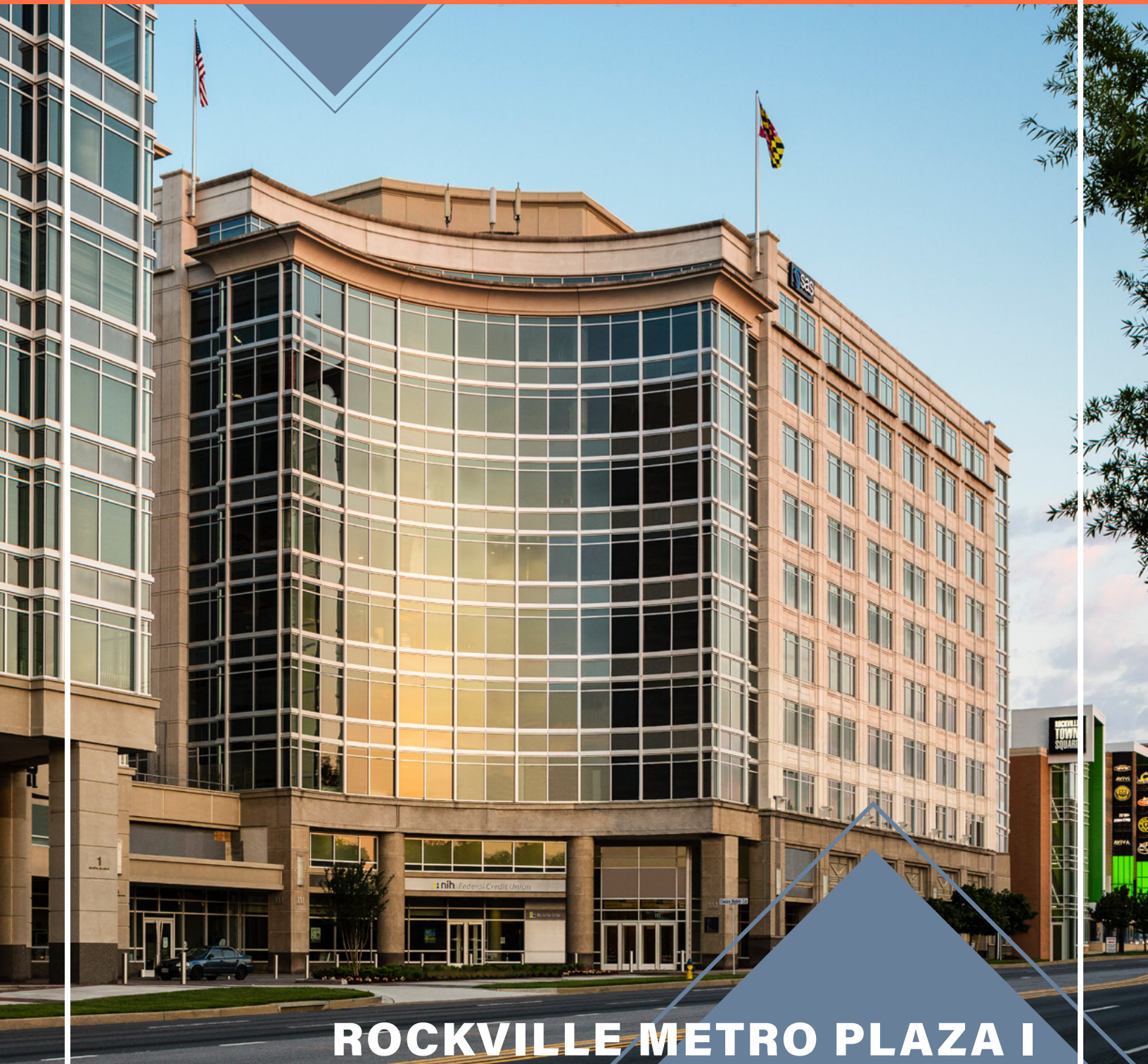


**FOR LEASE**



**ROCKVILLE METRO PLAZA I**

111 ROCKVILLE PIKE, ROCKVILLE, MD



## TROPHY OFFICE SPACE AVAILABLE

- Office suites in various sizes available in the highly desirable neighborhood of Rockville Town Center
- Eleven-story, 225,720 SF office building with efficient floor plates, 9-foot ceilings and beautiful floor-to-ceiling glass window lines.
- Located at the intersection of Rockville Pike and E. Middle Lane
- Walkable to 170,000 SF of retail amenities including casual to high end dining, fitness, and personal services.
- 2.5/1,000 SF parking with attached covered garage
- Across the street from Rockville Metro Station (Red Line) and MARC Rail Station

