



1 CURIE COURT ROCKVILLE, MD 20850

7.7 ACRE, OFFICE-TO-TOWNHOME REDEVELOPMENT SITE



INVESTMENT HIGHLIGHTS



Rare, 7.74-acre in-fill site in Rockville, MD - ideal for an office to townhome redevelopment



Thriving live-work-play submarket with 3.5 MM SF of retail and 11,000+ multifamily units within 2 miles



Robust nearby federal employment base from institutions such as the National Institutes of Health, National Cancer Institute, and the National Institute of Standards and Technology which generate thousands of jobs



Established private sector employers within 20 minutes: Adventist HealthCare, Marriott International, and Lockheed Martin – 40% of Suburban Maryland's 11 MSF life science market is within a 10 minute drive of the Property



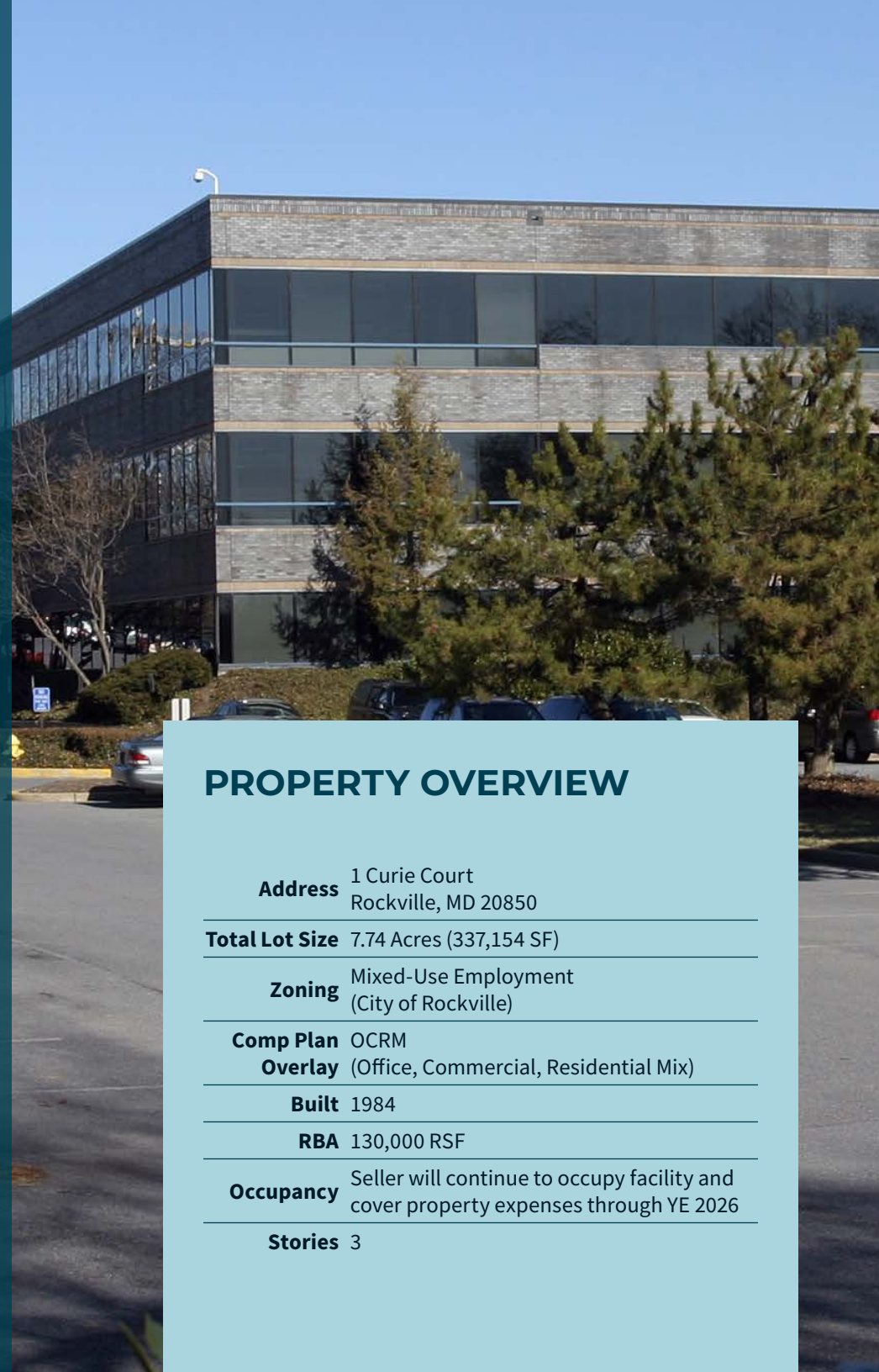
Multi-Modal accessibility: Less than 2 minutes to I-270, 8 minutes to Rockville MARC Train Station, 9 minutes to Shady Grove Metrorail Station



