CALHOUN CENTER

OFFICE SPACE FOR LEASE

7361 Calhoun Place

Rockville, MD



klnb

Kenneth Fellows
kfellows@klnb.com
301.222.0210

Robert Pugh
rpugh@klnb.com
301.222.0211

Lucas Glaeser
lglaeser@klnb.com
301.265.5614

Keiry Martinez
kmartinez@klnb.com
703.334.5629

DSC Partners
A Donatelli | Smith Capital Company

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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

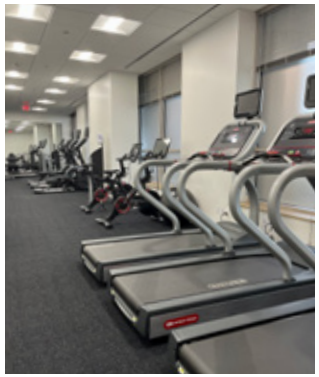
- Strategically located in Montgomery County with convenient access to major commuter routes (I-270, I-370, I-495, and ICC)
- Shady Grove Metro Station - 1.4 miles (4 minutes)
- Rockville Metrorail - 2.1 miles (5 minutes)
- On-site bus stop at Crabbs Branch Way and Calhoun Place

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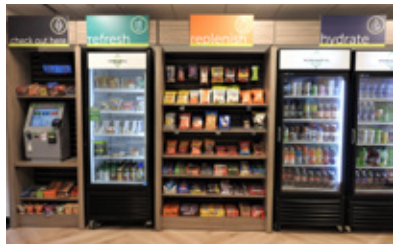
CALHOUN CENTER

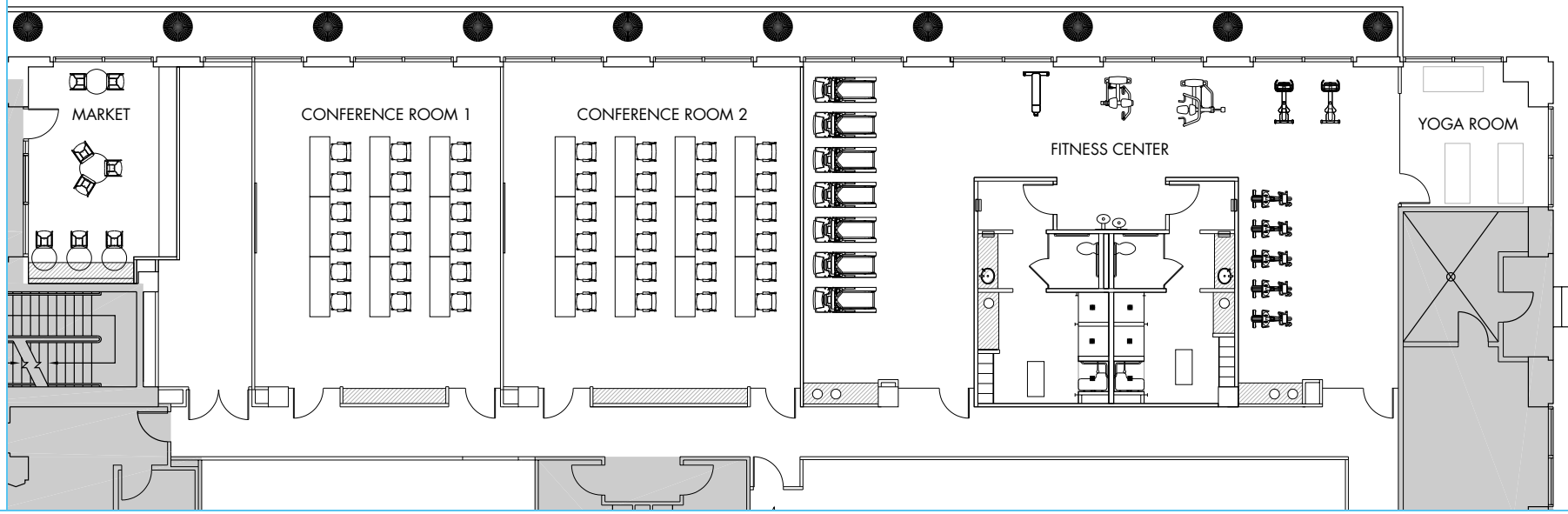
Building Amenities

- Monumental Market: Grab-and-go vending concept to include coffee and pantry services
- Tenant Conference Rooms
- Health and Wellness Center







