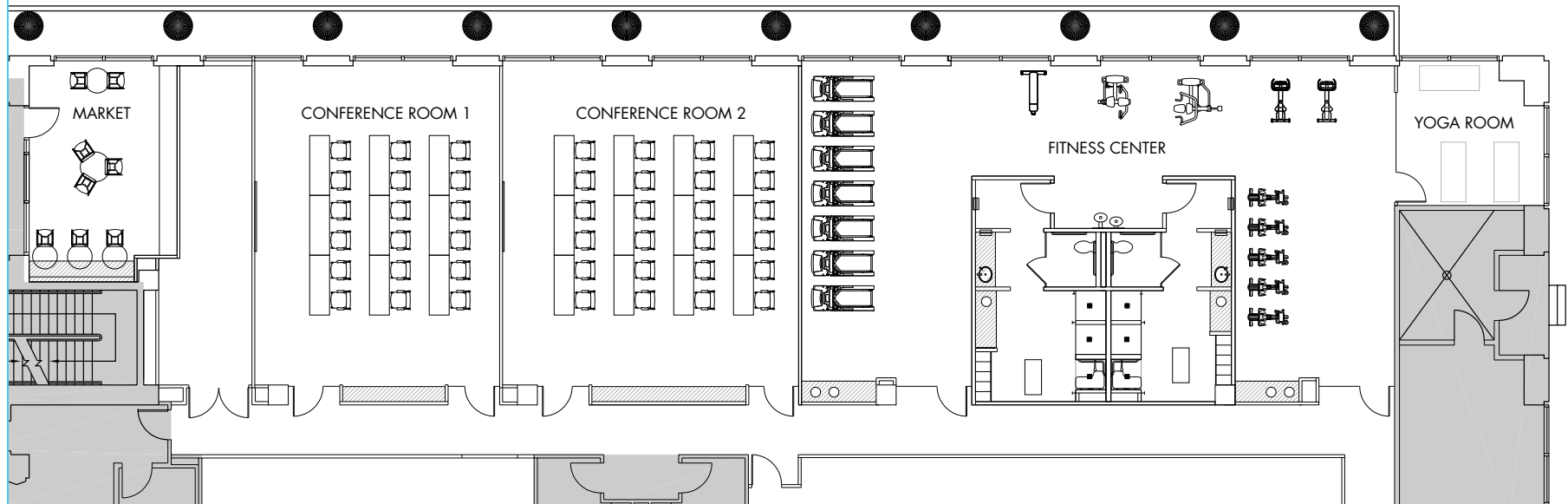
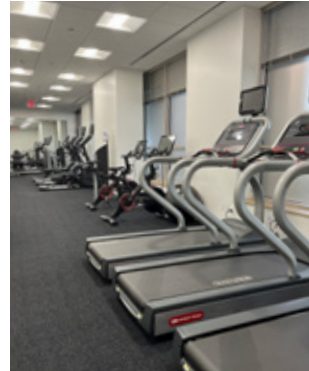
- Strategically located in Montgomery County with convenient access to major commuter routes (I-270, I-370, I-495, and ICC)
- Shady Grove Metro Station - 1.4 miles (4 minutes)
- Rockville Metrorail - 2.1 miles (5 minutes)
- On-site bus stop at Crabbs Branch Way and Calhoun Place



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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	Guapo's
Kitchen	Union Jack's
Uncle Julio'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	Krispy Kreme	520 Ice Cream & Tea Rockville
Panera Bread	Chick-fil-A	Lavande Patisserie
Dunkin'	Chipotle Mexican Grill	East Dumpling House
Papa John's Pizza	Five Guys	Word of Beer
Wendy's	Jumbo Jumbo Cafe Asia Taste	Nagoya Sushi
Starbucks	The Cuban Corner	Coffee Republic
McDonald's	Island Pride Jamaican	Botanero
Kung Fu Tea	Fresh Baguette	Fontina Grille
Gong Cha	Taipei Cafe	Nick's Chophouse
Peter's Grill	Pho 75	Checkers
Burger King	Asian Bakery Cafe	Minerva Indian Cuisine
Red Lobster	China Bistro	The Melting Pot
CAVA	Popeyes Louisiana Kitchen	Love Sushi

