

12450 Parklawn Dr.
Rockville, MD 20852

FULL BUILDING FOR LEASE



UP TO 14,456 SF AVAILABLE



Highly visible at
signalized intersection



Free-standing,
full-building available



Adaptable for retail
or office uses



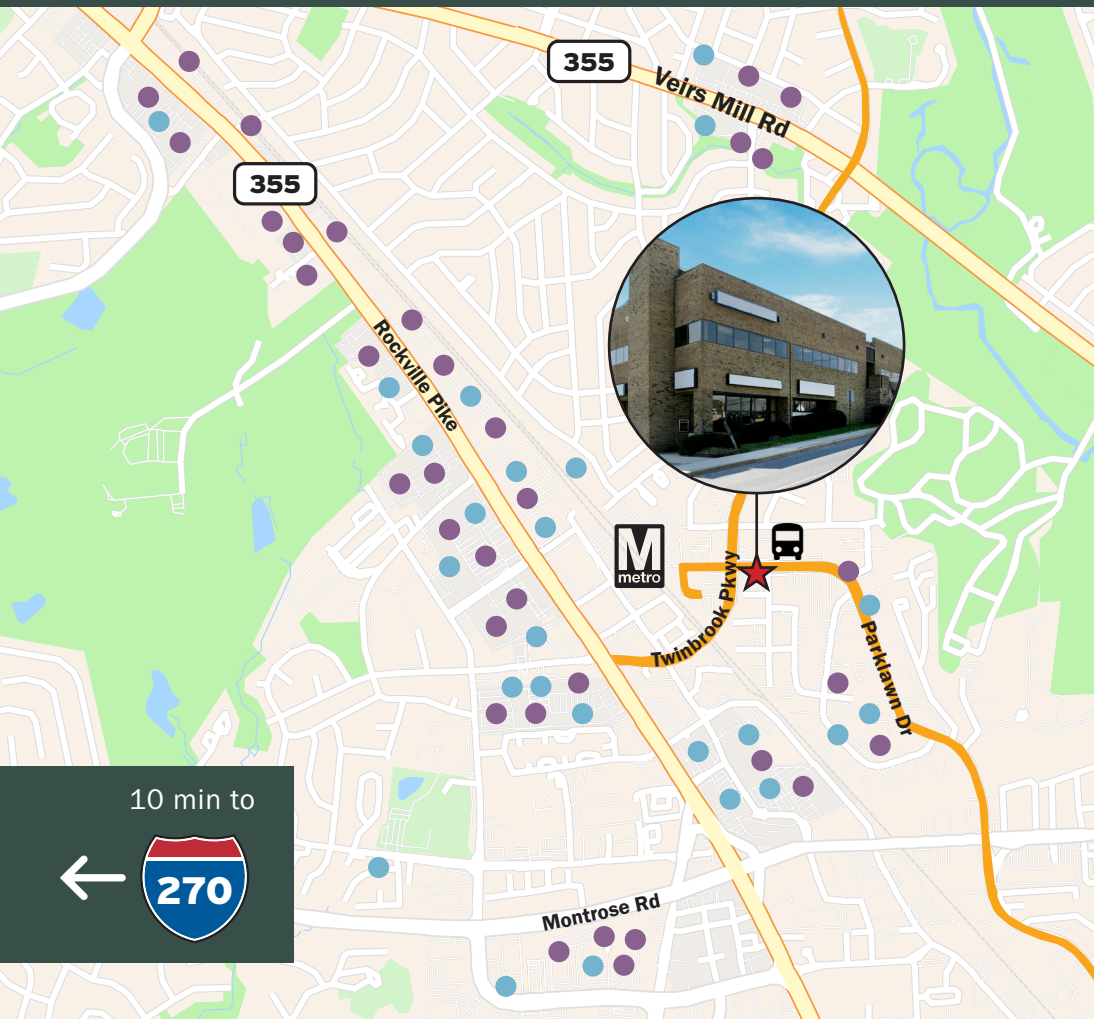
Steps from
Twinbrook Metro

301-337-4700
www.scheerpartners.com

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Zoned CR-2.0-C

This property allows for a mix of commercial, retail, office, and residential uses, making it ideal for various business opportunities.



