



**\$15.00 PSF**  
for first lease year!

\*Based on a 5+ years term  
for all deals signed by July 2022

**Your Post-Pandemic  
Flexible  
Design Solution!**

# For Lease

## Designed For Flexibility

- Flexible office space with movable partitions or glass wall offices for ultimate design and safety
- Montgomery County's answer to post pandemic space with movable walls to allow for flexibility with re-phasing back to the office
- Turnkey buildouts available for specific needs post Covid-19
- Space plan and proposal within 24 hours following a tour
- Aggressive pricing combined with flexible lease terms
- 6% Commission on all deals signed by July 2022

## Details

- 36,658 sf available
- Ready for Office and Medical users
- Located off of 1-270, near Shady Grove Hospital
- Parking ratio of 3.8 per 1,000 SF

**2301 Research Blvd,  
Rockville, MD 20850**

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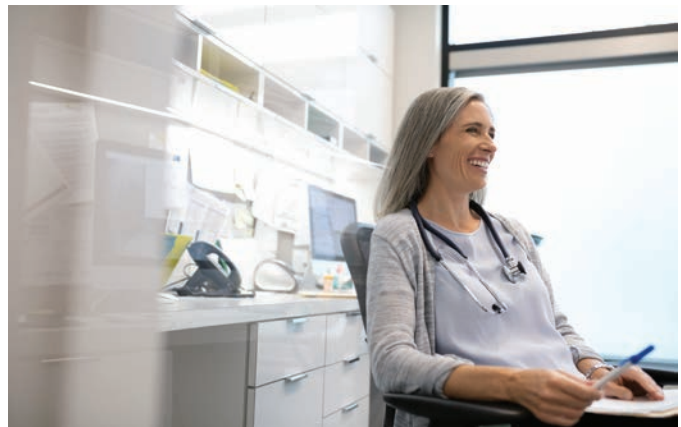






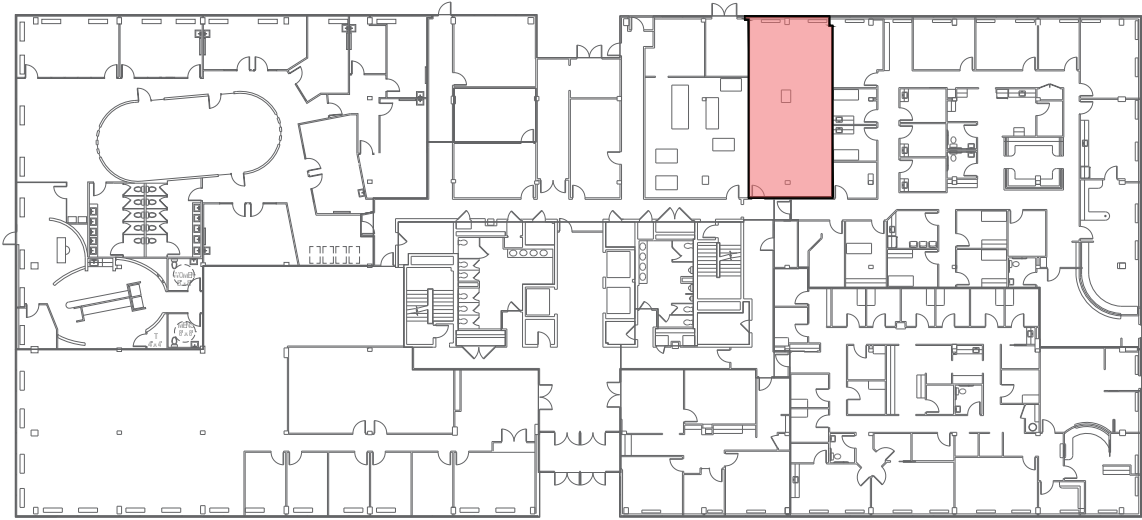
## *Ideal for Office or Medical*

- Join the 25,000 SF of medical users in the building now
- Prime accessibility with close proximity to Shady Grove Hospital
- Synergistic opportunities with other medical tenants
- Ample Parking

