



DOWNTOWN CROWN

OFFICE/RETAIL MIXED USE
DEVELOPMENT SPACE



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Downtown Crown is an exciting **mixed-use destination** offering a desirable combination of nationally recognized retailers with **unique-to-market** dining, shops, and services located in the heart of Montgomery County.

161,751

DAYTIME POPULATION

\$145K

**AVERAGE HOUSEHOLD
INCOME**





FOUR HOUSE

PLEASE RESPECT THE
NEIGHBORHOOD'S
CIVIL RIGHTS

FOUR HOUSE
FOR THE BEER.

Strategically located off the I-270 & Intercounty Connector (ICC), Crown is only a short ___ min drive from the capitol. It is classified as a “super-zip” community featuring an exceptional customer base for retailers and business who seek proximity to young, affluent & educated shoppers.

1.06 M

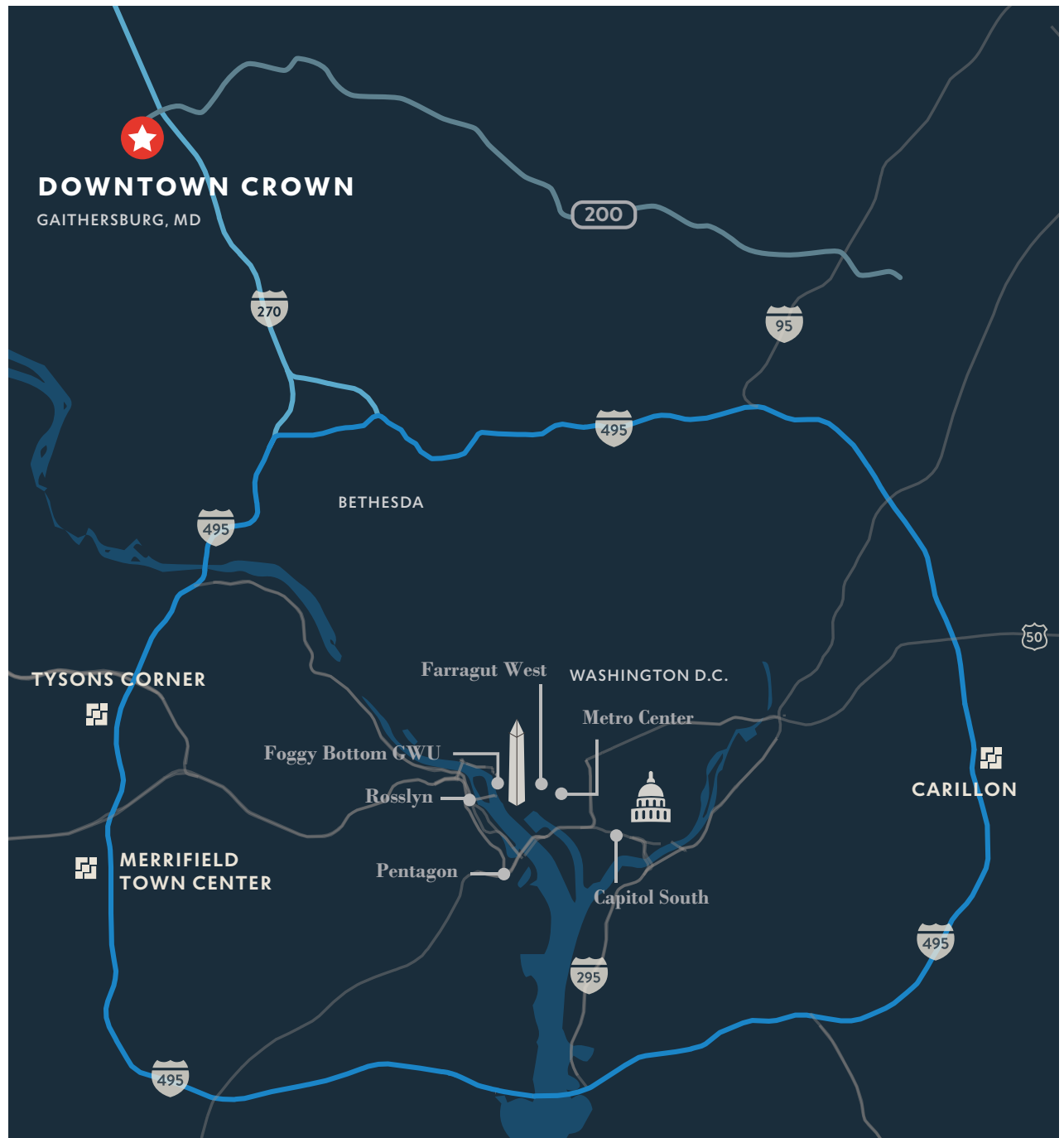
RESIDENTS IN MONTGOMERY COUNTY

6% 

5-YEAR PROJECTED POPULATION
GROWTH BASED ON A 3-MILE RADIUS

NEIGHBORING POINTS OF INTEREST

John Hopkins Research and Belward Campus, Shady Grove Adventist Hospital, the Universities at Shady Grove, National Cancer Institute, Rio Washington Center, Four Marriot Hotels & Sodexo USA



I-270

Phase II Crown Development
\$850K AVG PRICE PER HOME

Crown Community
Approved for 2,250 residential units