Restaurants

- Silver Diner
- Panera Bread
- Mykonos Grill
- Fogo de Chao
- Dominos
- Papa Charlie's Cafe
- Iron Age
- Mission BBQ
- Clyde's
- Lil Ceasars
- McDonalds
- Chipotle

Retail

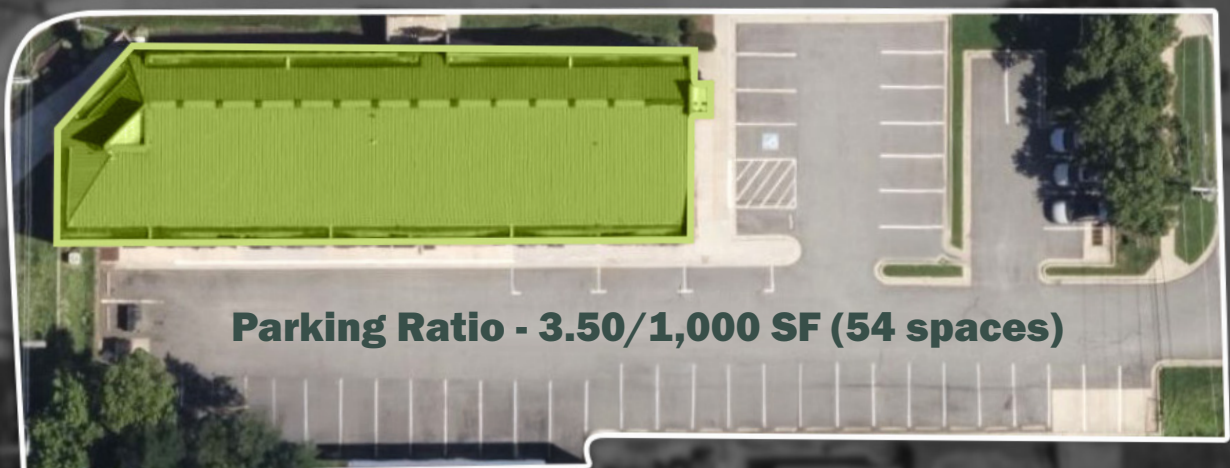
- Wegmans
- Giant Food
- Aldi
- Food Lion
- Mom's Organic Market
- Harris Teeter
- Old Navy
- Value City Furniture
- Micro Center
- Micheals
- The Container Store
- CVS Pharmacy
- Marlo Furniture

The area features a blend of commercial and residential spaces with easy access to Twinbrook Metro Station, enhancing connectivity.



