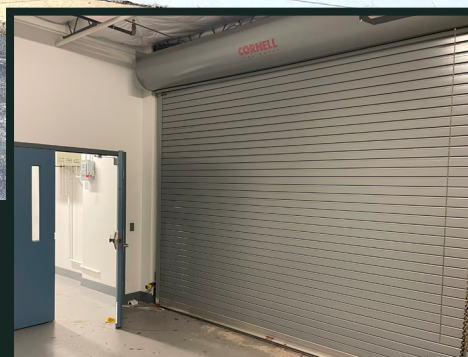


300 N Stonestreet Ave, Rockville, Maryland 20850

FULL BUILDING FOR LEASE



13,376 SF AVAILABLE FLEX/OFFICE SPACE



Fully Conditioned
Building



Ample Surface
Parking - 29 Spaces



Humidity Controlled
Warehouse Space



Steps from
Rockville Metro

301-337-4700
www.scheerpartners.com

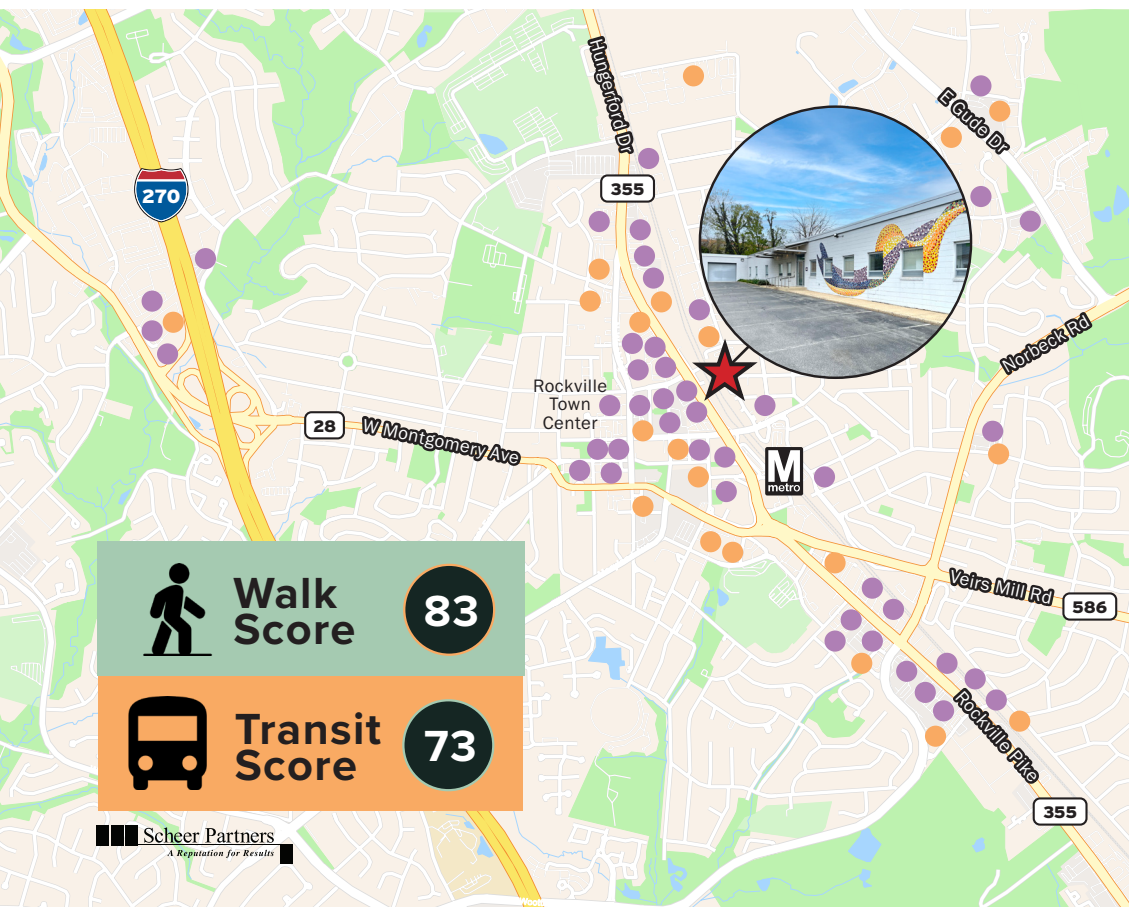
 **Scheer Partners**
A Reputation for Results

Property Highlights

- One drive-in door (9'h x 12'6"w)
- Ample surface parking - 29 spaces
- 100% conditioned & climate-controlled
- Wet sprinkler in the office portion
- Dry sprinkler system in the warehouse portion
- Two 400-amp electric service
- Fully conditioned office space
- Fully conditioned / humidity controlled storage and warehouse



