

1801 & 1803
Research Boulevard

*Designed
with you
in mind*

AVISON
YOUNG

MCSHEA
PROPERTIES

Look beyond ordinary

Capturing timeless design, contemporary finishes and a modern look, our new and refined lobby welcomes the building's tenants and visitors with warmth and an abundance of natural light.

With over **\$5 million in capital renovations**, 1801-1803 Research Boulevard offers a convenient location, rich amenity base and great value to local businesses and corporate users.

With only **48,744 sf remaining in two buildings**, the time is running out to secure your perfect space.



Click for property video



On-Site
Café

It's time for lunch

It's good to have options.

1801 - 1803 Research Boulevard is surrounded by numerous dining and retail options, but we want to make it even easier for you.

With our brand new, spacious **on-site café** you can stop worrying about what's for lunch and let us take care of that.

We offer a **variety of drinks and fresh meals** prepared daily for you. Our cafe can also cater your event or business meeting - all just a phone call away.

Commit to be fit

Lace up your sneakers and tune to your favorite channel. It's time to break a sweat.

Our brand-new **expansive fitness center** has everything you need to stay in shape and feel good.

Packed with the latest equipment, a stretch area, showers and locker rooms, it will satisfy even the hardest critics.



Fitness
Center

Enjoy your day

All work and no play is a thing of the past.

A new generation of employees expect an **amenity-rich environment** and flexible settings.

We understand the importance of attracting new talent and retaining a creative, forward-thinking workforce within the company.

Here, at Research Boulevard, we've created a **Wi-Fi Cyber Cafe, Tenant Lounge and Conference Center** so that you can change your pace, reset and get ready for new challenges.



**Wi-Fi
Cyber Café**



**Tenant
Lounge**



**Conference
Center**

Ready to go space

Move-in ready suites are now available.

We offer newly designed spec suites, which can include furniture, kitchen and private offices.