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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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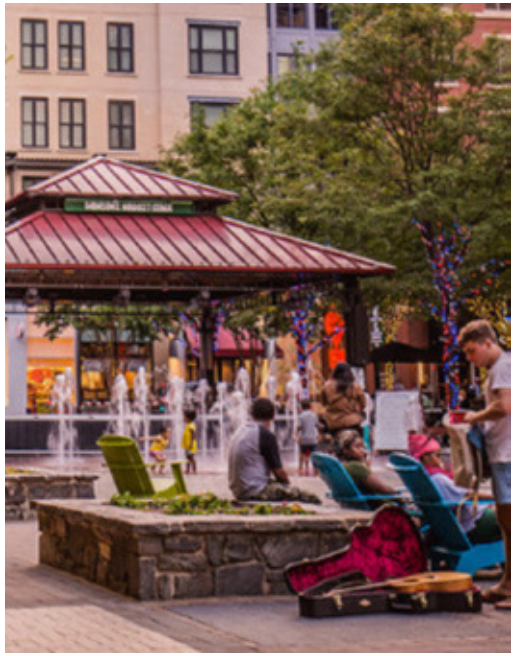
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Local Amenities



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

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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

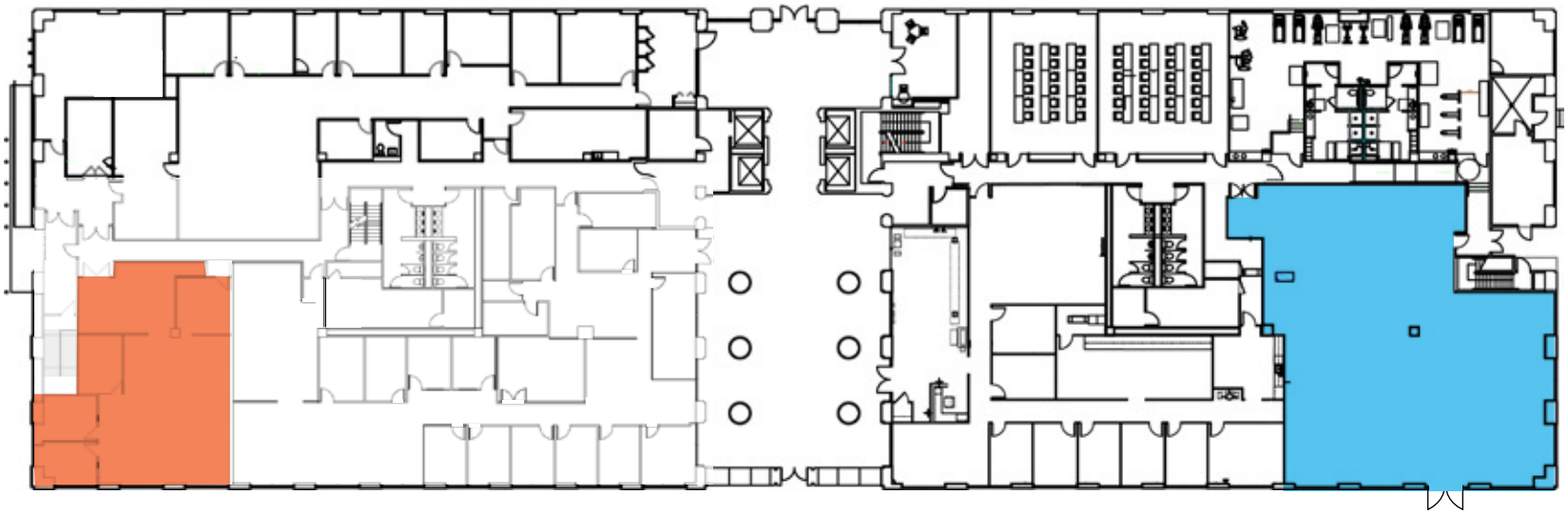
Red Roof PLUS+
Residence Inn by Marriott
Sheraton
Extended Stay America
Radisson Hotel
Sleep Inn
Courtyard by Marriott
Hilton Garden Inn

