

**MONTR****SE**  
11921 ROCKVILLE PIKE  **METRO I**



**WORKSTYLE**  
YOU'VE BEEN WAITING FOR

# WORKFORCE INSPIRED

- Montrose Metro I recently underwent substantial capital improvements.
- Recent building renovations include main lobby renovations, elevator and common areas upgrades, new monument sign and garage renovations.
- Building amenities include fitness center and outdoor seating area.
- Montrose Metro I is centrally located in the heart of North Bethesda's new urban core, at the interchange of Rockville Pike and Montrose Parkway.
- The building is right across from the ever developing Pike and Rose - which consists of numerous dining, shopping and entertainment options.



# SPACE JUST FOR YOU

3-10 YEAR LEASE TERMS

2.9 / 1,000 SF PARKING AT

\$95.00 PER SPACE PER MONTH

Suite 104	693 sf	\$35.00 / sf, full-service
Suite 105	932 sf	Deli/micro-market space
Suite 108	2,180 sf	\$35.00 / sf, full-service
Spec Suite 202	2,692 sf	\$35.00 / sf, full-service
Suite 404	2,138 sf	\$35.00 / sf, full-service
Suite 500	7,854 sf	\$35.00 / sf, full-service



# ADVENTURE IN EVERY DIRECTION



## FEDERAL PLAZA

- TRADER JOE'S
- ROSS DRESS FOR LESS
- 7 ELEVEN
- crumbl COOKIES
- TJ-MAXX
- SILVER DINNER
- WORLD MARKET
- Shell
- QDOBA MEXICAN EATS
- MUSIC & ARTS

## MONTROSE CROSSING

- TARGET
- OLD NAVY
- Marshalls
- Bank of America
- CHASE
- Giant
- HOME SENSE
- Chick-fil-ee
- TD Bank
- FIVE GUYS BURGERS and FRIES
- VCF
- CAVA
- Starbucks

**MONTROSE METRO I**  
11921 ROCKVILLE PIKE

## METRO PIKE CENTER

- 7 ELEVEN
- verizon
- DUNKIN'
- BOLLI'S
- STELLA'S PASTRY
- THE SALVATION ARMY

## PIKE & ROSE

- REI
- GAP
- H&M
- L.L.Bean
- Starbucks
- sweetgreen
- Sunday Morning
- drybar
- SUMMER HOUSE BAKERY
- CHIPOTLE MEXICAN GRILL
- WARBY PARKER
- Bank of America
- one life FITNESS
- Nando's
- Sur la table
- ESCAPOLOGY The live escape game
- &pizza
- SEPHORA
- FOGO DE CHÃO

## N. BETHESDA MARKET

- WHOLE FOODS MARKET
- WOODHOUSE SPA
- Starbucks
- CVS

# IT JUST KEEPS GETTING BETTER



## NEARBY DEVELOPMENTS

### TWINBROOK QUARTER

Twinbrook Quarter brings the area's newest Wegmans, new restaurants, beauty and wellness offerings, and fashionable apartments.



### ROSE VILLAGE

Currently under redevelopment, the new 21.5-acre Rose Village mixed-use project will feature seven new buildings, a new pavilion and generous green space. The buildings will include office, retail, and residential spaces.



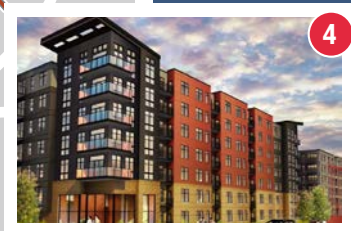
### NORTH BETHESDA CENTER

North Bethesda Center zoning permits approximately 930,000 SF of office space, 1,275 residential units, a 320-room full-service hotel and 202,000 SF of retail space. Phase I delivered 312-unit Apartment Building, and a 63,000 SF Harris Teeter in 2008.



### NORTH BETHESDA GATEWAY

North Bethesda Gateway presents a mixed-use, transit-oriented gateway to North Bethesda at White Flint. This 11 acre, mixed-use project will feature office, hotel, retail, and residential buildings committing to more diversified and pedestrian friendly developments.



