

ONE

ONE PRESERVE PARKWAY
ROCKVILLE, MD 20852



INVESTMENT HIGHLIGHTS



Immaculately Repositioned, Vacant
Life Science/Office Building
Originally Constructed in 2008 and
Comprehensively Transformed in 2024



Best-In-Class Amenities Including an
Amenity & Co-Working Lounge, Fitness
Center & Locker Rooms, Exterior Patios,
and Extensive Back-of-House Upgrades
to Facilitate Life Science and/or
Medical Leasing



Virtually Column Free Floor Plates and
Floor-to-Ceiling Windows in a Bucolic
Setting Provide Ultimate Flexibility in
Lease-Up Strategy



A Full Floor of Newly Built Out, Best-In-
Class Lab Spec Suites



Outstanding Residential Location
Situated in the Heart of One of the Most
Affluent Submarkets in the Country



5-Minute Drive to Park Potomac
(Featuring Harris Teeter and Founding
Farmers) and a 10-Minute Drive
to the Award Winning Mixed-Use
Development Pike & Rose



Irreplaceable, Transit-Oriented Location
with Immediate Proximity to I-270 and
Outstanding Access Characteristics to
the North and South



PROPERTY OVERVIEW

ADDRESS

1 Preserve Parkway
Rockville, MD 20852

BUILT/RENOVATED

2008/2020/2024

RBA

194,474 SF

% LEASED

0%

STORIES

7

FLOOR HEIGHTS

12' 8" Slab-to-Slab
9' Finished

TYPICAL FLOOR PLATE

+/- 31,270 SF

ZONING

PD-TO
(Planned Development Tower Oaks)

SITE SIZE

10.38 Acres
(452,081 SF)

PARKING

492 Parking Spaces in 2-Level
Above-Grade Parking Garage
138 Surface Parking Spaces
630 Total Parking Spaces
(3.24 per 1,000 SF)

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this opportunity to purchase One Preserve Parkway ("One Preserve" or "the Property"), a 194,474 SF vacant Class A office/life science building situated in the heart of the Rockville submarket. The Property, built in 2008 and fully renovated in 2020 and 2024, offers best-in-class amenities including an amenity and co-working lounge, fitness center and locker rooms, exterior patios, and extensive back-of-house upgrades.

One Preserve's location just off I-270 provides outstanding accessibility to the north and south alike, with downtown Washington, DC accessible in 30 minutes. Surrounded by over 375 residential units and amenities such as Harris Teeter, Walgreens, and dozens of restaurants within a 5-minute drive, the Property sits on 10.4 acres of PD-TO zoned land in an outstanding residential location.

One Preserve represents a compelling value-add opportunity with business plan optionality to leverage an outstanding physical asset for a lease-up play or take advantage of a fantastic location for residential redevelopment.



ONE

ONE PRESERVE PARKWAY
ROCKVILLE, MD 20852



1

Fully renovated lobby

2020 & 2024
RENOVATION
DELIVERED...



2

Exterior patio



3

Fitness center, locker
rooms, and shower facilities



4

Co-working lounge,
conference center, and café



5

Two, 15k SF, move-in ready lab spaces/
extensive base building infrastructure



SITUATED IN THE HEART OF ONE OF MARYLAND

NORTH BETHESDA DEMOGRAPHICS

\$217,074

AVERAGE HOUSEHOLD INCOME

\$862,161

AVERAGE HOME VALUE

86.3%

WHITE COLLAR WORKFORCE

3.4%

UNEMPLOYMENT

SCHOOLS SERVICING ONE PRESERVE

A+

RICHARD MONTGOMERY HIGH SCHOOL

A

BEALL ELEMENTARY SCHOOL

A

JULIUS WEST MIDDLE SCHOOL

AVERAGE HOME PRICE IN ADJACENT NEIGHBORHOODS



ALTA VISTA
\$1.4 MM



ASHBURTON
\$1.1 MM



GARRET PARK
\$1.4 MM



KENSINGTON
\$1.4 MM

'S MOST AFFLUENT & AMENITIZED SUBMARKETS

PIKE & ROSE – THE REGION'S PREMIER LIVE-WORK-PLAY ENVIRONMENT

Critically acclaimed Pike & Rose, located less than a 10-minute drive from the Property, provides an unparalleled amenity base for the North Bethesda submarket. This destination 3+ million SF mixed-use development boasts over 300k SF of retail, 800k SF of office, 850+ residential units, and a 177-key hotel. In addition, best-in-class entertainment facilities, a luxury movie theater, and numerous restaurants offer a true differentiator in the submarket.

LIVE

850+

APARTMENTS/CONDOS

WORK

800k+

SF OF OFFICE

PLAY

45+

RESTAURANTS & SHOPS

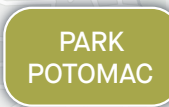
PARK POTOMAC - MONTGOMERY COUNTY'S MOST DESIRABLE RETAIL LOCATION

Park Potomac, less than a 5-minute drive from the Property, is home to a desirable retail lineup including Founding Farmers, Gringos & Mariachis, King Street Oyster, Harris Teeter, and Orange Theory Fitness. Year-round programming includes artesian markets, concerts, and pet-friendly events draw in the surrounding community.



ONE PRESERVE

OUTSTANDING CONNECTIVITY
TO THE BEST OF DC METRO



EXTREMELY CONVENIENT DRIVE TIMES TO NEARBY DESTINATIONS

Park Potomac	<5 Minutes
Rockville Metro Stop (Red Line)	5 Minutes
Rockville Town Center	7 Minutes
Pike & Rose	9 Minutes
Dulles International Airport	26 Minutes
Downtown Washington, DC	30 Minutes
Ronald Reagan Washington National Airport (DCA)	30 Minutes
Baltimore/Washington International Thurgood Marshall Airport (BWI)	40 Minutes
Downtown Baltimore	50 Minutes



DOWNTOWN
BALTIMORE



Twinbrook
Metro Station



North Bethesda
Metro Station

PIKE & ROSE

NORTH
BETHESDA

MARC

DOWNTOWN
WASHINGTON, DC

270

495

Office Investment Sales

JIM MEISEL
Senior Managing Director
202.533.2505
jim.meisel@jll.com

DAVE BAKER
Senior Director
202.777.2301
d.baker@jll.com

ANDREW WEIR
Senior Managing Director
202.533.2504
andrew.weir@jll.com

KEVIN BYRD
Director
202.533.2508
kevin.byrd@jll.com

Financing

CHRIS HEW
Managing Director
202.533.2536
chris.hew@jll.com

Multi-Family Investment Sales

ANDREW GEMMA
Director
202.533.2521
andrew.gemma@jll.com

Medical Office Leasing

ANDY THAU
Senior Associate
703.485.8742
andy.thau@jll.com

Life Science Leasing

DANNY SHERIDAN
Managing Director
301.287.9922
danny.sheridan@jll.com

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026, Jones Lang LaSalle IP, Inc. All rights reserved.