



RESEARCH PLAZA

powered by **cove**

1445-1455 RESEARCH BOULEVARD, ROCKVILLE MD



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 **CUSHMAN &
WAKEFIELD**


**RUBENSTEIN
PARTNERS**

BUILDING ATTRIBUTES

CONVENIENT ACCESS

Located next to I-270 and 5 minutes to downtown Rockville

FULLY RENOVATED AMENITIES

Welcoming atrium lobby and comfortable tenant lounge with outdoor seating

ON-SITE CAFE

Grab coffee on the go or stop by for a lunchtime meal



WALKABLE RETAIL AMENITIES

Chick-Fil-A, Cooper's Hawk, One Life Fitness, nail salon and more are a short walk away

ABUNDANT PARKING

3.5/1,000 SF

FLEXIBLE CONFERENCE ROOM

Allows for 30 to 70 seats in one or two conference room configurations

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UNMATCHED LOCATION



ROCKVILLE
9 MIN



SHADY GROVE
9 MIN

235,000
VEHICLES PER DAY



RESEARCH PLAZA

6A

6B

Best Western



RESEARCH BLVD



W. MONTGOMERY AVE

TRANSPORTATION TIMES

BETHESDA, MD	11 MIN
TYSONS CORNER, VA	17 MIN
FREDERICK, MD	31 MIN
WASHINGTON, DC	31 MIN

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MODERN APPROACH

The newly renovated 2-story lobby warmly greets tenants and guests.


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COZY COMFORT

The new, WiFi-enabled tenant lounge creates a perfect space to get a little work done.


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GROUPTHINK CONVENIENCE

Flexible conference space can be arranged for trainings, executive meetings and more.



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WELCOME TO YOUR NEW WORKPLACE

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FULL AV SUPPORT & CATERING

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STATE-OF-THE-ART CONFERENCE ROOMS

Fitted with HD tech for 28-71 people



RESERVABLE TENANT LOUNGE

For company events

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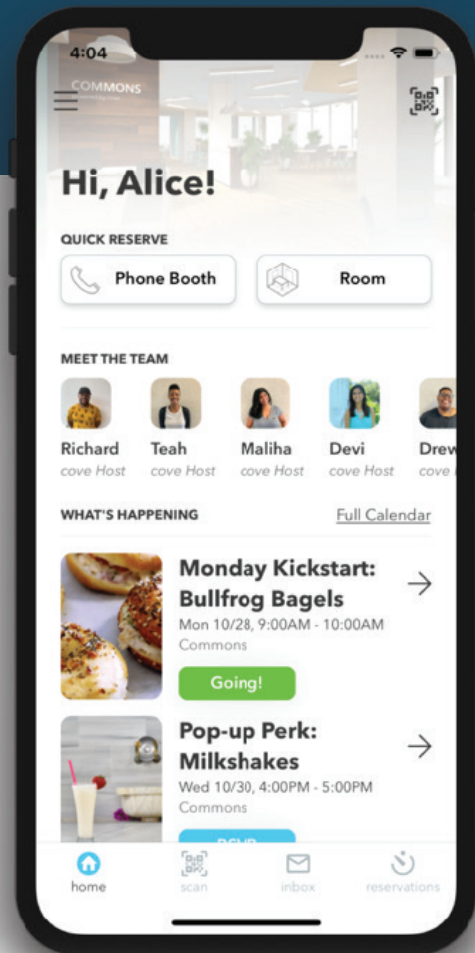
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EVERYTHING AT YOUR FINGERTIPS

Mobile app and website to ensure a smooth and productive day.