Nation-Leading Montgomery County Demographics with One of the Highest-Educated Labor Pool and Highest-Rated School Districts in the Nation



Offers will be accepted on an as-is, where-is or subject to entitlements basis. Seller will continue to occupy facility & cover property expenses through YE 2026



PROPERTY OVERVIEW

Address 1 Curie Court
Rockville, MD 20850

Total Lot Size 7.74 Acres (337,154 SF)

Zoning Mixed-Use Employment
(City of Rockville)

Comp Plan Overlay OCRM
(Office, Commercial, Residential Mix)

Built 1984

RBA 130,000 RSF

Occupancy Seller will continue to occupy facility and cover property expenses through YE 2026

Stories 3

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive representative for the Owner, is pleased to present this offering for the sale of 1 Curie Court (“1 Curie” or the “Property”). This 130,000 RSF office-to-townhome redevelopment opportunity offers a rare, 7.74-acre, in-fill site located in the heart of Rockville, Maryland. The Property’s size and location immediately off I-270 present an attractive proposition for redevelopment.

Rockville has become a true live-work-play location with over 4.3 MM SF of retail and 11,000+ multifamily units within two miles of the Property.

Driven by entrenched demand from major federal advanced research institutions such as the National Institutes of Health (NIH), National Cancer Institute (NCI), the National Institutes of Standards and Technology (NIST), and other government organizations, Rockville benefits from one of the highest-educated labor pools and one of the lowest unemployment rates in the nation. Private sector employment from Fortune 500 corporations headquartered

in Montgomery County such as Lockheed Martin and Marriott International further complements the area’s robust employment and demographics.

Possessing near-immediate access to major local thoroughfare I-270, 1 Curie offers outstanding accessibility throughout Montgomery County and to the broader DC Metro region – downtown Washington, DC is only a 30-minute drive away. Additionally, the Rockville MARC Train Station only eight minutes away and the Shady Grove Metrorail Station nine minutes away provide multi-modal transit options from 1 Curie.

With its size and transit-oriented location in a strong submarket driven by federal and private sector employment, 1 Curie Court offers investors an attractive redevelopment opportunity.

Offers will be accepted on an as-is, where-is or subject to entitlements basis. Seller will continue to occupy facility & cover property expenses through YE 2026.

ROCKVILLE HAS TRANSFORMED INTO A MIXED-USE, TRANSIT-ORIENTED DESTINATION

RETAIL

- 1 CAVA
- 2 Num Yums
- 3 MOM's Organic Market
- 4 Farmsook Thai Kitchen
- 5 Starbucks
- 6 Safeway
- 7 Nagoya Sushi
- 8 Fontina Grille
- 9 Baja Fresh
- 10 Coffee Republic
- 11 Dunkin'
- 12 Bon Fresco
- 13 The Melting Pot
- 14 Park Plaza Cafe
- 15 QDOBA Mexican Eats
- 16 Checkers
- 17 Nordstrom Rack
- 18 The Home Depot
- 19 Classic Bakery
- 20 Five Guys
- 21 Don Pollo