DOWNTOWN CROWN
Downtown Crown represents the commercial home of the 180-acre Crown community.

Intercounty Connector (ICC)

255,000 SF

GLA with a strong
mix of **restaurants,**
shops & services





fine & casual dining for every mood & palate

& PIZZA

ASIA NINE

CHOP'T

CINNAHOLIC

COASTAL FLATS

LA MADELEINE

MANGO MANGO DESSERT

MEZEH MEDITERRANEAN GRILL

OLD TOWN POUR HOUSE

PALADAR LATIN KITCHEN
AND RUM BAR

RUTH'S CHRIS STEAK HOUSE

SPICE LIFE INDIAN FARE

STARBUCKS COFFEE

TED'S BULLETIN

TED'S MONTANA GRILL

high-profile retail & services for your convenience & ease

ADVENTIST HEALTH
CARE REHABILITATION

AMAZING ART STUDIO

BLO BLOW DRY BAR

CHARLES SCHWAB

CROWN CLEANERS

CROWN DENTAL

CROWN WINE & BEER

COUTURE BY POSH
BRIDAL

FLOYD'S 99
BARBERSHOP

GLAMOROUS NAIL SPA

GREAT GATHERINGS

HAIR CUTTERY

HARRIS TEETER

HBF BOUTIQUE

LA FITNESS

LULULEMON

LE'MER SALON & SPA

MASSAGE ENVY

NAVY FEDERAL CREDIT
UNION

SEPHORA

THE LITTLE GYM

THE UPS STORE

V.EYE.P EYECARE

VERIZON

WELLS FARGO

WOODHOUSE DAY SPA

ZAGG





introducing

CROWN OFFICE

A BRIGHTER
WAY TO WORK

Welcome to Crown Office. It's a place,
and a personality. Wonderfully walkable.

Find your business. Find inspiration.

Breaking ground in May 2019 with
completion in 2021.

