

77

UPPER ROCK CIRCLE

BRIDGE
INVESTMENT
GROUP

77 Upper Rock Circle, Rockville, MD

Premium
Workspace.
Prime
Location.

Trophy Office in North Rockville





Step into 77 Upper Rock Circle,

where 235,210 square feet of beautifully renovated office space sets a new standard for North Rockville's office landscape. This trophy-quality building delivers what today's tenants demand most: sophisticated indoor-outdoor amenity spaces, walkable access to premier shopping and dining, and effortless commuter connectivity that makes talent recruitment easy. Recently transformed to meet the modern workplace moment, this isn't just another office building — it's North Rockville's most compelling address for organizations ready to elevate their presence.

Highlights



235,210 SF
trophy office



3,300 SF to 60,900 SF
available



3.0/1,000 SF
structured parking



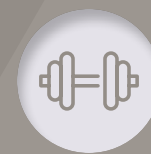
Main Lobby



Outdoor Tenant Area



Beautifully designed
two-story lobby



First-class amenities: conference
room, fitness center, marketplace
café & tenant lounge, and
outdoor terrace



Walkable amenities such as
Mom's Organic, Cava and CVS



Building Specifications

Address

77 Upper Rock, Rockville, MD 20850

Year Built/Renovated

2005 / Summer 2019

Stories

8 Above-Grade Floors & 1 Below-Grade Level

Total Rentable Area

235,210 RSF

Typical Floor Size

+30,500 RSF

Ceiling Heights

13'0" Slab-to-Slab

Parking

714 parking spaces located in structured garage – 3.0/1,000 ratio

Structure

The Building's structure consists of steel-wide flange beams and columns, which is supported by reinforced concrete isolated footings. The lower level floor consists of a 5"-thick poured-in-place reinforced concrete slab-on-grade. The elevated floors and roof consist of composite metal decking topped with a lightweight reinforced concrete.

Exterior

Exterior walls consist of glass curtain walls with thermal windows in aluminum frames. Pedestrian doors are made of glass and metal.

Elevators

The building contains four Otis cabled high-speed passenger elevators rated at 2,500 pounds capacity for serving the lobby through the 8th floor. One Otis Freight elevator rated at 3,500 pounds capacity serves the ground through the 8th floor.

HVAC

Heating and cooling are provided by a variable air volume system with water-cooled packaged units on each floor and VAV boxes with electric reheat for perimeter zones. The packaged units reject heat through a central cooling loop with one cooling tower on the roof. One outside air fan provides non-conditioned air to the packaged units. One toilet exhaust fan serves the restrooms on all levels.

Electric/Generators

Electrical service to the building is provided by 277/480-volt service with capacity of 5,000-amps for the building. Each office floor is provided with one electrical room that contains 277-volt panels for lighting and HVAC loads, one transformer and 120-volt panels for normal power loads. The building has a 400-KW diesel generator that supports the elevators, fire pump, fire alarm system, stairwell pressurization fans, and emergency/egress lighting.

Fire and Life Safety

The existing fire alarm system consists of a fully addressable Simplex fire panel, pull stations on each stair egress at each floor, smoke detectors in corridors and return-air ductwork, standard audible devices, flashing lights and horns.

The fire alarm system is configured to monitor the building's fire pump, generators, standpipe flow in stairwells, sprinkler flow, and outside fire hydrants. The building is fully sprinkled with an automatic wet pipe system. The fire sprinkler system is supported by a 750-gallon per minute fire pump located in the Ground Level via a double door leading to the main water. In addition to the existing alarm system, the building is also equipped with an emergency air control system that enables the security guard to shut down the air-intake to the building.