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CALHOUN CENTER

Floor Plan

1st Floor



Suite 140
2,602 SF

Suite 100
4,874 SF

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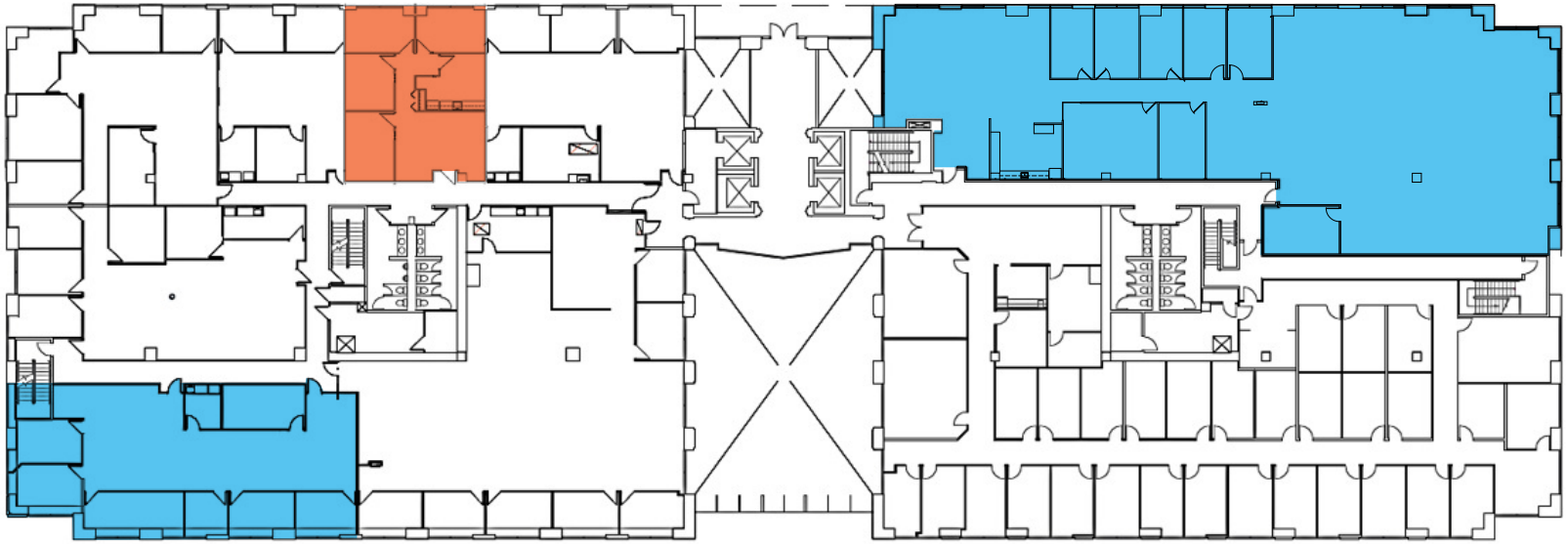
Floor Plan

