



## CALHOUN CENTER

OFFICE SPACE  
FOR LEASE

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7361  
Calhoun  
Place

Rockville, MD



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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



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## Accessibility

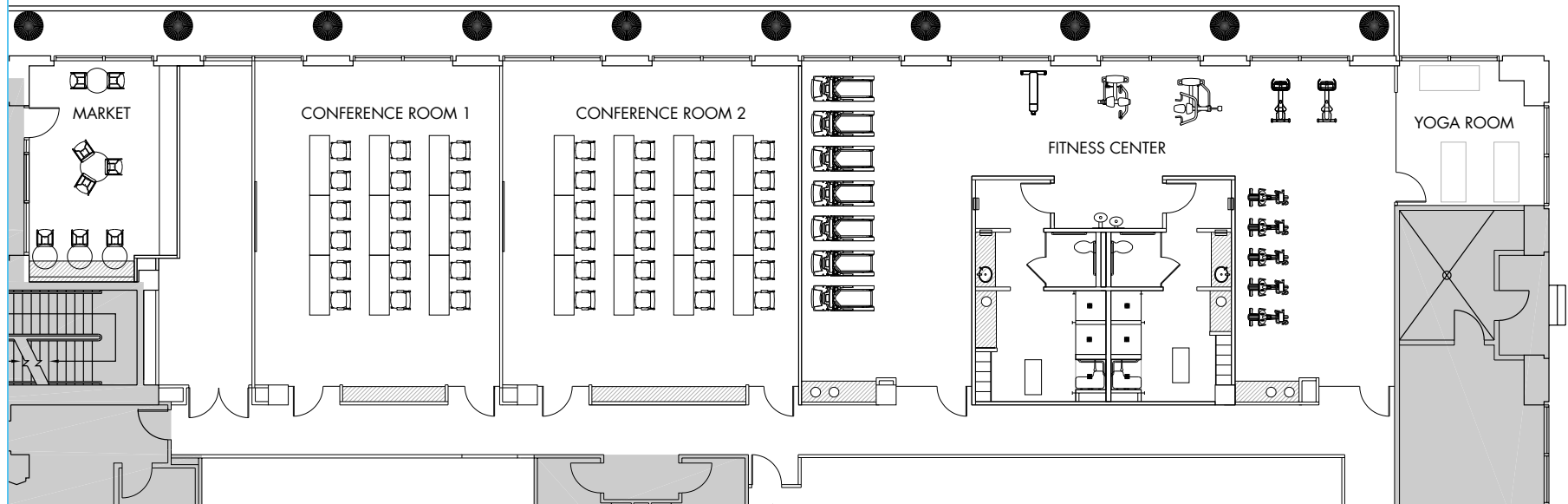
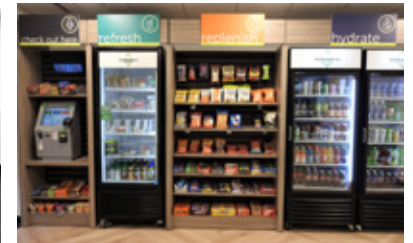
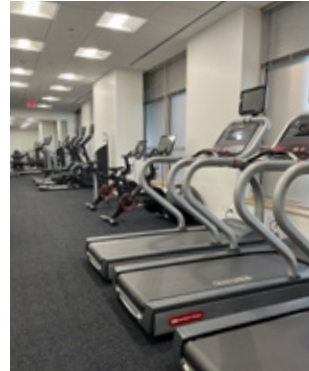
- Strategically located in Montgomery County with convenient access to major commuter routes (I-270, I-370, I-495, and ICC)
- Shady Grove Metro Station - 1.4 miles (4 minutes)
- Rockville Metrorail - 2.1 miles (5 minutes)
- On-site bus stop at Crabbs Branch Way and Calhoun Place



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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 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 | 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 |                       |