1801 Research Blvd

Suite	SF
LL-4	4,705
210	3,631
530*	4,969
550*	4,523
605	8,006

* Suite 530-550 can be contiguous of 9,492 rsf

1803 Research Blvd

Suite	SF
104	6,380
105	1,226
211	4,340
216	760
403	2,748
601	7,456

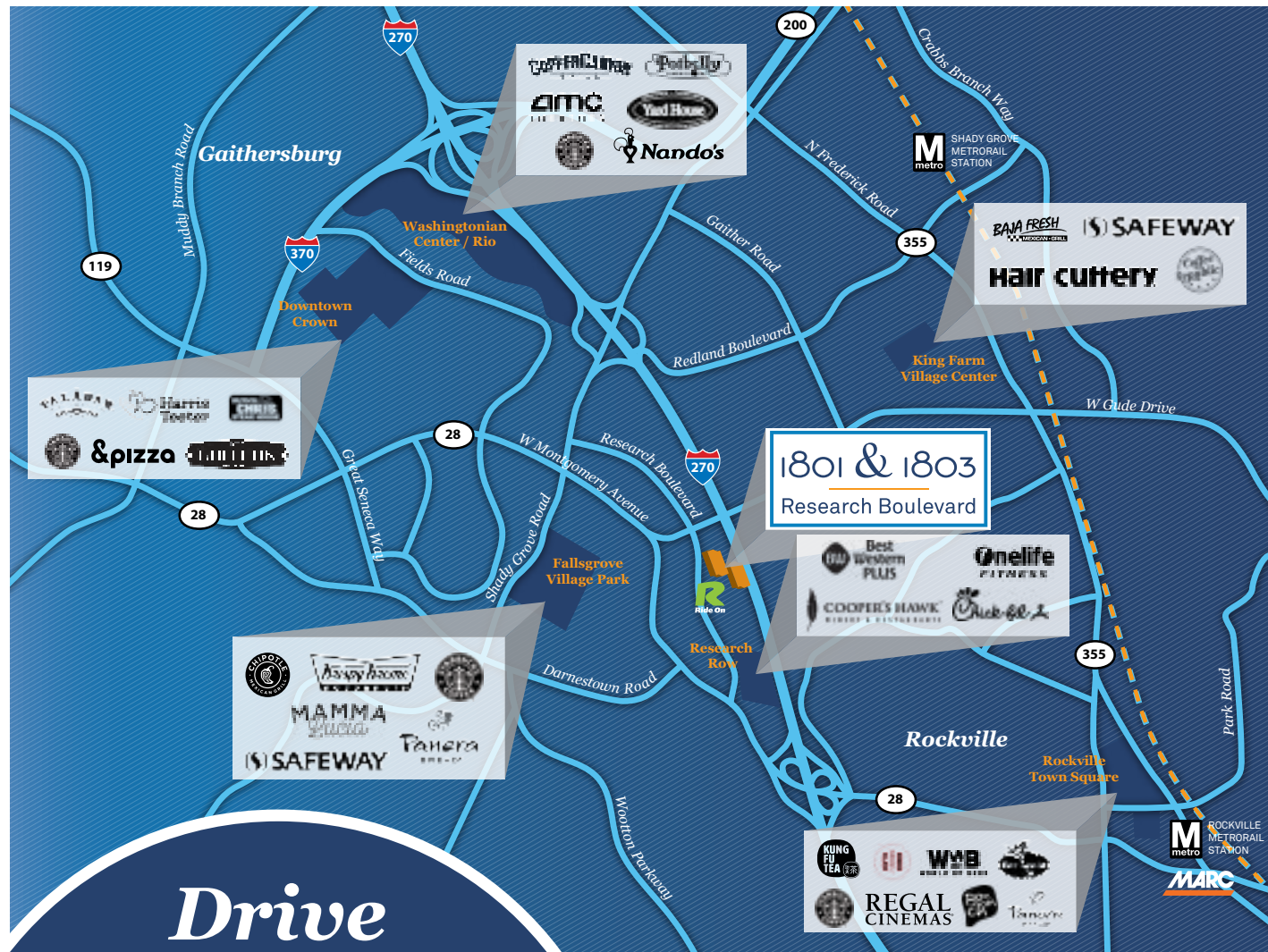


Access made easy

Featuring full frontage on I-270, 1801-1803 Research Boulevard sits at a highly visible and convenient location with **immediate access to I-270** via exits 8 and 6.

The buildings are perfectly connected to the major transit arteries through I-270 and I-495, giving you access to the area's key destinations.

Situated right in the middle a retail hub, the complex offers best-in-class dining and retail options.



Drive times

Rockville
2.3 miles
7 minutes

Gaithersburg
4.3 miles
14 minutes

Bethesda
10 miles
18 minutes

I-495 Access
7.6 miles
10 minutes



Take a break

Enjoy immediate access to everyday ease and fun. The buildings are conveniently located just a few minutes away from **major shopping and retail centers**, which offer the best in dining, shopping and entertainment.

Whether you want to grab a cup of coffee, go for a happy hour with your co-workers or arrange dinner with your client, we've got all the possible options available to you.

Take advantage of a **10-minute drive to area's retail hubs** located at:

- Research Row
- Falls Grove Village Center
- King Farm Village Center
- Rockville Town Square
- Downtown Crown
- Washingtonian Center / Rio

Have questions?

Contact our leasing
team:

**AVISON
YOUNG**

Robert Dickman
Principal
301.417.1091
bob.dickman@avisonyoung.com

Connor Wrightson
Senior Associate
301.417.1088
connor.wrightson@avisonyoung.com

Bob Wrightson
Senior Vice President
301.417.1063
bob.wrightson@avisonyoung.com

11921 Rockville Pike
Suite 200
Rockville, MD 20152
301.948.9870

© 2024. All Rights Reserved.

Avison Young Washington DC LLC.

The information contained herein was obtained from sources deemed reliable and is believed to be true, it has not been verified and as such cannot be warranted nor form any part of any future contract.