New Tenant Amenities



Outdoor Terrace with Lawn Games



Fitness Center



Game Room



Marketplace Cafe & Lounge

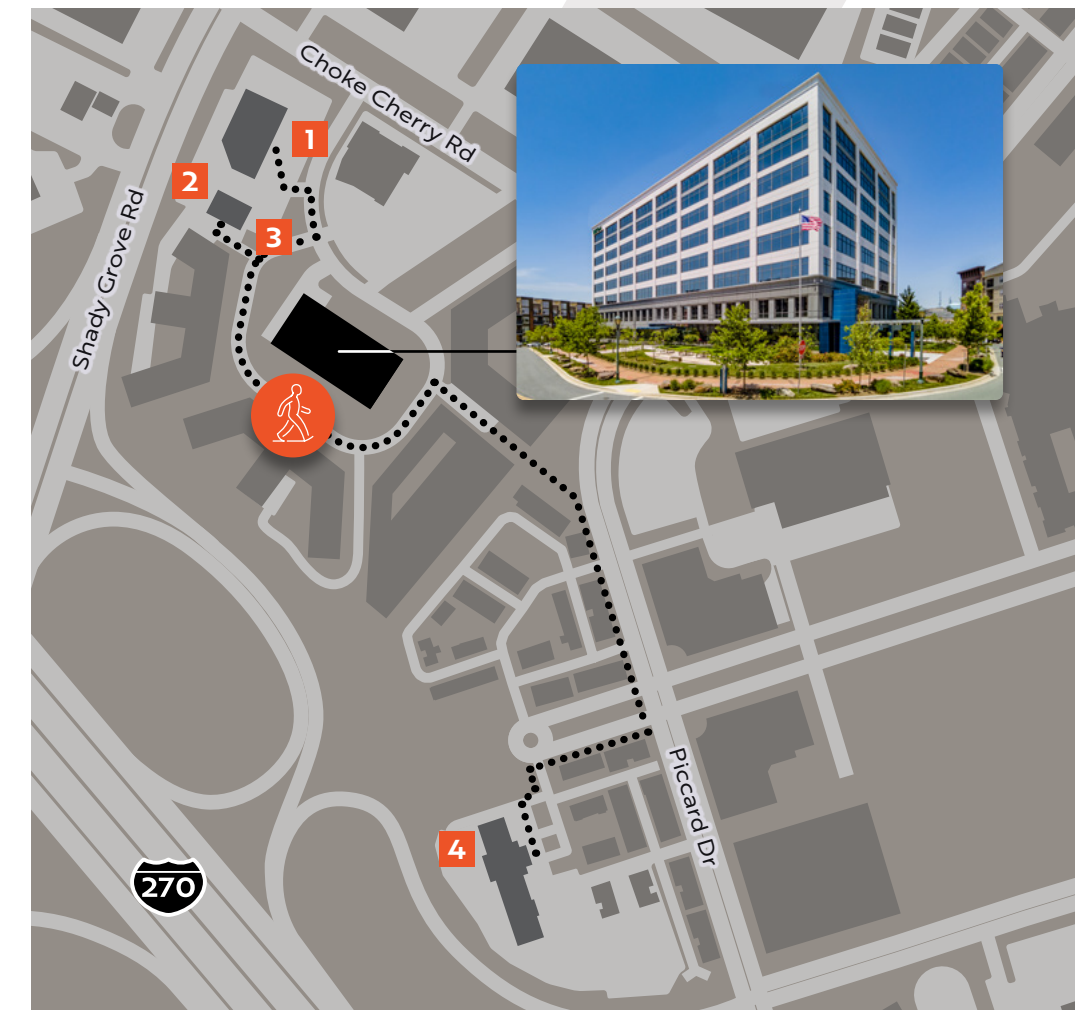
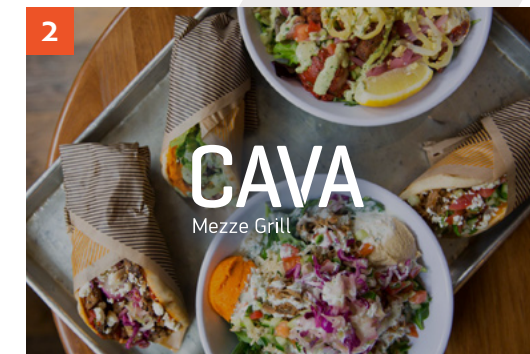


Conference Room

Beyond the Building



Walkable Lunch Spots & Convenience



Downtown Crown

- & Pizza
- Asia Nine
- Club Pilates
- Coastal Flats
- Harris Teeter
- Kitchen Social
- La Guero Mexicana
- LA Fitness
- La Madeleine French Bakery & Café
- Mezeh Mediterranean Grill
- Ruth's Chris Steakhouse
- Sixty Vines
- Spicelife Indian Fare
- Starbucks
- Sweetgreen
- Ted's Bulletin

RIO Washingtonian

- Auntie Anne's Cinnabon
- BurgerFi
- California Pizza Kitchen
- Charley Prime Foods
- Chipotle Mexican Grill
- Copper Canyon
- Courtyard Marriott
- Donut Chew
- Fantasticks
- Guapo's Cantina & Grill
- Han Spot
- It'Sugar
- Kareem's Lebanese Kitchen
- Kung Fu Tea
- La Macaron
- Lanzhou Noodles
- Marriott
- Mason's Famous Lobster Rolls