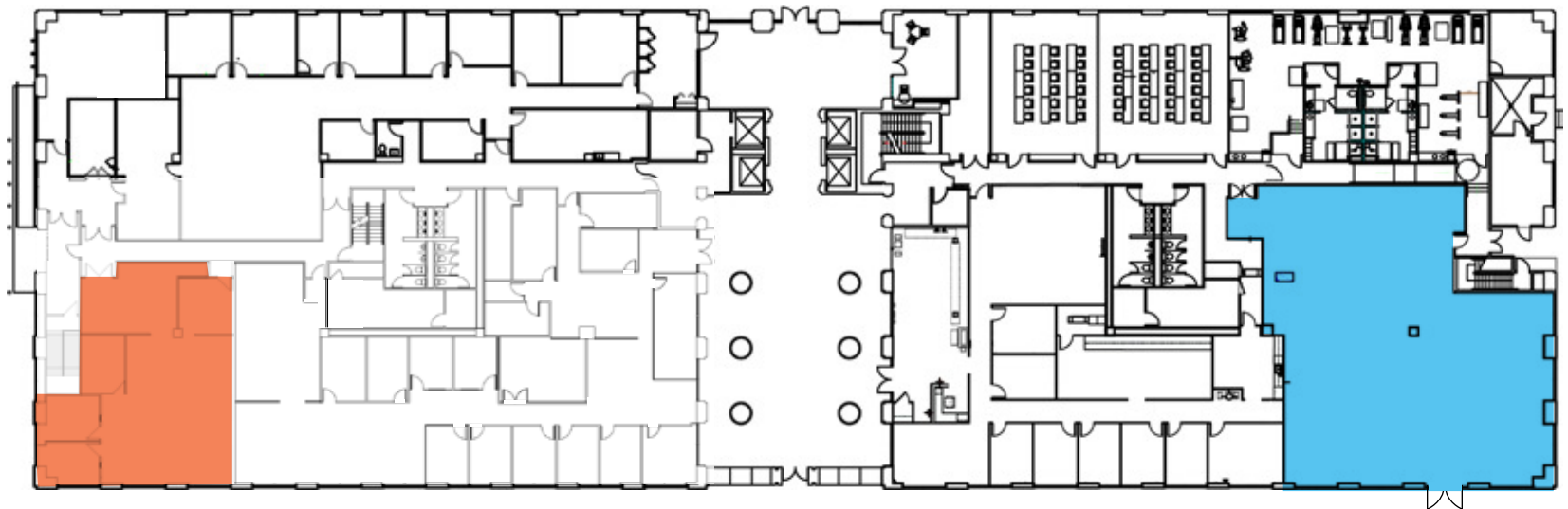


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## Floor Plan

1st Floor



Suite 140

2,602 SF

Suite 100

4,874 SF



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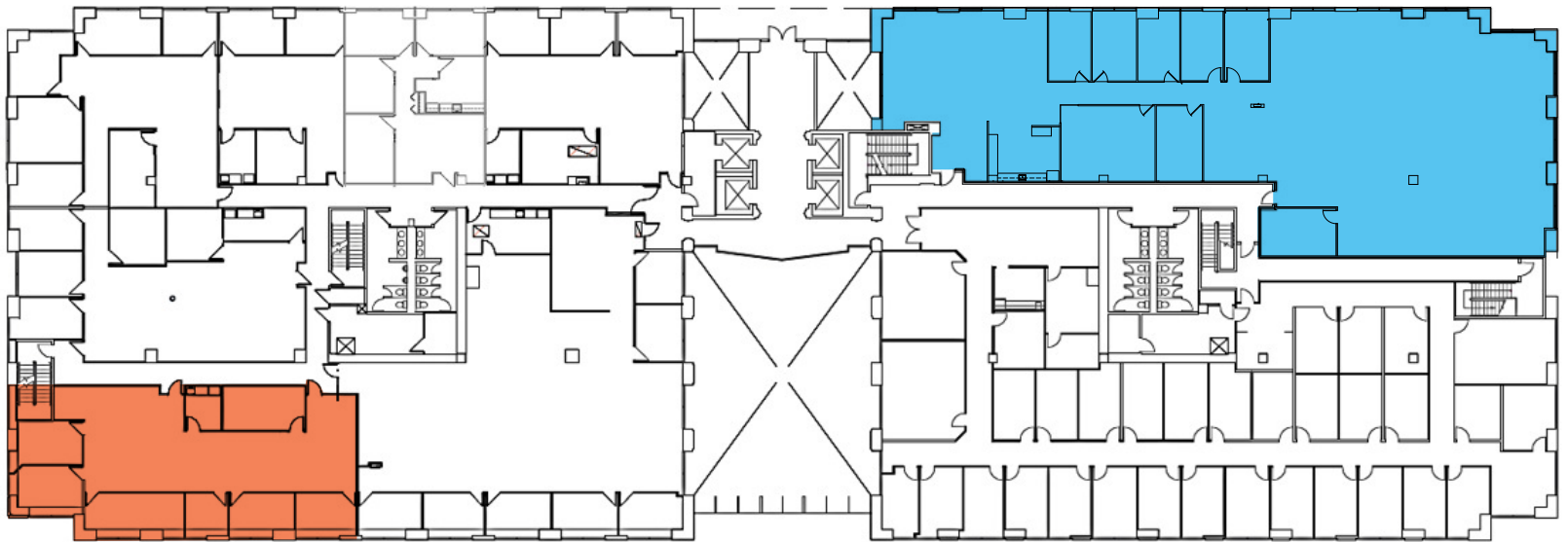
## Floor Plan

## 2nd Floor

[Click Here  
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Tour](#)