2nd Floor

Click Here for a Virtual Tour

Suite 210
1,432 SF

Suite 295
8,261 SF



Suite 200 B
2,459 SF

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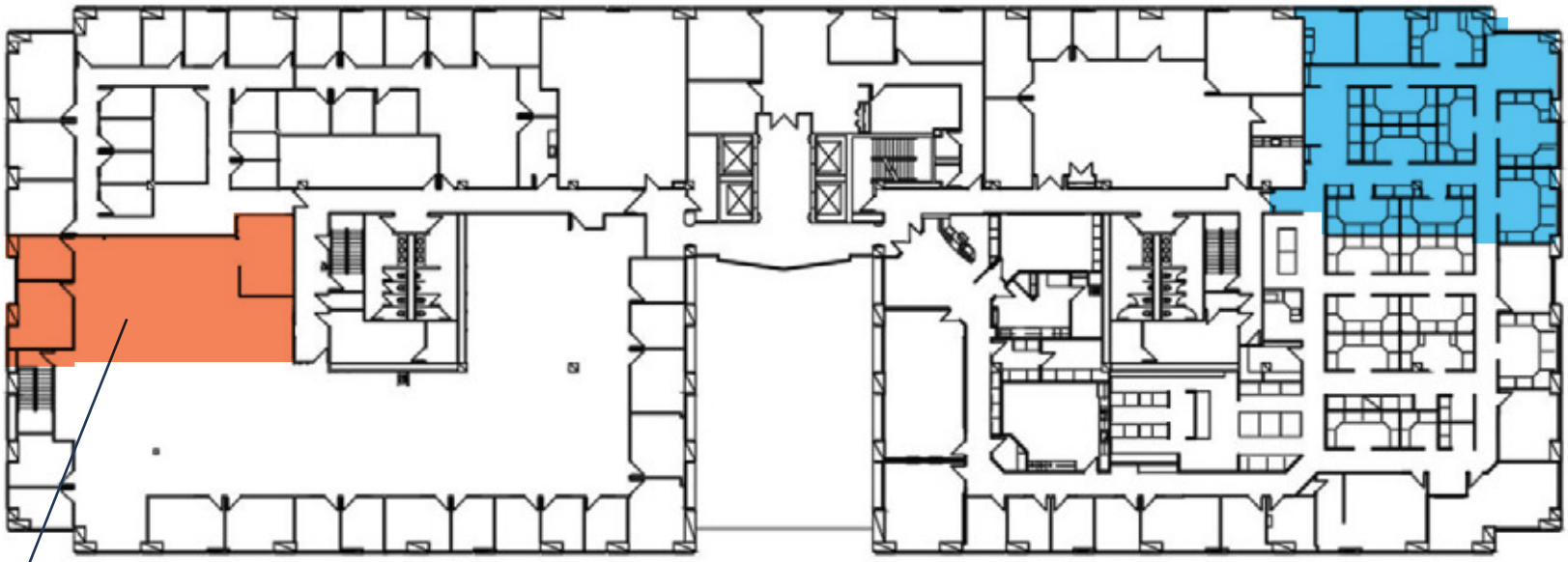
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Floor Plan