CONVENIENCE & GROCERY STORE

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

HOSPITALITY

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

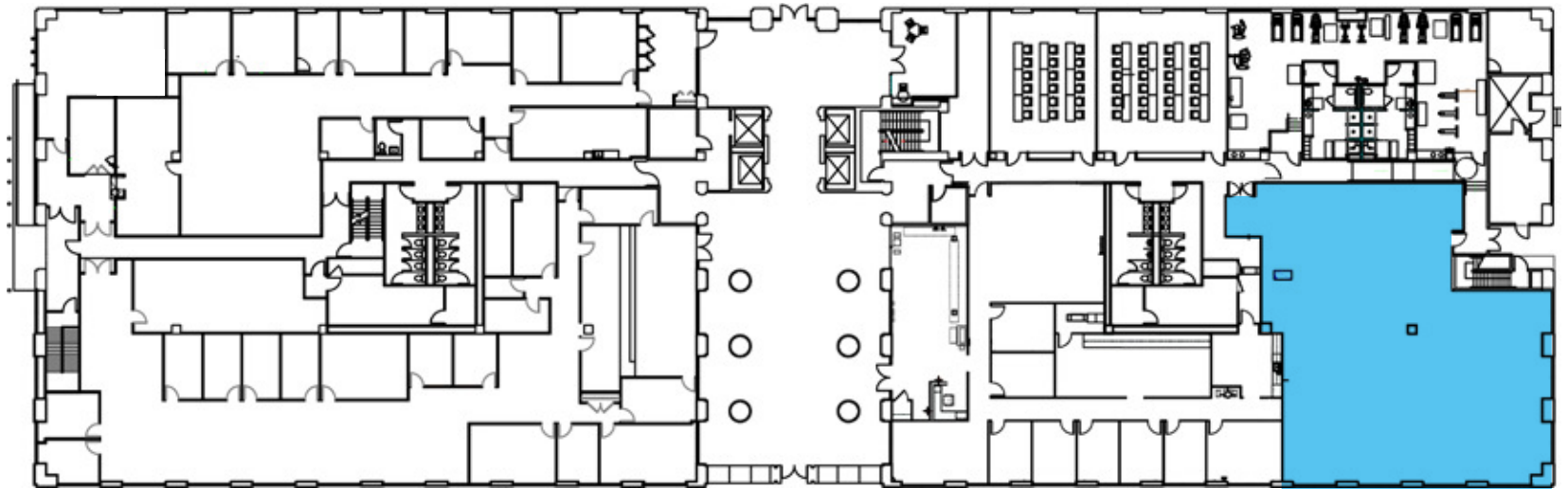


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7361 Calhoun Place

Floor Plan

1st Floor



Suite 100

4,874 SF



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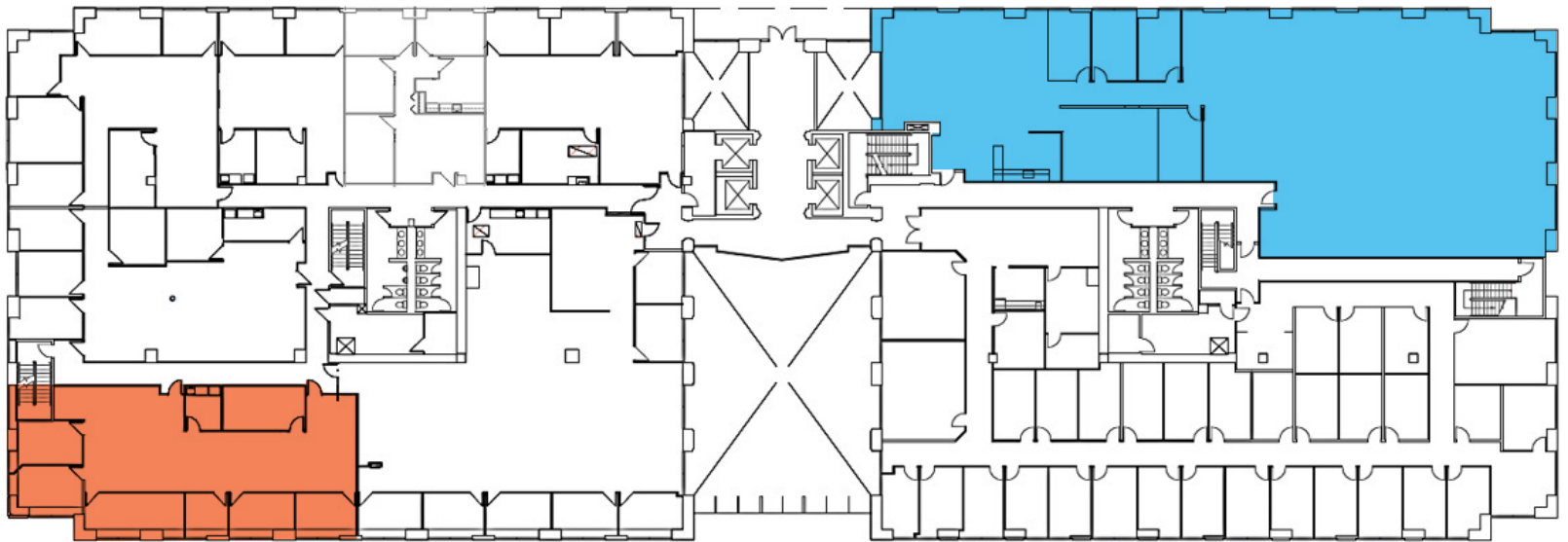
7361 Calhoun Place