RESIDENTIAL

- 1 Lennar at Crown East
- 2 King Farm Citizens Assembly
- 3 The Flats at Shady Grove
- 4 Mira Upper Rock

PUBLIC AMENITIES

- 1 King Farm Park
- 2 Mattie J.T Stepanek Park
- 3 Dog Park at King Farm
- 4 King Farm Stream Valley Park

HOSPITALITY

- 1 Sheraton Rockville Hotel
- 2 Sleep Inn Rockville
- 3 Extended Stay America - Washington, D.C. - Rockville
- 4 SpringHill Suites by Marriott Gaithersburg
- 5 Residence Inn by Marriott Gaithersburg Washingtonian Center
- 6 Red Roof PLUS+ Washington, DC - Rockville
- 7 Comfort Inn Shady Grove - Gaithersburg - Rockville
- 8 Courtyard by Marriott Rockville





King Farm Village Center – 5 Minute Drive



Research Row – 6 Minute Drive



Downtown Crown – 8 Minute Drive

LEADING MONTGOMERY COUNTY DEMOGRAPHICS ATTRACT LUCRATIVE EMPLOYMENT OPPORTUNITIES

60%

Population with a college degree

One of the
TOP

School Districts in the
COUNTRY

1.5%

Unemployment Rate

I-270 Corridor is home
to more than

350

life sciences companies and

370,000

Employees

\$118,000

Median Household Income

#1

Ranking in STEM employment
concentration

Source: JLL Market Research

**FORTUNE 500
COMPANIES
HEADQUARTERED IN
MONTGOMERY COUNTY**

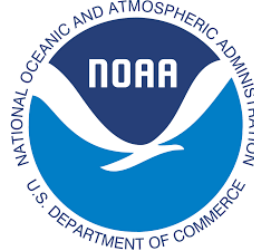
LOCKHEED MARTIN

#60

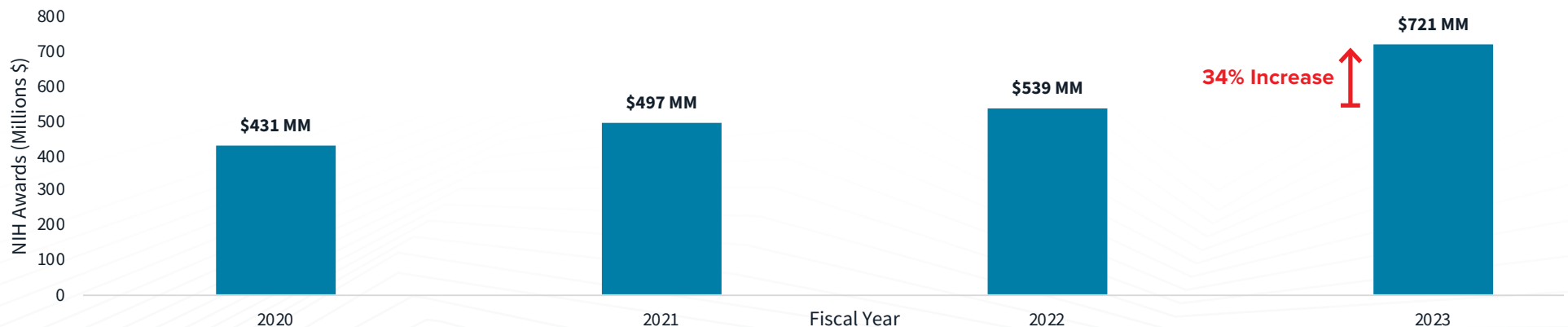
 **Marriott**

#192

FEDERAL GOVERNMENT, LIFE SCIENCE, AND HEALTHCARE EMPLOYERS LEAD MONTGOMERY COUNTY EMPLOYMENT

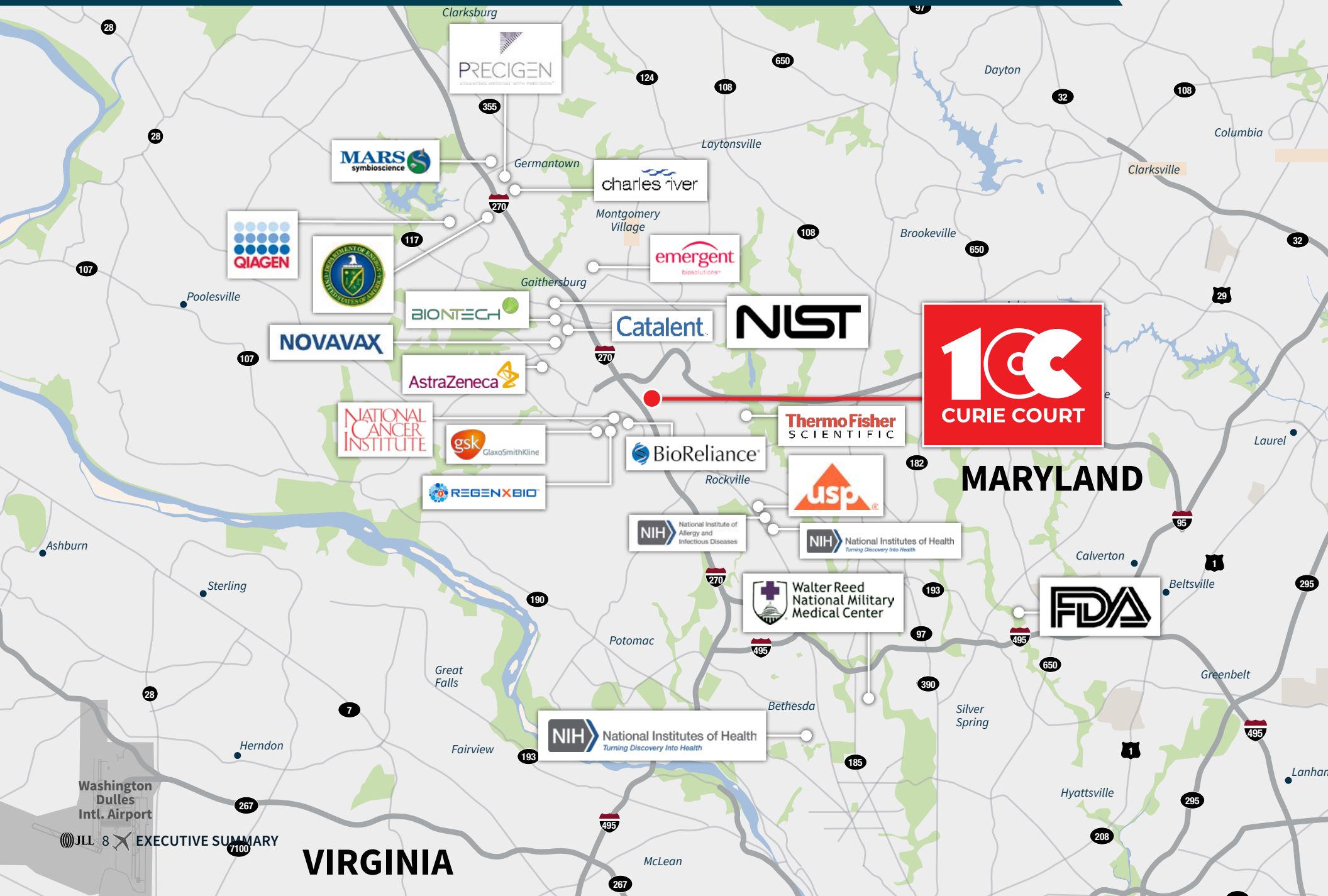


NIH Funding to Montgomery County Has Steadily Increased



Source: National Institutes of Health

JLL 8 ✈ EXECUTIVE SUMMARY 7100



SITE PLAN

 Property Outline



Redland Blvd

0.5-Mile
2-Minute Drive



The Flats at Shady Grove
202 units

Piccard Dr

Curie Ct

1C
CURIE COURT

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