# SUITE 104

693 RSF

MONTR<sup>O</sup>SE  
11921 ROCKVILLE PIKE METRO I



## VACANT

ASSET MANAGEMENT:



LEASING BY:

**AVISON  
YOUNG**

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# SUITE 105

Deli/Micromarket Space Available  
932 RSF

VACANT



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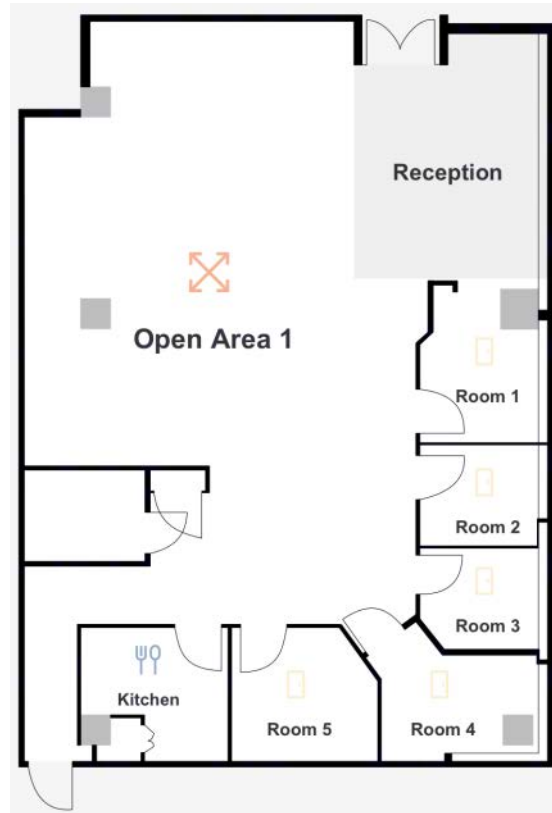
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# SUITE 108

2,180 RSF



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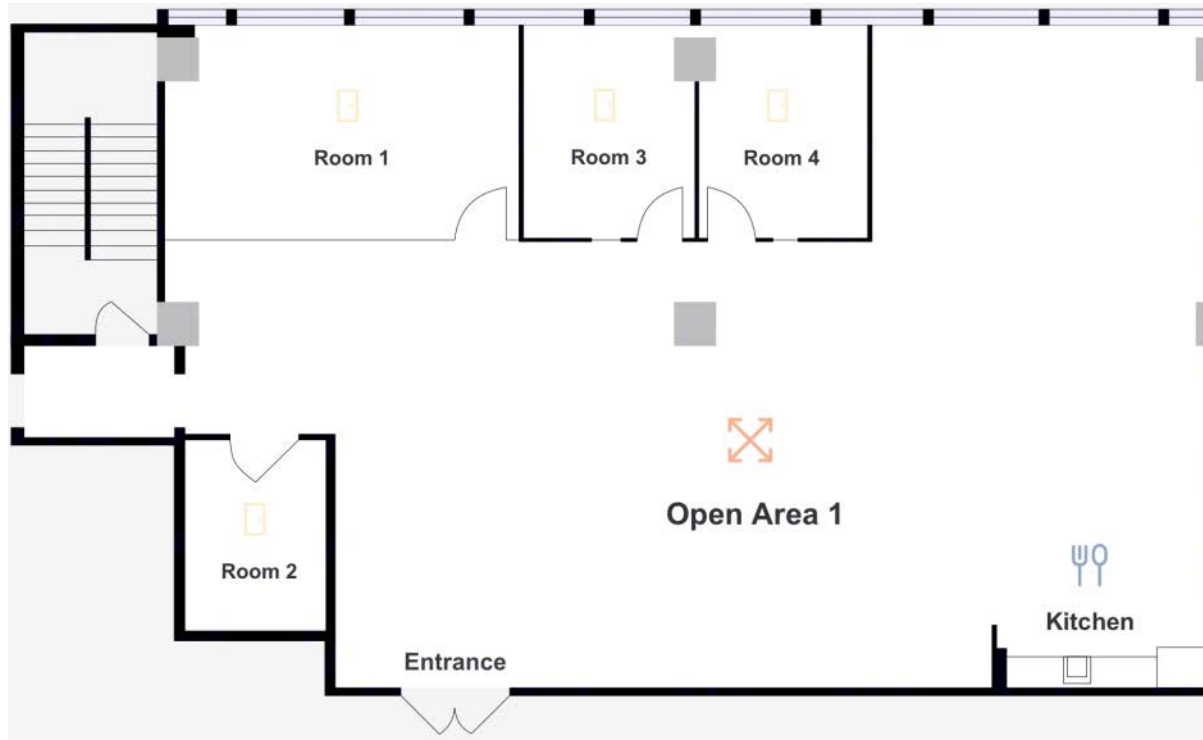
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# SUITE 202

