

O
CENTRAL
E
A Change You Can See



One Central Plaza









275,110 SF Office Building For Lease
Value Meets Vision

11300 Rockville Pike, Rockville, Maryland






VALUE. FLEXIBILITY. LOCATION.

One Central offers a classic yet modern workspace where your team will genuinely enjoy coming to work. This enduring Class A office building features efficient layouts and wellness amenities that support business success. Conveniently metro-accessible, it provides everything your employees need to excel.

-  Easy Access to I-270 and I-495
-  2.5/1,000 SF - Garage Parking
-  Floor-to-Ceiling Glass Windows
-  Wifi-Enabled Common Area
-  Building Signage Available
-  Move-in ready spec suites ranging from 1,000 - 40,000 RSF
-  275,110 SF
-  North Bethesda



AMENITIES

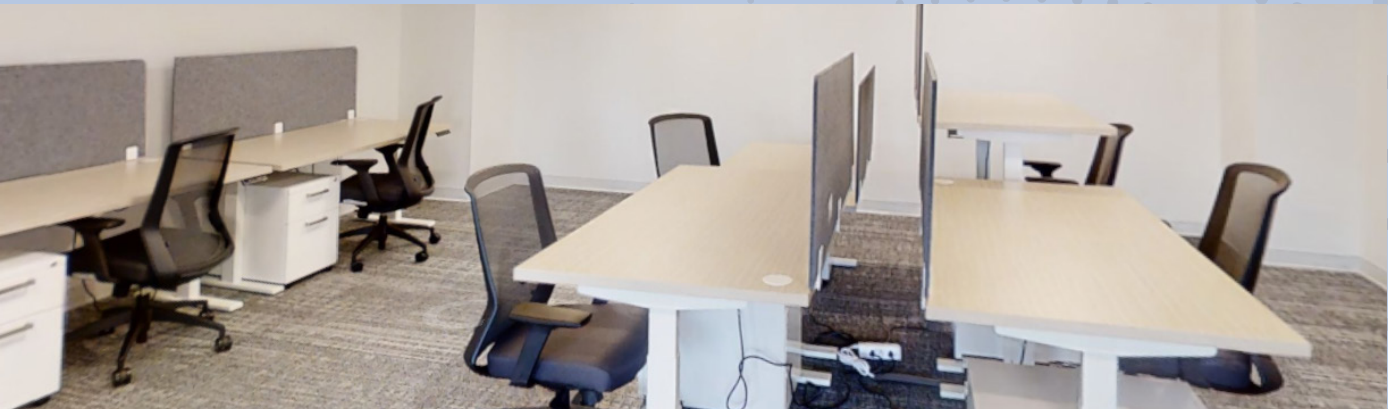
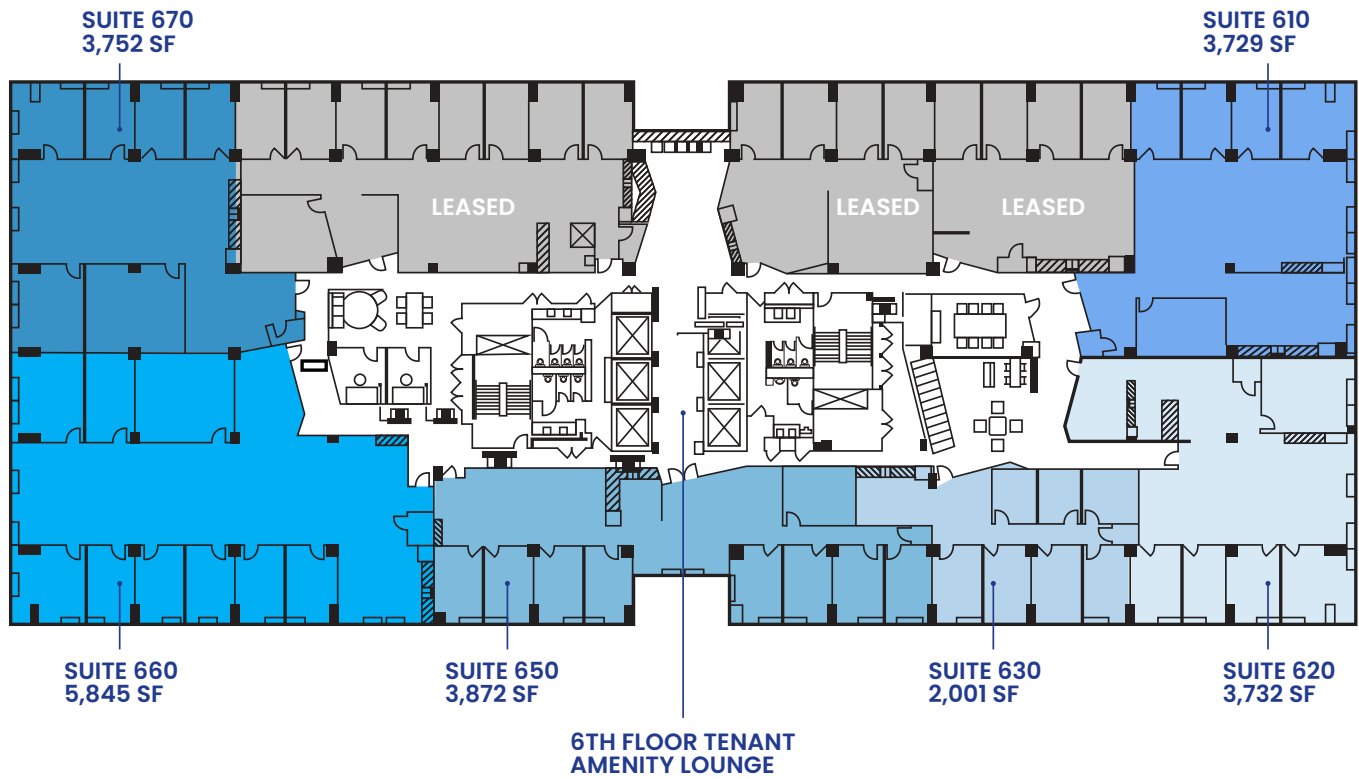
-  New Fitness Facility
-  Property Manager on Site
-  Multiple Conference Rooms
-  Walking Distance to Metro
-  Full floor of spec suites with tenant town hall
-  Lobby Renovation & Expansion
-  Adjacent to Bethesda Trolley Trail
-  All New Tenant Lounge

BRAND NEW SPEC SUITE FLOOR

Your vision realized

6th Floor – 22,931 SF

- Town Hall spec floor
- Move-in ready suites
- Trophy quality finishes
- Open lounge
- Multiple huddle rooms
- Flexible floor plans and square footage options
- Competitive below-market rates
- Innovative lease terms
- Rapid decision-making for quick occupancy



AMENITY-RICH LOCATION



Transportation

- 10-Minute Walk To North Bethesda Metro Station
- Walking Distance From Three Bus Stops
- 3-Minute Walk From Capital Bikeshare Station

Transit Access

- BWI Airport: 36 Minutes
- Dulles Airport: 29 Minutes
- Reagan Nat'l Airport: 30 Minutes
- Beltway Access: 4 Minutes

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