Floor Plan

2nd Floor

Suite 295

8,261 SF



Suite 200 B

2,459 SF



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Floor Plan

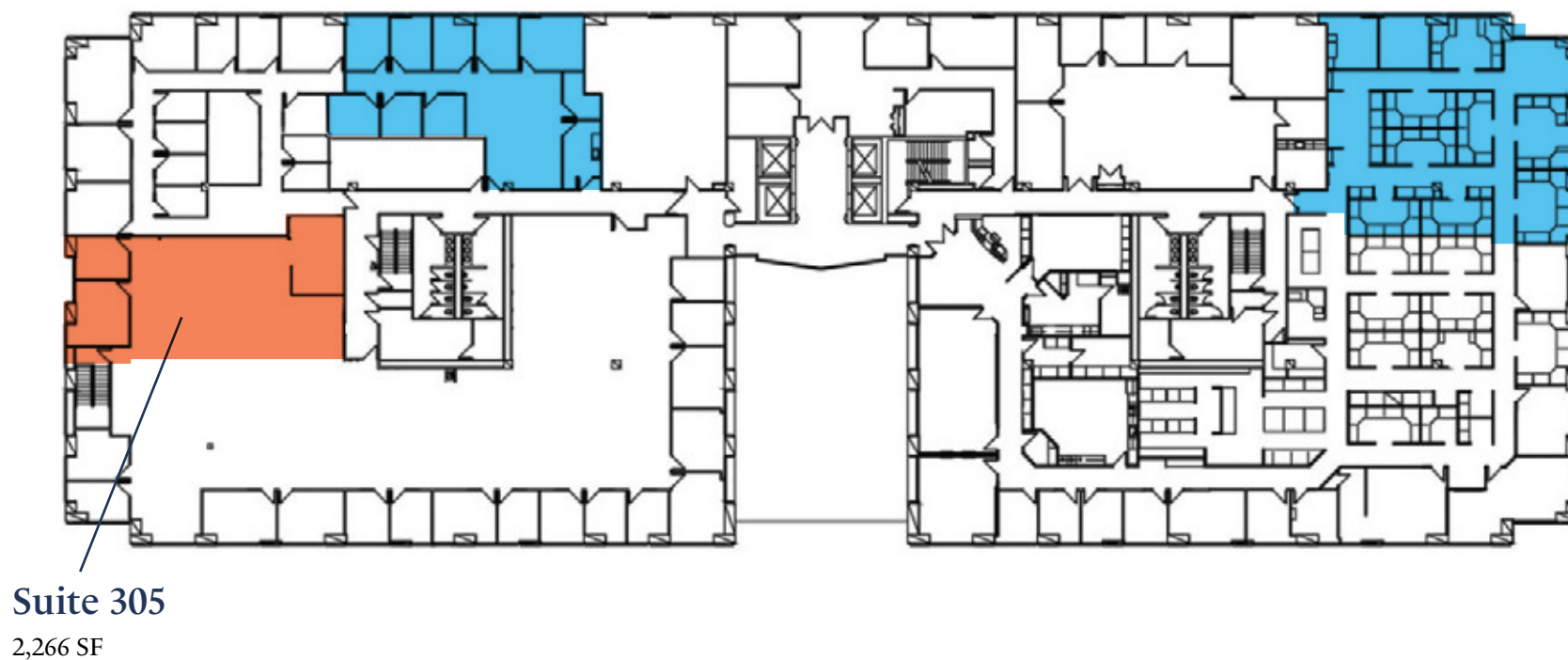
3rd Floor

Suite 340

2,012 SF

Suite 315

4,506 SF



Suite 305

2,266 SF

