

NEW REMARKABLE



LOCATION AND DEMOGRAPHICS

DEMOGRAPHICS



6,298,330
POPULATION



37.7
MEDIAN AGE



\$124,370
AVERAGE HOUSEHOLD INCOME

ECONOMY



3,396,300
TOTAL LABOR FORCE



6.0%
UNEMPLOYMENT RATE



704,200
GOVERNMENT WORKERS

DIVERSE EMPLOYMENT BASE WITH
15 FORTUNE 500 COMPANY HEADQUARTERS
IN THE MSA

EDUCATION



52.8%
OF POPULATION ACHIEVING A BACHELOR'S DEGREE OR HIGHER



26.1%
OF POPULATION WITH A GRADUATE DEGREE

KEY INDUSTRIES & GROWTH SECTORS



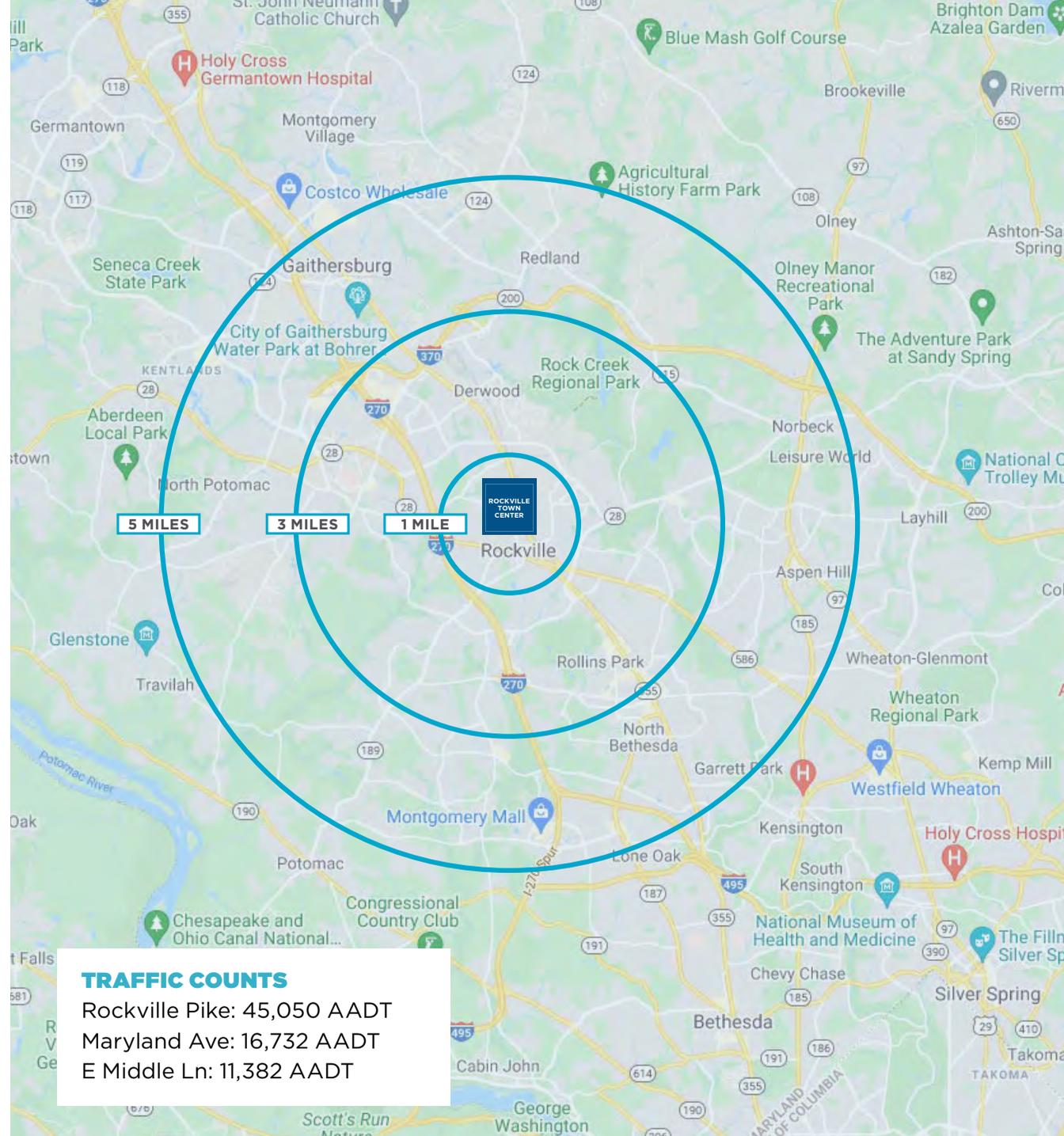
PROFESSIONAL/
BUSINESS SERVICES



GOVERNMENT



EDUCATION/HEALTH SERVICES



LOCATION IS EVERYTHING



TRANSIT ORIENTED

The asset is located adjacent to the Rockville Metro station which is part of Metrorail's Red Line system. The red line connects without transfer to some of the most significant cultural and employment centers in the Washington region including downtown Bethesda, NIH, American University, Smithsonian National Zoo, Union Station, and the heart of Washington, DC K Street corridor among others.