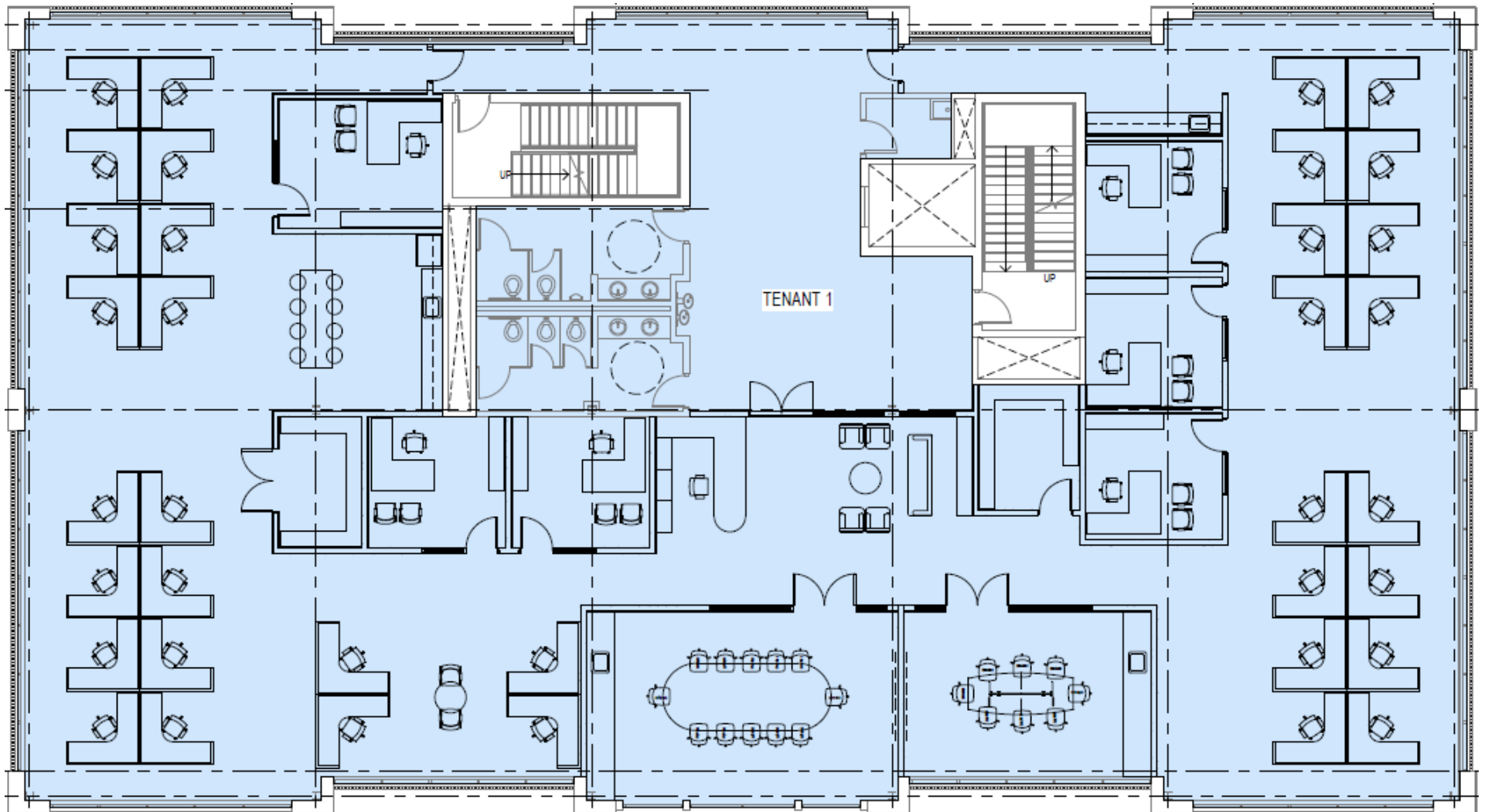
30,000 SF
OFFICE

10,000 SF
STREET-LEVEL RETAIL



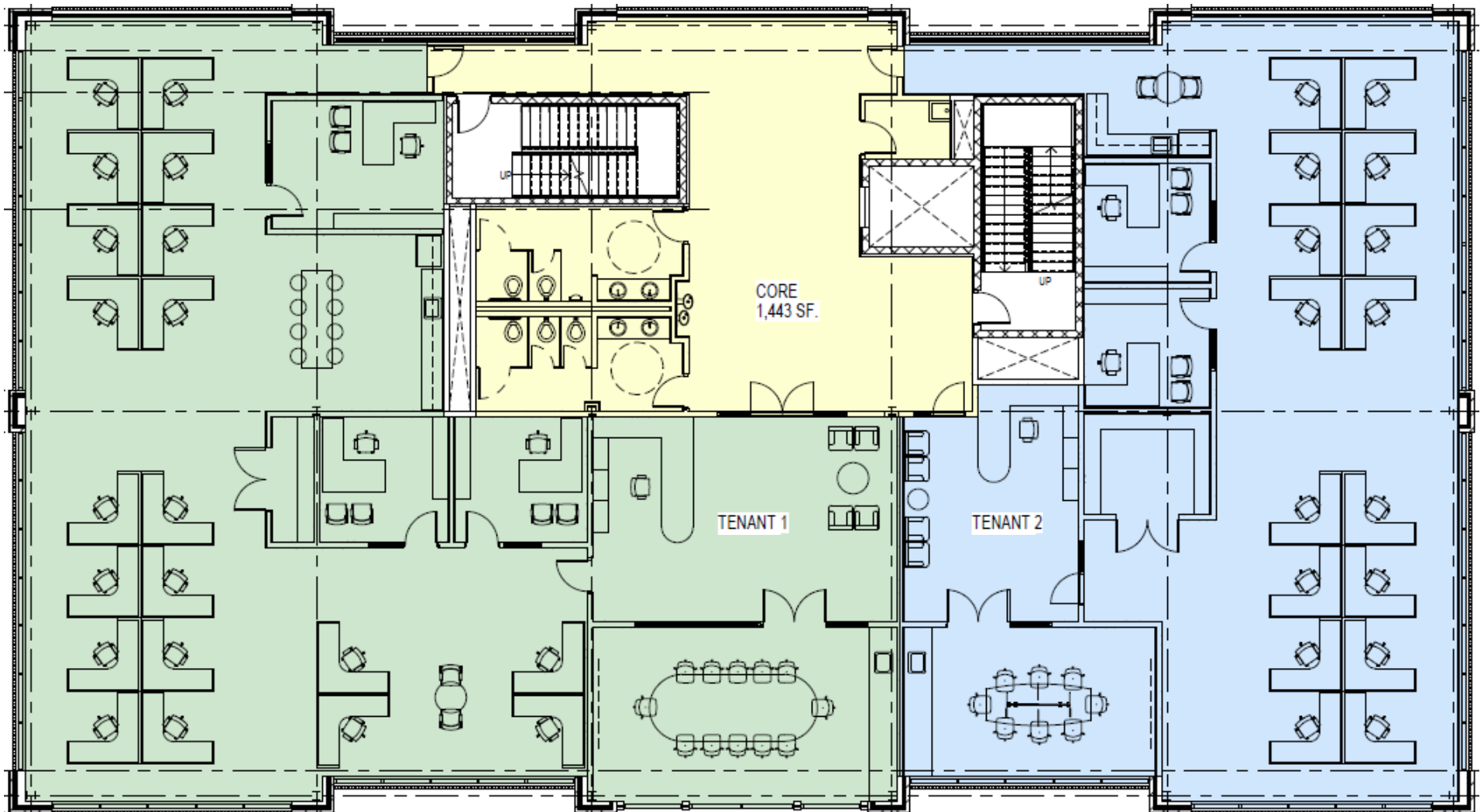
LEASING OPTION 1

○ SINGLE TENANT
9,942 SQ FT



LEASING OPTION 2

- TENANT 1
5,676 SQ FT