Suite 295

8,261 SF



Suite 200 B

2,459 SF



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## Floor Plan

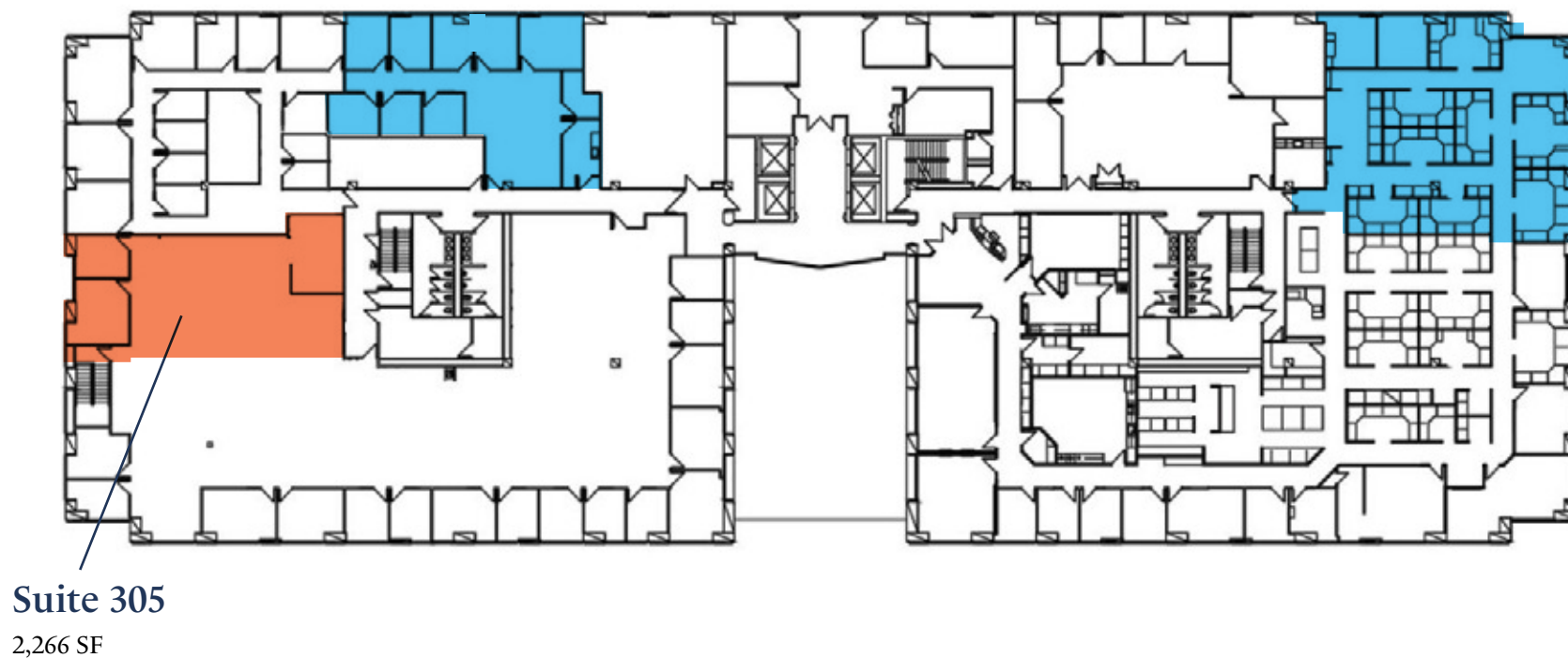
## 3rd Floor

Suite 340