- Miss Toya's Southern Kitchen
- Nando's Peri-Peri
- Poki DC
- Potbelly Sandwich Shop
- Silver Diner
- South Moon Under
- Starbucks
- Tous les Jours
- True Food Kitchen
- Uncle Julio's
- Yard House

270 Center

- Burger King
- Classic Bakery
- Crossfit Shady Grove
- Don Pollo
- Five Guys
- Galitos Chicken
- Subway

King Farm Village

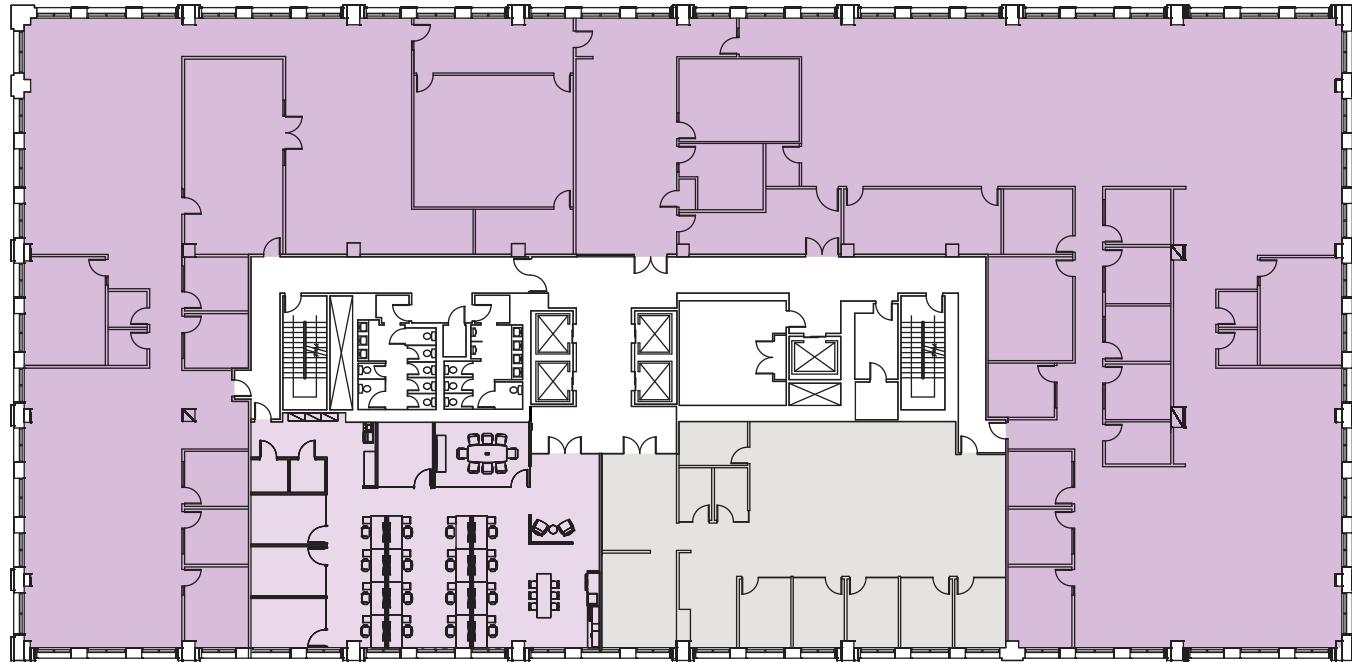
- Baja Fresh
- Bota Nero
- Coffee Republic
- Don Chicken
- Fontina Grille
- King's Craft
- Ming's
- Nagoya Sushi
- Pure Barre