3rd Floor

Suite 315
4,506 SF



Suite 305
2,266 SF

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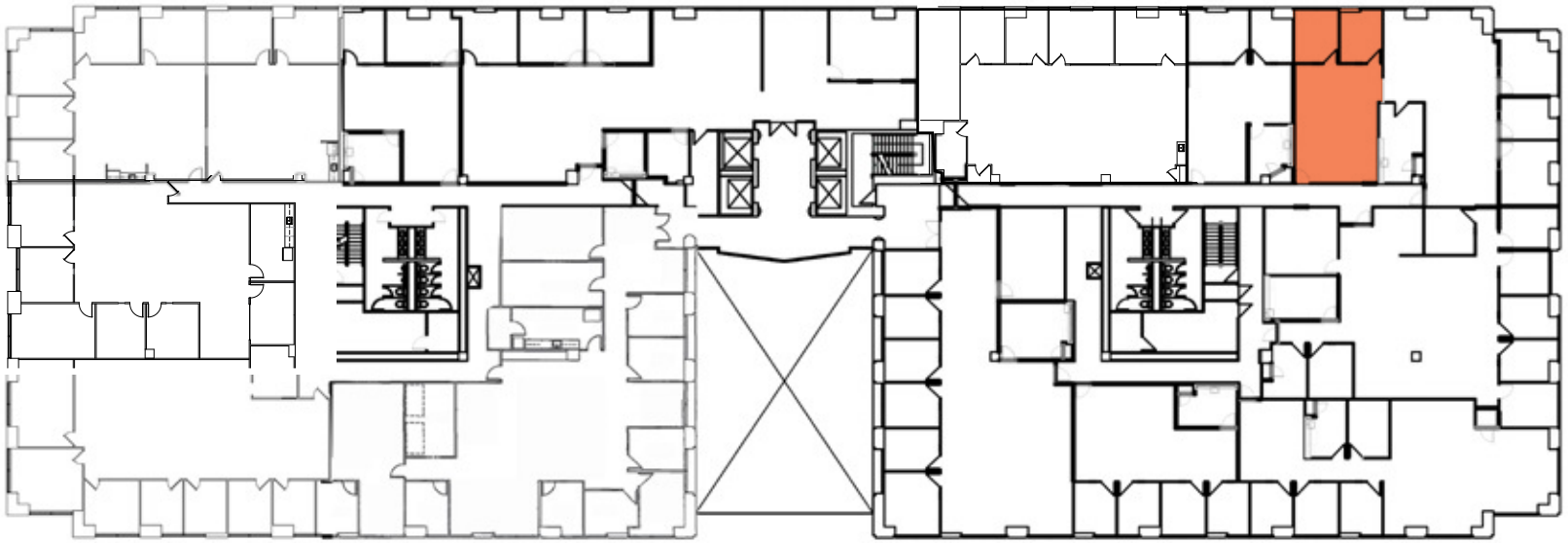
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Floor Plan

4th Floor

Suite 480

940 SF



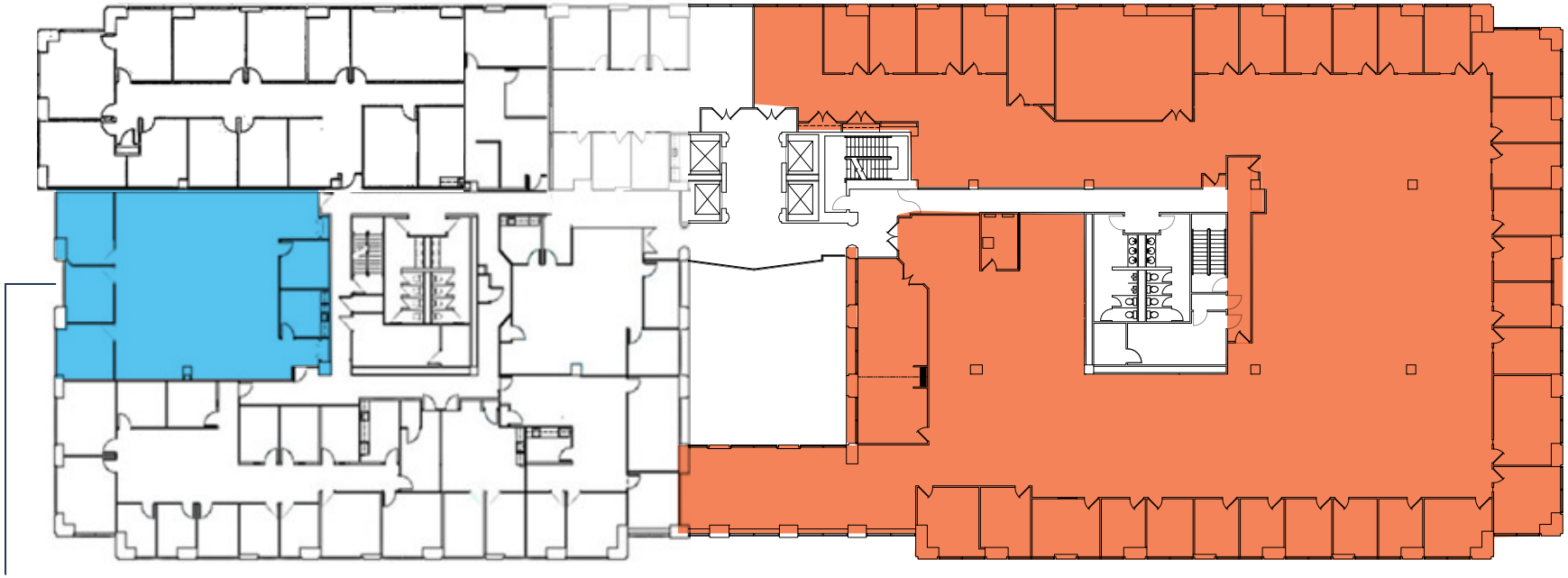
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Floor Plan