2,012 SF

Suite 315

4,506 SF



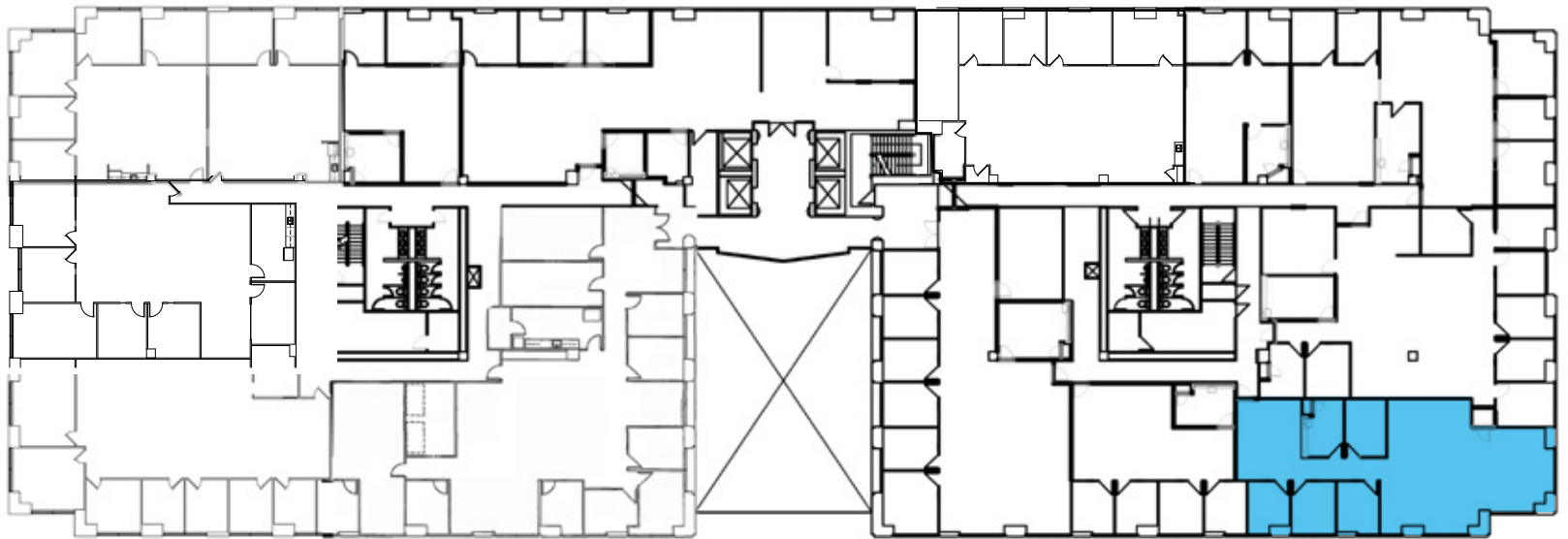


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## Floor Plan

## 4th Floor



Suite 460

2,454 SF