Walk Score

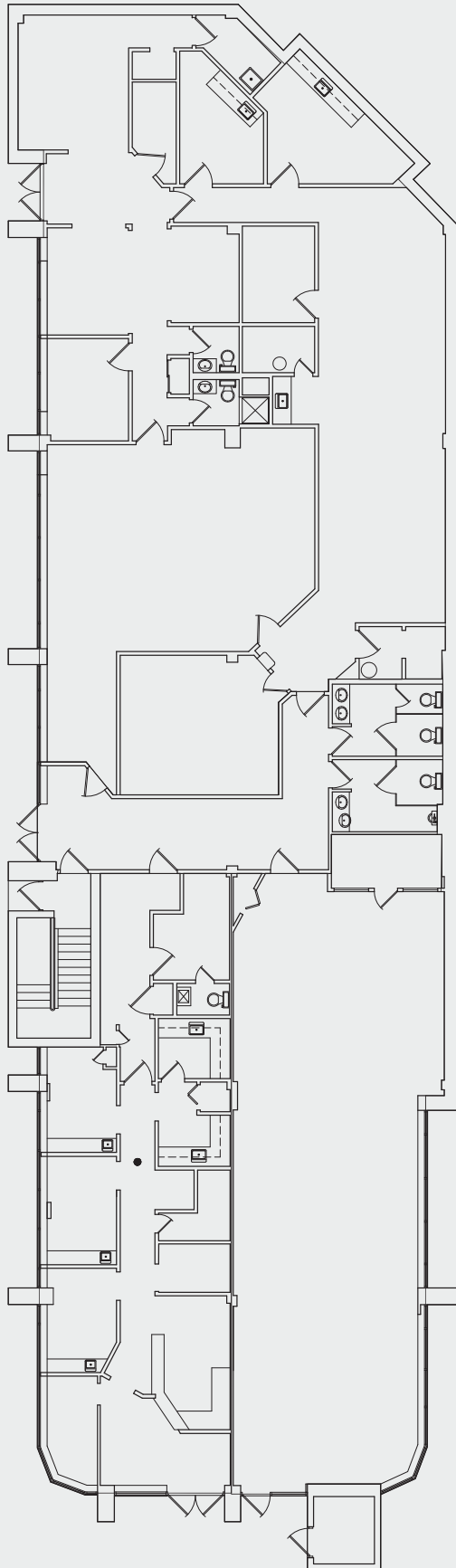
74



Parking Ratio - 3.50/1,000 SF (54 spaces)

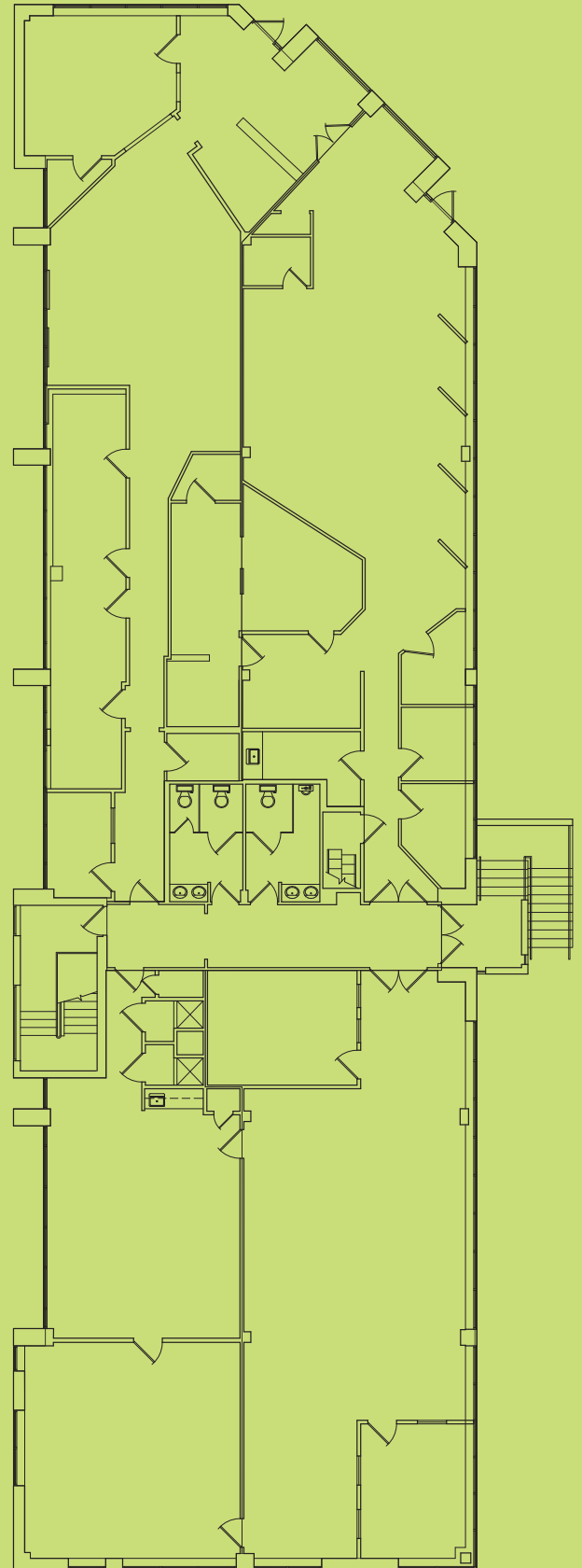
1st Floor

7,106 SF



2nd Floor

7,350 SF



**THRIVING
CONNECTED
VERSATILE**



For Leasing Opportunities:

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