## ROCKVILLE TOWN CENTER RANKED 24TH IN MONEY MAGAZINE'S BEST PLACES TO LIVE

**Walkscore®**  
Very Walkable

89 

**Transitscore®**  
Excellent Transit

79 

Visit Rockville Town Square website at  
[www.rockilletownsquare.com](http://www.rockilletownsquare.com), which provides information  
on amenities adjacent to the building; additional information  
can be found at the City of Rockville website at  
[www.rockvillemd.gov](http://www.rockvillemd.gov)

## TOUR THE NEWLY DELIVERED LOBBY AND CONFERENCE ROOM



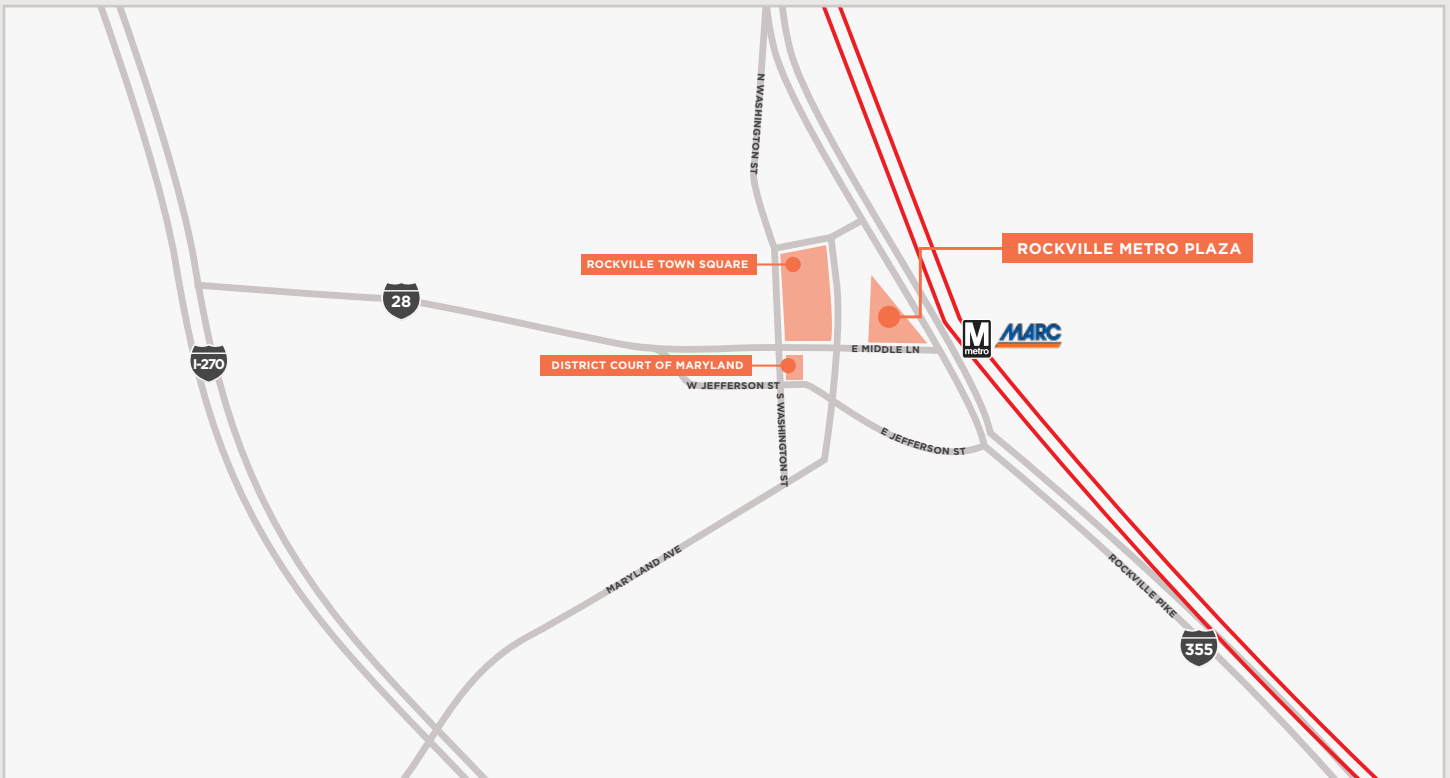
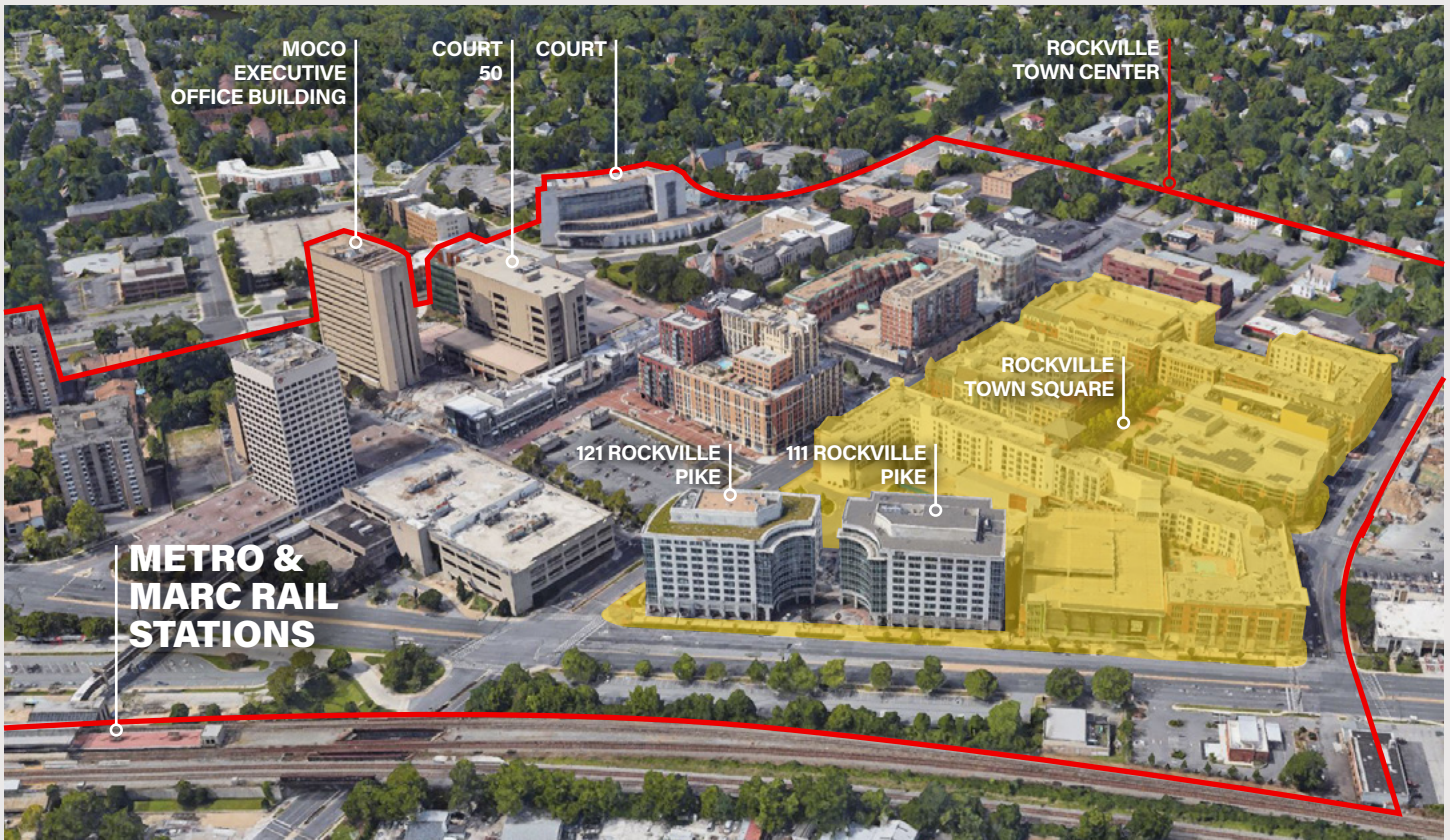
# ROCKVILLE TOWN SQUARE SITE PLAN