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Tour

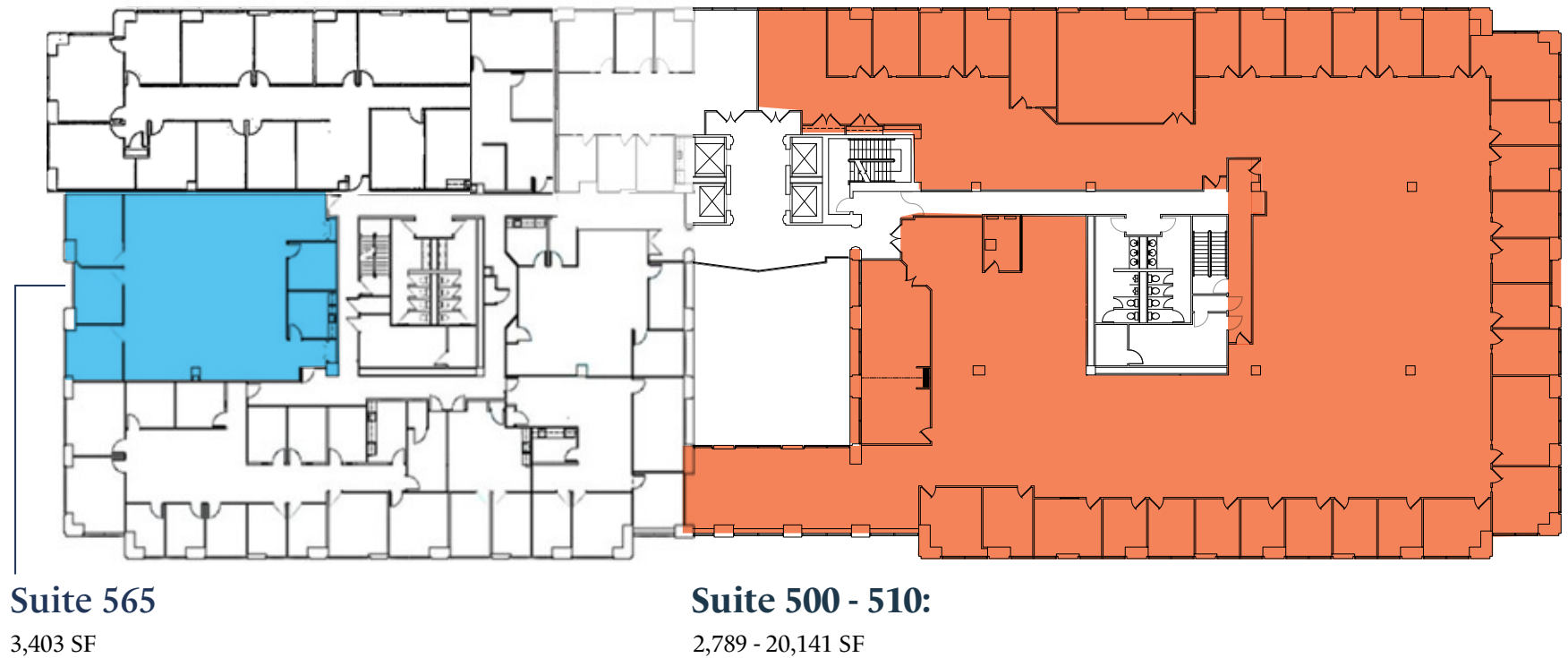


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## Floor Plan