5th Floor



Suite 565
3,403 SF

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

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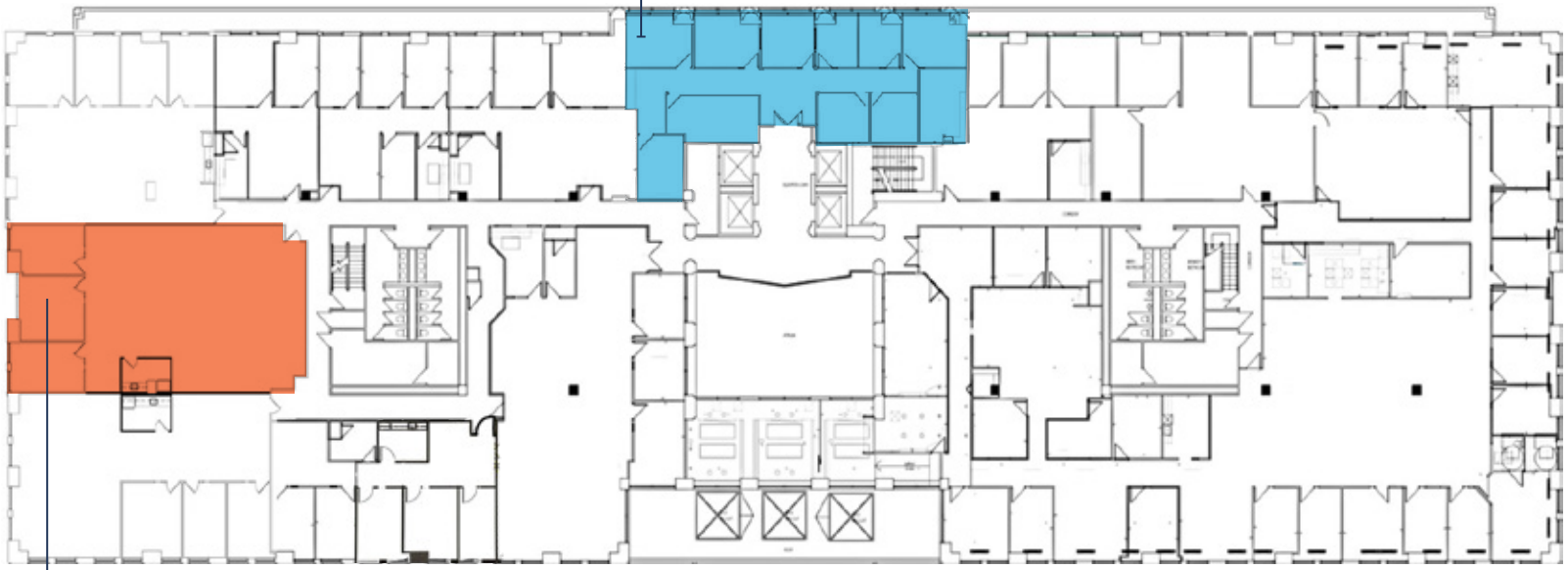
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CALHOUN CENTER

Floor Plan

6th Floor

Suite 640
2,451 SF



Suite 665
2,784 SF
SPEC SUITES

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klnb

12435 Park Potomac Ave,
Suite 250, Rockville, MD,
20854

301-222-0200
klnb.com

/klnbcre

FOR MORE INFORMATION, CONTACT:

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kfellows@klnb.com
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