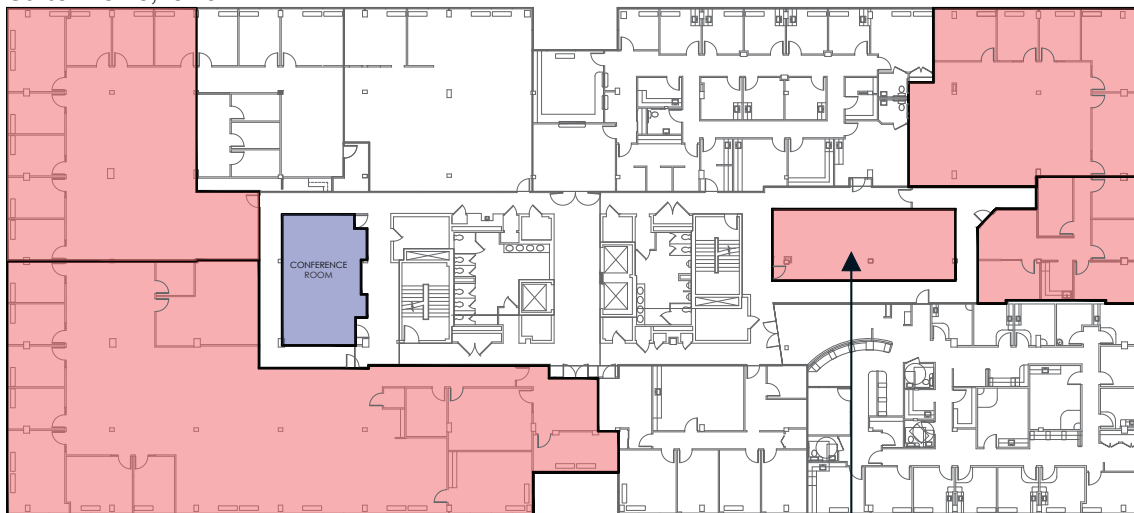


# Availabilities

Suite 101 - 986 sf



Suite 245 - 3,754 sf \*



Suite 218 - 2,810 sf

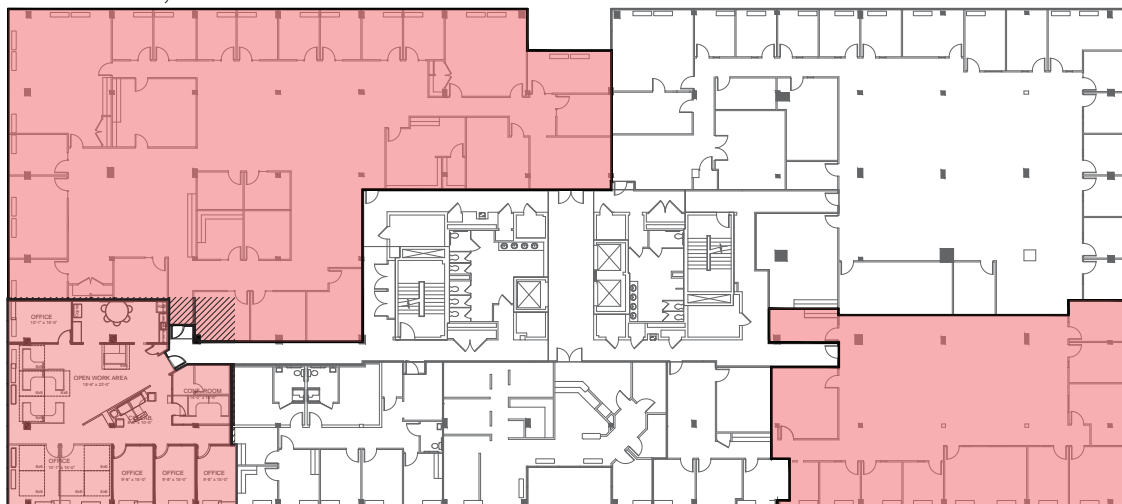
Suite 216 - 1,325 sf

Suite 201 - 8,048 sf \*

\*Contiguous Suites- 11,802 sf

Suite 217 - 912 sf

Suite 310 - 10,902 sf



Suite 303 - 3,040 sf

Move-in Ready Spec Suite

Suite 305 - 4,881 sf



# Location



1 Mile from Shady Grove Hospital



2301 Research Blvd  
Rockville, MD



Updated Lobby & Common Areas



Brand New State-of-the-Art  
Shared Conference Room (2nd  
Floor)



Avenue C – Vending Food Counter



Free Surface Parking



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