## 5th Floor



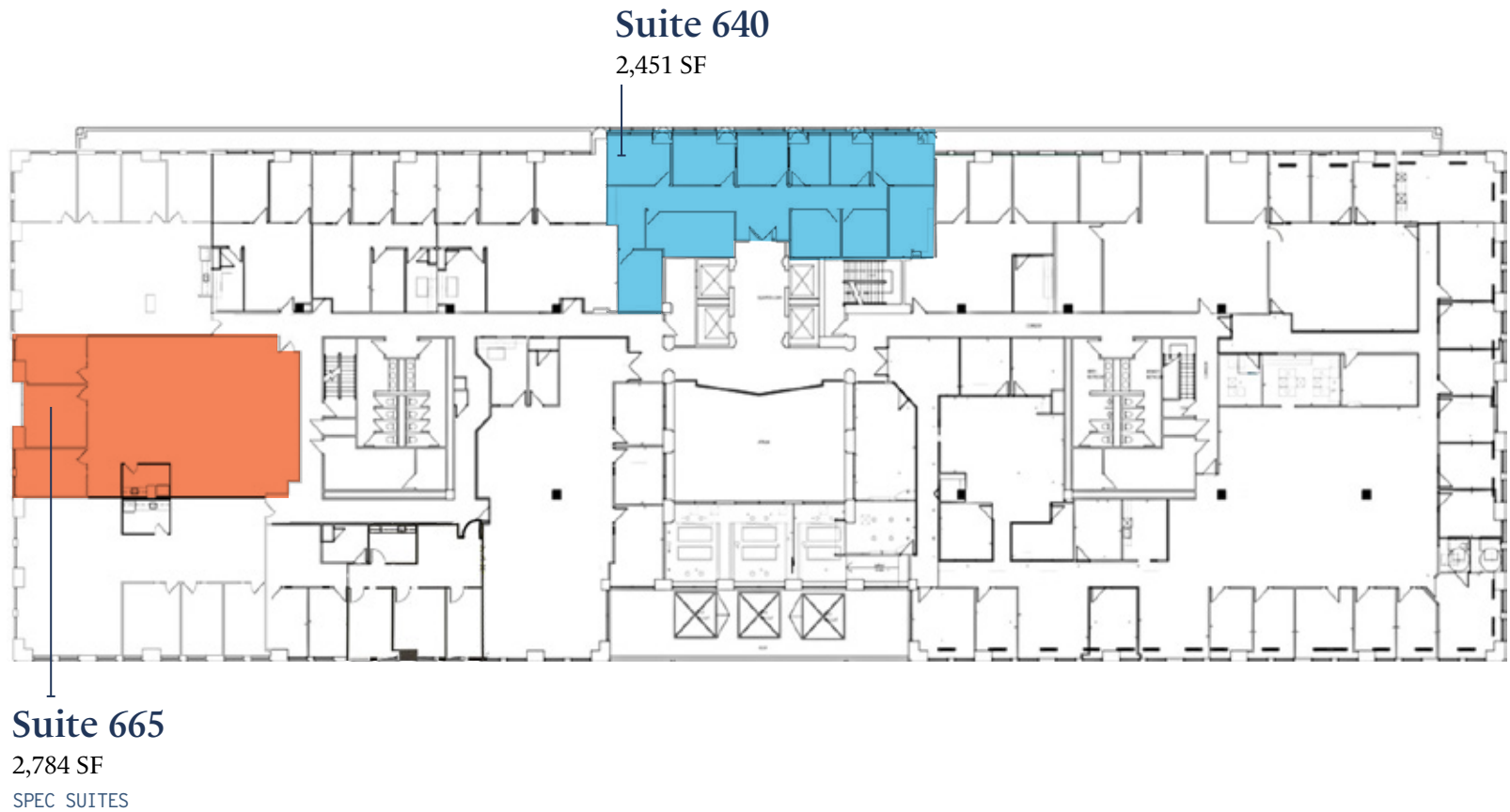


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## Floor Plan

## 6th Floor





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