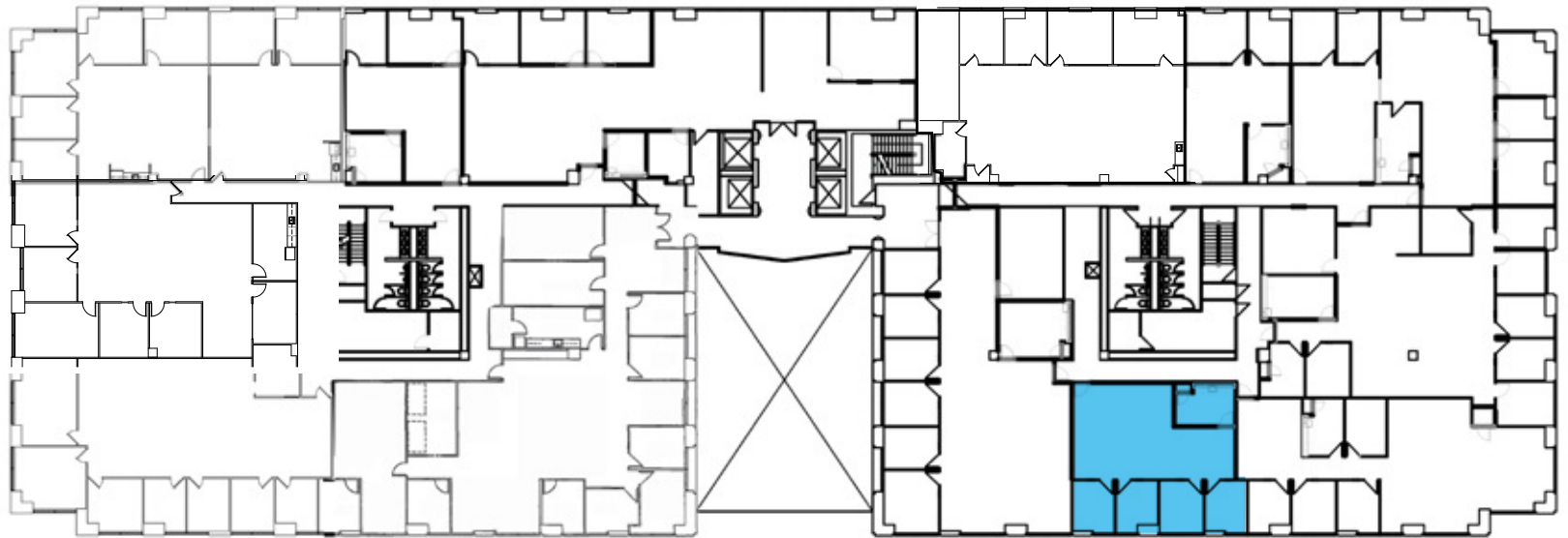


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Floor Plan

4th Floor



Suite 455

1,587 SF



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7361 Calhoun Place

Floor Plan

5th Floor



Suite 500 - 510:

2,789 - 20,141 SF

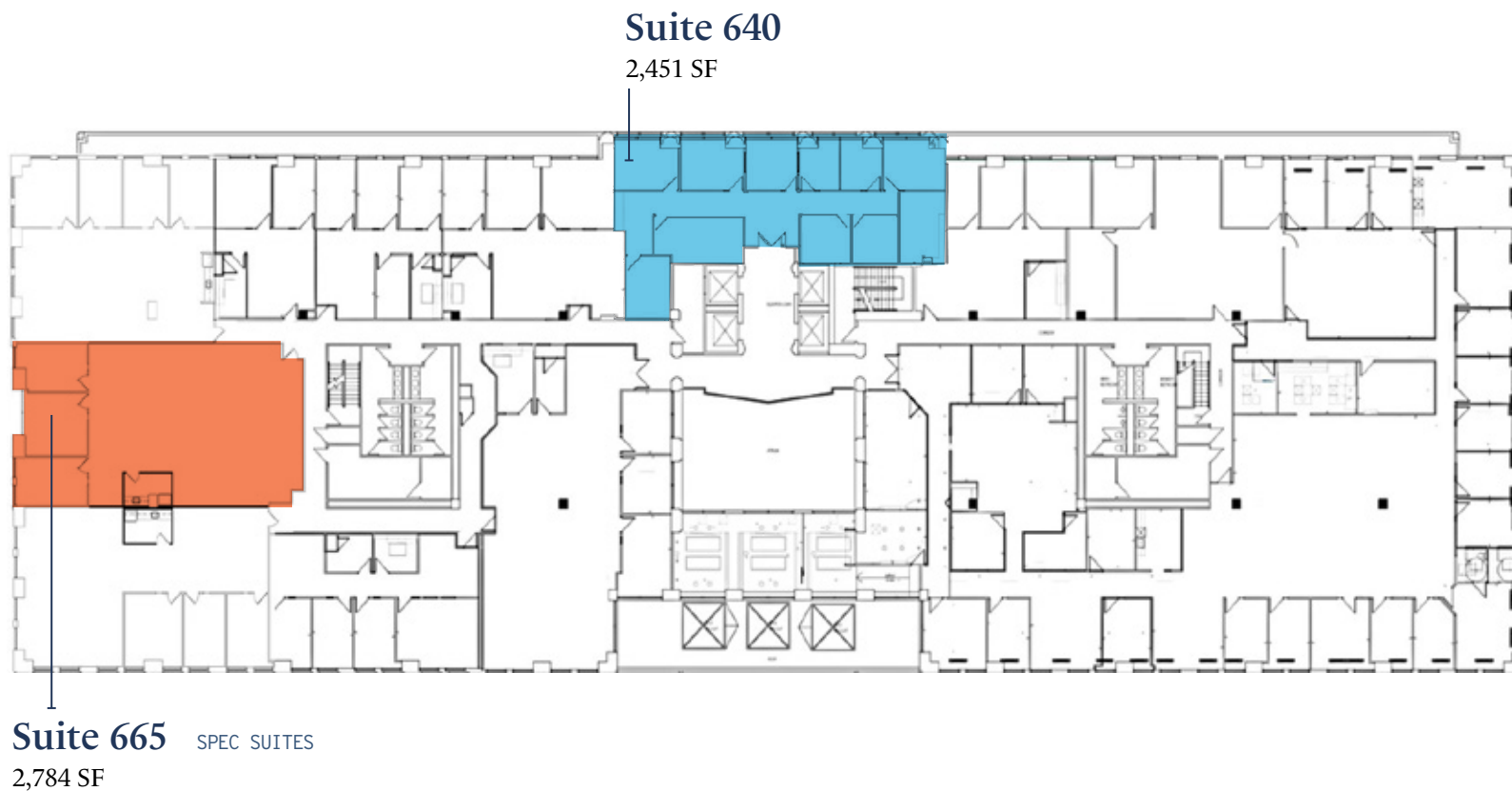


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Floor Plan

6th Floor





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