5.5 miles of wire installed to power customer experience improvements at Rockville Station. That is equal to more than 52 Washington Monuments.

21,000 SF of canopy coverage for customers. That is equal to nearly 4.5 basketball courts.

28,000 average customer shuttle bus trips per week. That is enough people to fill the Kennedy Center Concert hall over 11 times.

The Red Line is the only line in the system that does not share its tracks with another Metrorail line.

It is a primary line through downtown Washington and the oldest, busiest, and currently the longest line in the system.



BLVD FORTY FOUR SITE PLAN

MARYLAND AVE 16,111 AAWDT



HELEN HENEGHAN WY



MONROE ST

E MONTGOMERY AVE

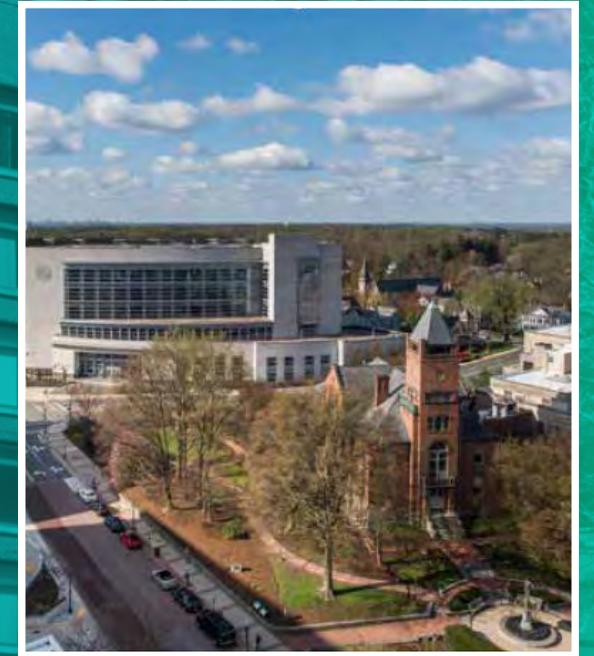


LOCATION OVERVIEW

CITY OF ROCKVILLE LOCATION

Rockville is conveniently located along I-270, giving residents ideal accessibility to everything in the Washington Metropolitan Area and along the broader corridor.

- Walking distance from the Rockville Metro Station.
- Metro's Red Line can take residents to all major employment centers in Montgomery County, including Bethesda and downtown Washington, D.C.
- Easily accessible to I-270 and I-495.
- Tysons Corner has approximately 30 million SF of office space and is a 25 minute drive from Rockville Station.
- Bethesda Direct contains over 12 million SF of office space and is a 15 minute drive from Rockville Station.
- Home to both the District Court of Maryland and the Montgomery County Circuit Court, making it a pronounced center for government activity at the local and state level.
- One of the highest median incomes in Montgomery County, currently \$106,205 and supports median home values of \$534,504.
- Enjoy some of the best schools in Montgomery County.
- Nearly 66% of residents have obtained a bachelor's degree or greater with 37.5% boasting a graduate or advanced degree.
- The city's proximity to Washington, D.C. contributes to its population which is projected to increase 2.1% by 2025.



JURISDICTION	WASHINGTON MSA	MONTGOMERY COUNTY	1 MILE	3 MILE	5 MILE
Population (2020)	6,298,330	1,046,075	18,471	110,927	325,511
Population Growth since 2000	29.9%	19.8%	24.0%	32.3%	22.7%
Population Growth since 2010	11.5%	7.6%	7.0%	11.1%	9.0%
Projected Population Growth Thru 2025	5.2%	3.2%	3.4%	2.9%	2.8%
Average Household Income	\$103,891	\$109,372	\$147,720	\$179,327	\$172,198
Median Age	37.7	39.8	40.3	41.7	40.9
Median Home Value	\$432,787	\$489,553	\$475,055	\$576,233	\$502,492
Bachelors Degree Attainment	53%	61%	58%	68%	61%
% White Collar Workers	72%	75%	74%	80%	74%

IT'S A LIFESTYLE

The property is located in the highly desirable Rockville Town Center neighborhood, which offers a significant sense of place with walkable amenities and community events held throughout the year. In addition to the 16,000 square feet of retail the Property offers, there is immediate access to an additional 186,000 square feet of entertainment and mixture of national and local shops, eateries and restaurants. In addition, public gathering and community events are routinely hosted throughout the streets of the Town Center including seasonal beer festivals, holiday festivals and the largest ice-skating rink in Montgomery County during the winter months.

ROCKVILLE TOWN SQUARE

COMSTOCK



Directly Across From Metro



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