Floor Plans

2nd Floor | 3,303–26,011 RSF

Suite 200 - 22,708 RSF

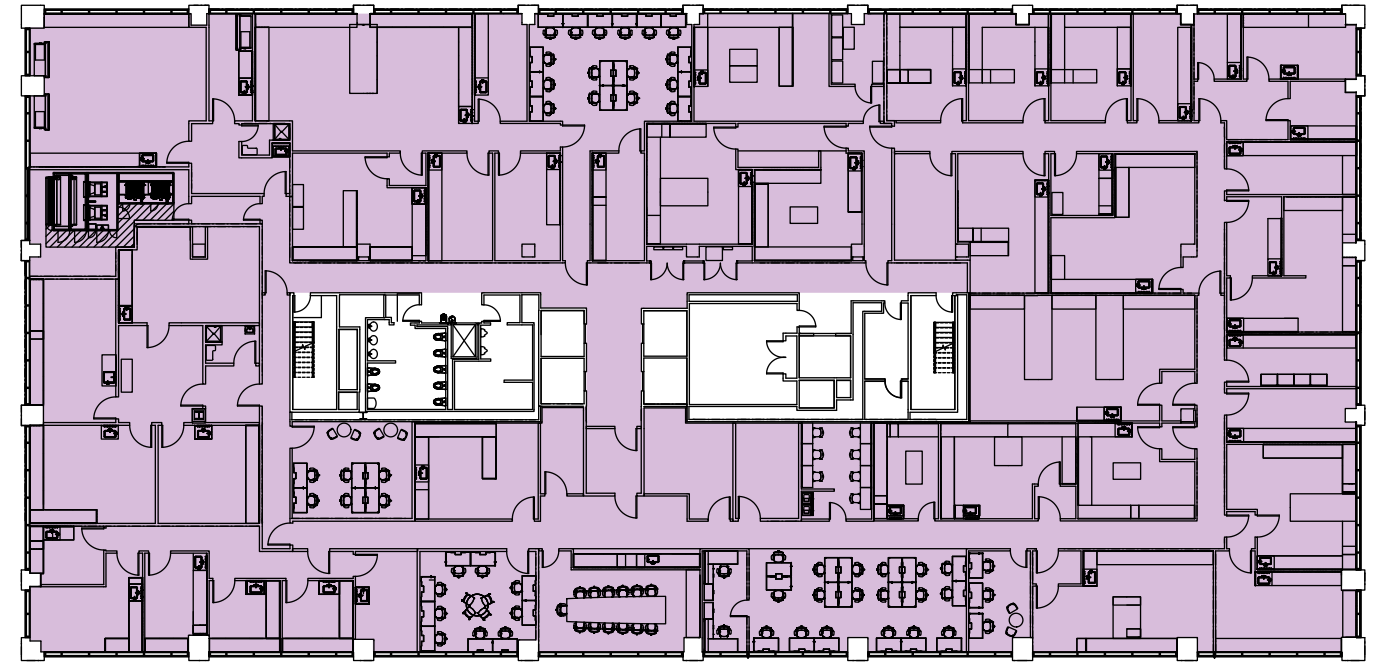


Suite 210 3,303 RSF

Leased Spec Suite

5th Floor | 30,459 RSF

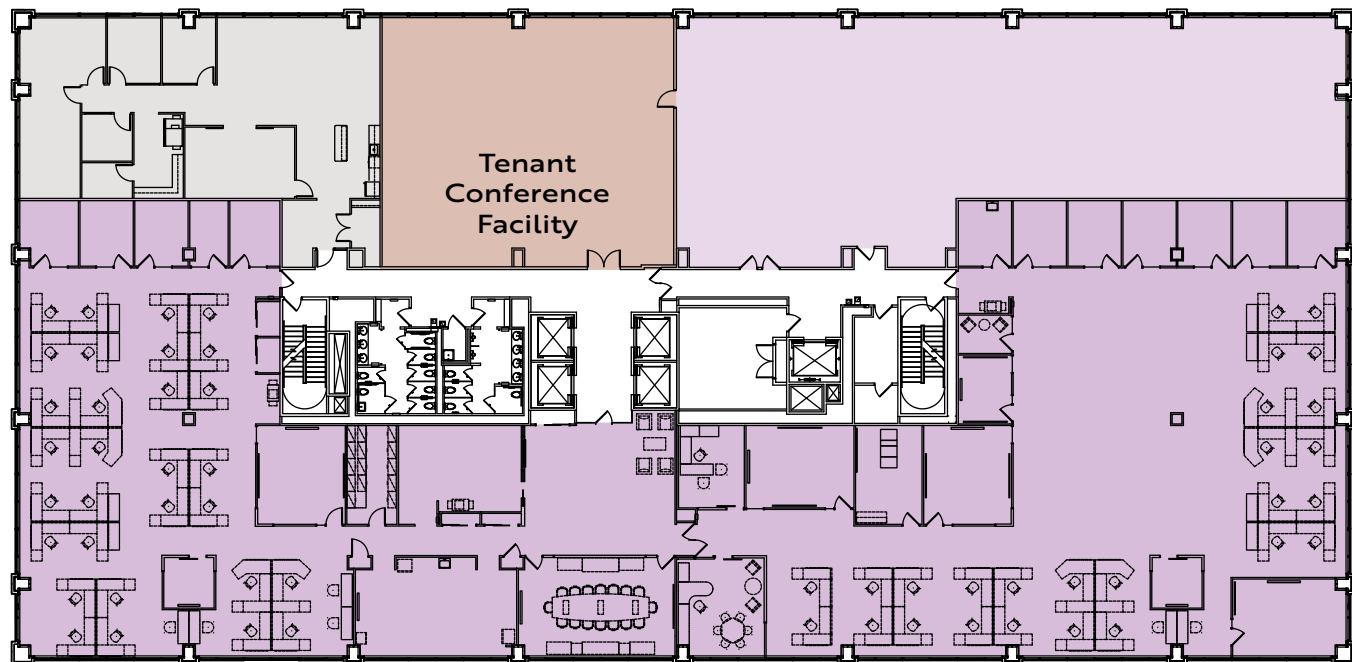
30,459 RSF



3rd Floor | 5,865–24,599 RSF

Leased Spec Suite

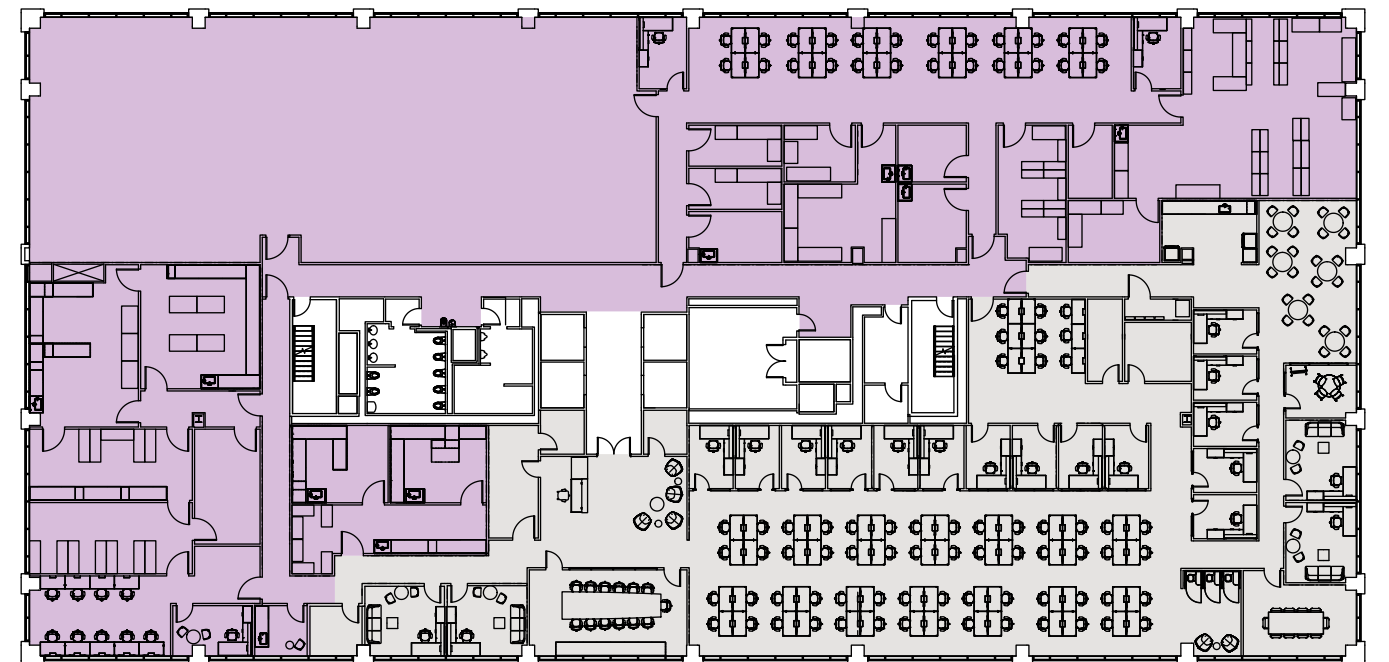
Suite 320 - 5,865 RSF



Suite 303 - 18,734 RSF

6th Floor | 30,459 RSF

30,459 RSF





77 Upper Rock Circle, Rockville, MD

Strong Ownership

**BRIDGE
INVESTMENT
GROUP**

For us, investing is an active process. Our people are on the ground, getting to know the properties inside and out. We strive to create vibrant communities where our residents and tenants are excited to live and work. As a globally trusted investment firm, we offer exceptional returns to our investors, pursued with uncompromising principles. We are a high-touch and detail-oriented team where people are our business.

Bridge is a leading, vertically integrated real estate investment manager, diversified across specialized asset classes, with approximately \$43.8 billion of assets under management as of June 30, 2022. Bridge combines its nationwide operating platform with dedicated teams of investment professionals focused on select U.S. real estate verticals: residential rental, office, development, logistics properties, net lease and real estate-backed credit.

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