- TENANT 2
4,265 SQ FT

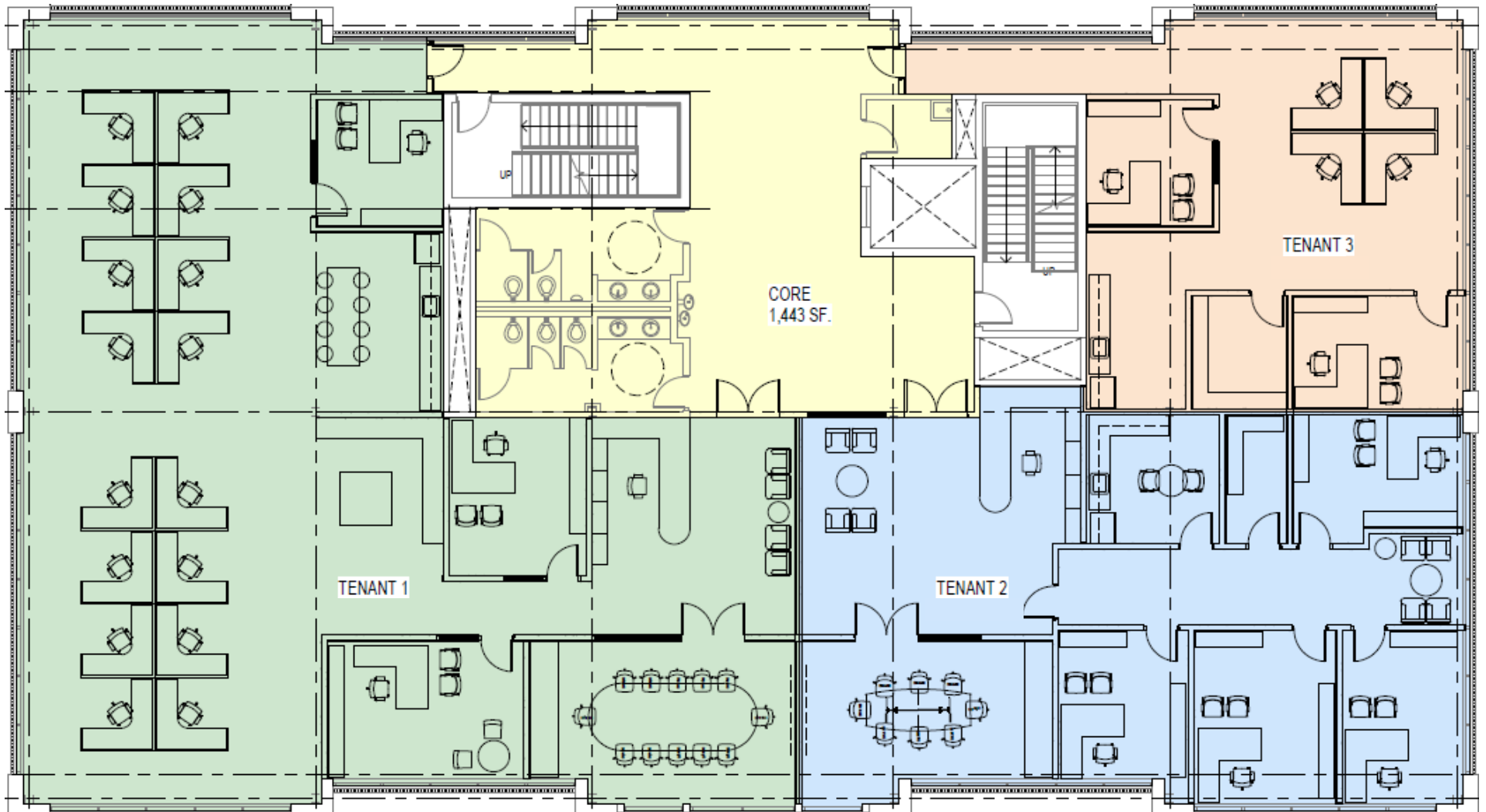


LEASING OPTION 3

● TENANT 1
5,228 SQ FT

● TENANT 2
2,922 SQ FT

● TENANT 3
1,790 SQ FT



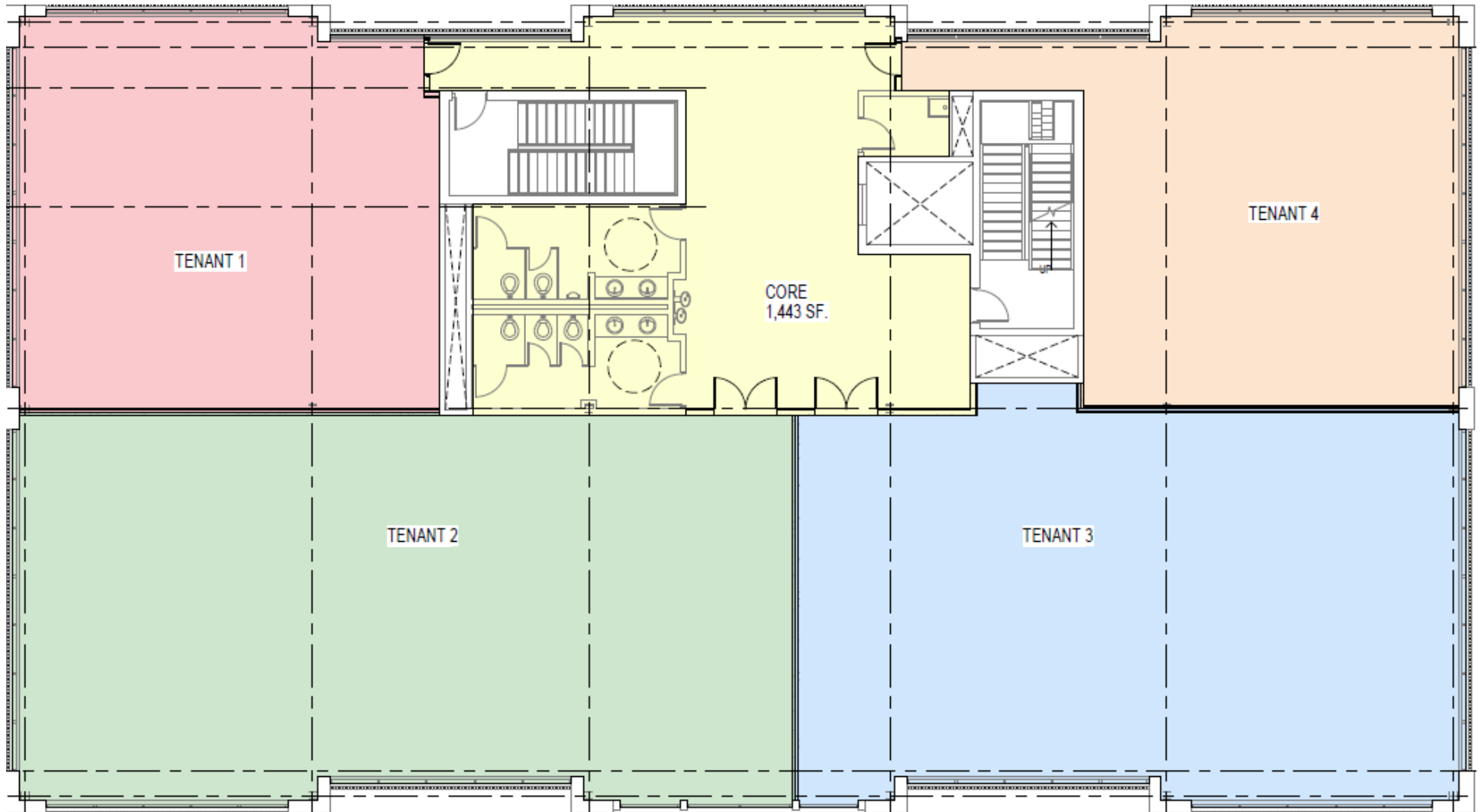
LEASING OPTION 4