2,692 RSF

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# SUITE 404

2,138 RSF

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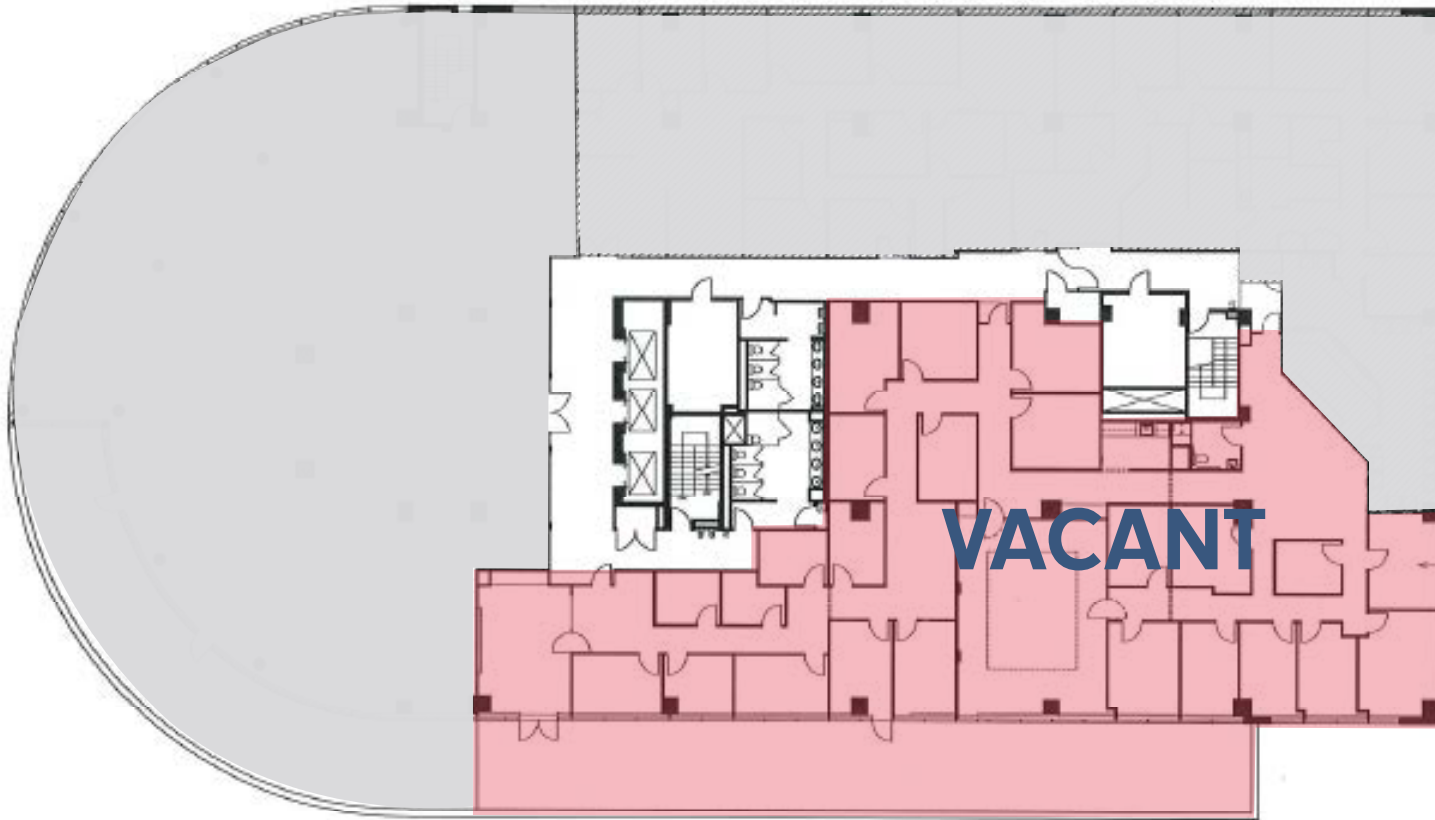
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# SUITE 500

7,854 RSF

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