Easy access to Route 355 (Rockville Pike) and I-270 via Route 28 (Montgomery Avenue)
Walking distance to the Rockville Metro station (Red Line) and the Rockville Town Center



Walk Score

83



Transit Score

73

Scheer Partners
A Reputation for Results

Restaurants

- Buffalo Wild Wings
- First Watch
- Starbucks
- Subway
- Panera Bread
- Japanese Hibachi
- IHOP
- Wendy's
- Popeye's

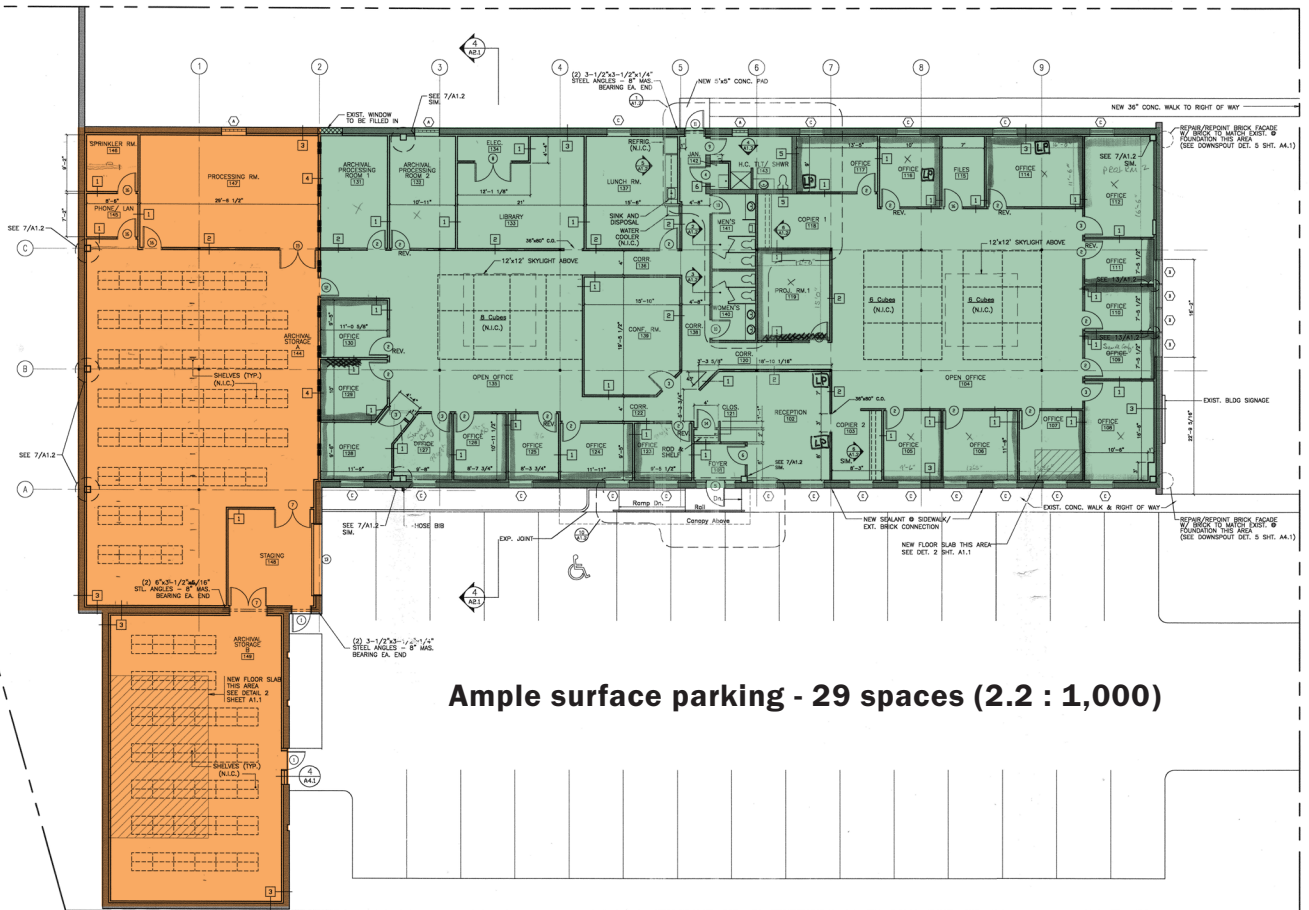
Retail

- Walgreens
- The UPS Store
- Verizon
- USPS
- Trader Joes
- Safeway
- Target

Zoned MXB (Mixed-use Business)

This property allows for a multitude of permitted uses.

Office Warehouse





For Leasing Opportunities:

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**CREATIVE
SPACE
STRATEGIC
LOCATION**

301.337.4700

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