TENANT 1
1,864 SQ FT

TENANT 2
3,362 SQ FT

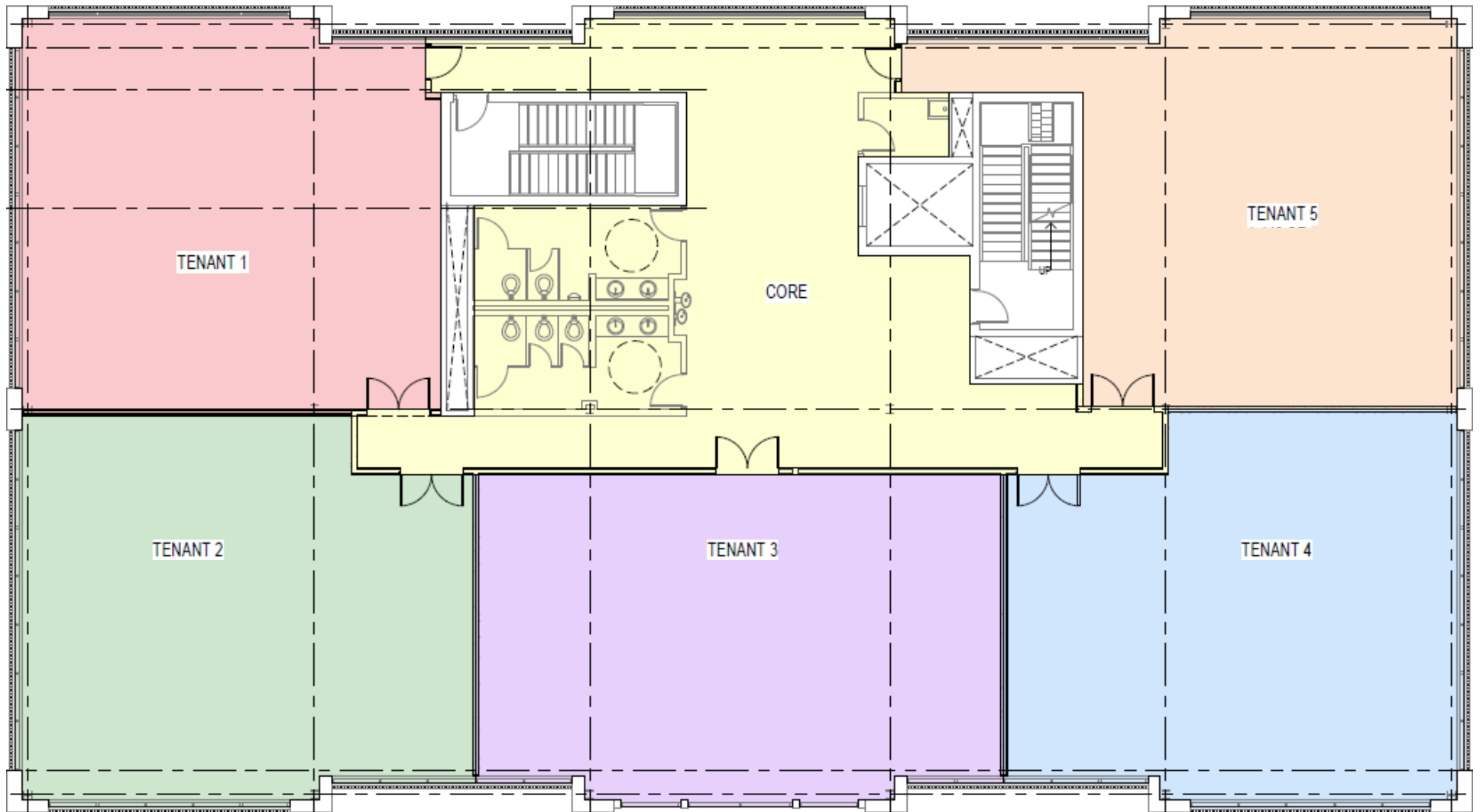
TENANT 3
2,922 SQ FT

TENANT 4
1,790 SQ FT



LEASING OPTION 5

- TENANT 1
1,981 SQ FT
- TENANT 2
2,024 SQ FT
- TENANT 3
2,030 SQ FT
- TENANT 4
2,006 SQ FT
- TENANT 5
1,901 SQ FT





Maryland Day Beer Festival. March 24, 2018

*make the move
and join the*
Crown Community



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DOWNTOWN
CROWN

expectations surpassed



2021 Spring Road, Suite 200, Oak Brook, IL 60523 | www.rpai.com
The retail at Downtown Crown is owned, leased and managed by
RPAI US Management LLC, a subsidiary of Retail Properties of America, Inc.