- |                                     |   |                                 |                                |
|-------------------------------------|---|---------------------------------|--------------------------------|
| 1. Dawson's Market Cafe             | 9. Marble Slab Creamery   | 19. Rockville Memorial Library  | 30. Peter Chang                |
| 2. Sunday Kitchen & Bath            | 10. Mavana Nails & Waxing   | 20. Thai Pavillion              | 31. Verizon Wireless           |
| 3. Dawn Crafton Dance Connection    | 11. Finnegan's Wake Irish Pub                                     | 21. Lebanese Taverna Cafe       | 32. Gold's Gym                 |
| 4. Bar Louie                        | 12. Town Square Jewelers  | 22. Bonchon Chicken             | 33. Berry Cup                  |
| 5. Five Guys Famous Burgers & Fries | 13. First Watch   | 23. Little Dipper Hot Pot House | 34. Liquid Blue Denim Boutique |
| 6. Rockville Town Square Cleaners   | 14. Spice Xing  | 24. Buffalo Wild Wings          | 35. Sushi Damo                 |
| 7. IT'SUGAR                         | 15. Suntrust  | 25. Knits Etc.                  | 36. Cottage Monet              |
| 8. Jouvence Aveda Salon & Spa       | 16. i VisArts Center Gallery<br>ii VisArts Center Gallery Rooftop | 26. Color Me Mine               | 37. Gordon Biersch             |
|                                     | 17. La Canela   | 27. Mr Smoothie                 | 38. HSBC                       |
|                                     | 18. Hair Design Zone  | 28. Viv de France               | 39. CVS Pharmacy               |
|                                     |   | 29. Starbucks Coffee            |                                |



# ROCKVILLE TOWN CENTER LOCATION AND ACCESS



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