OPTIONAL ADD-ON SERVICES:

Take the hassle out of office management

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Managed IT

Fiber Network & WiFi, VoIP Services, and AV Solutions



Workspace Design & Furniture Services

Create your own beautiful office



Team Perk Packages

A package full of provisions mailed to every team-mate's home



Culture Building Events

Fully tailored to your team



Snack and Beverage Services

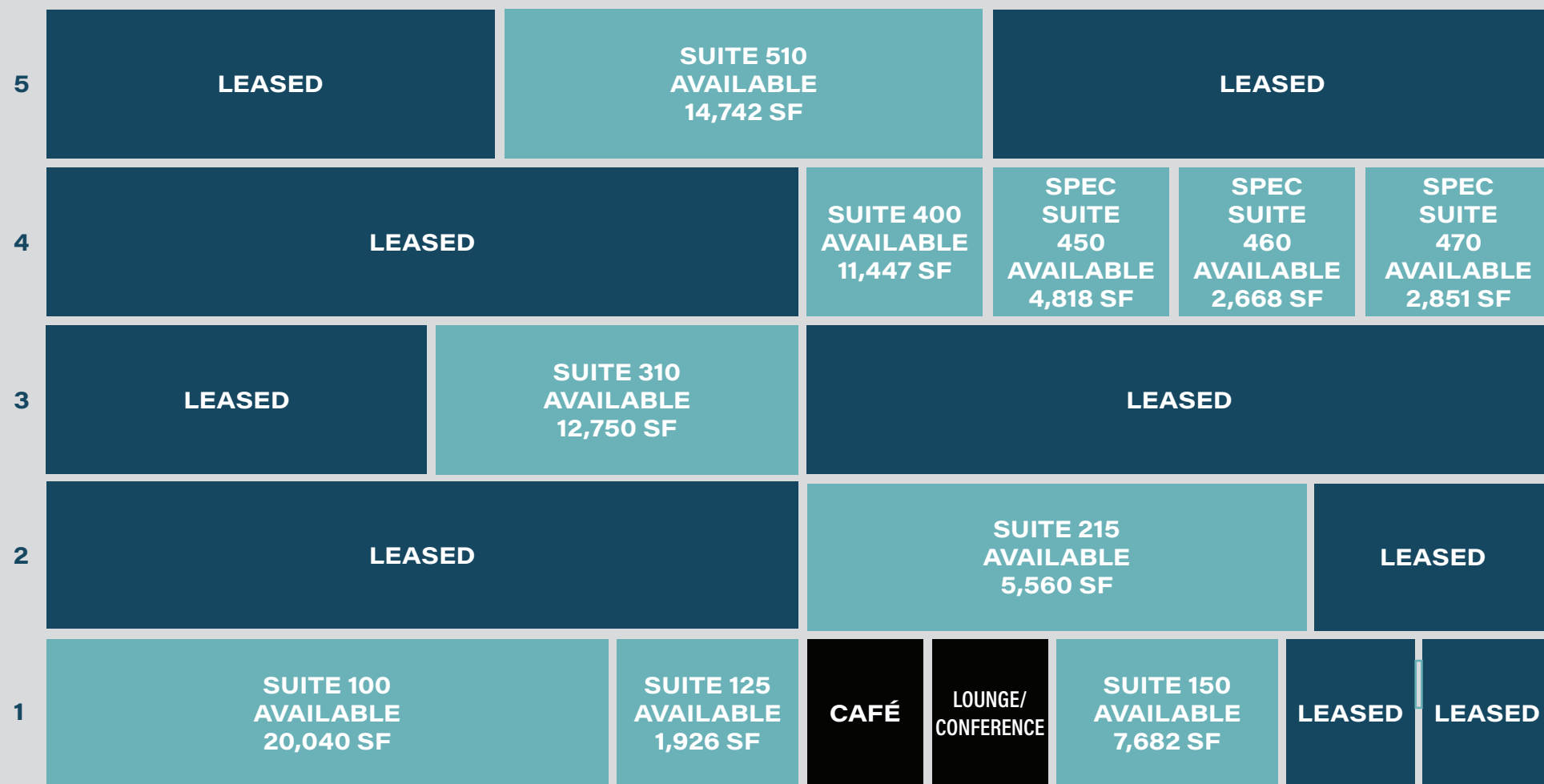
Keep your office fully stocked

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STACKING PLAN



AVAILABLE



LEASED



BUILDING
AMENITY



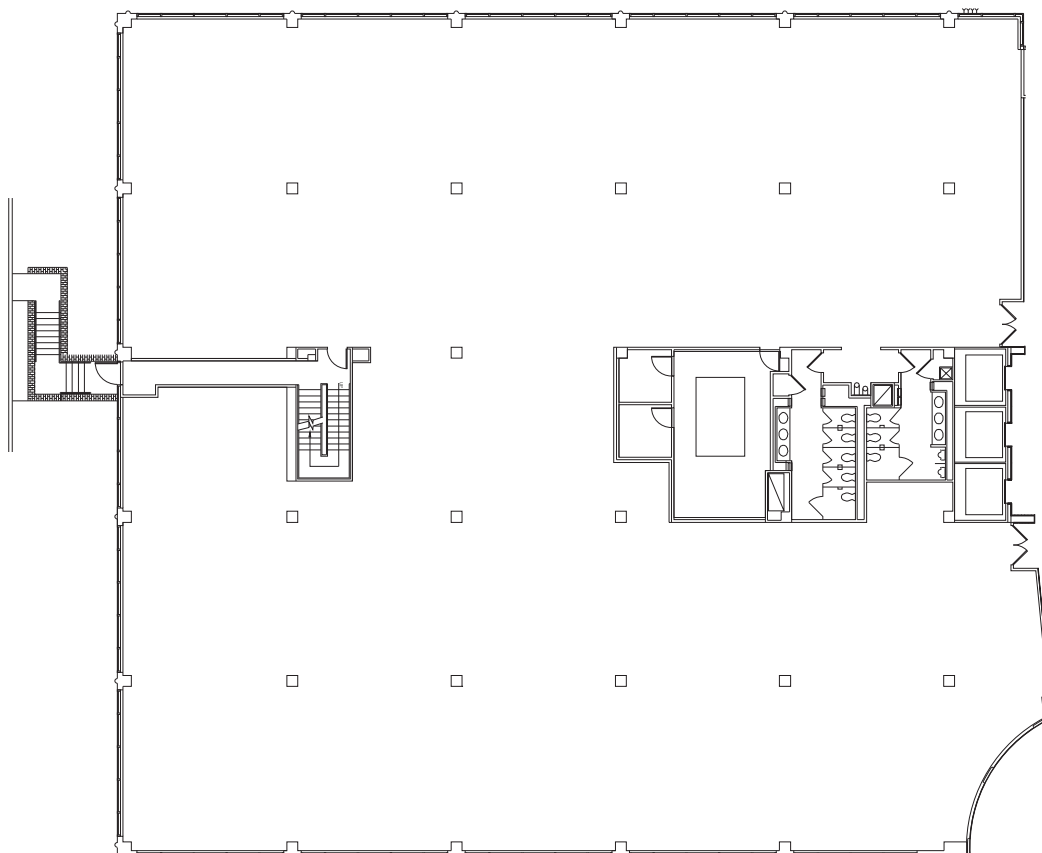
SUITE 100

20,040 RSF

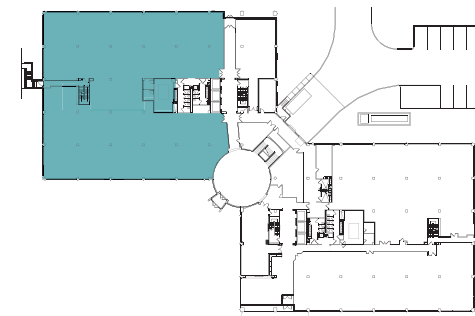
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SUITE 125

1,926 SF

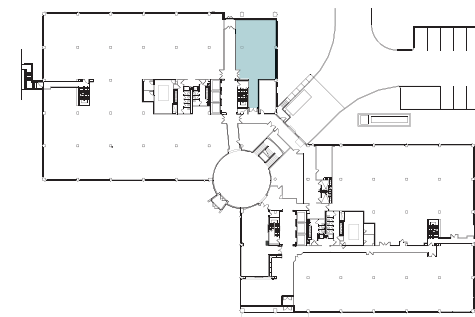
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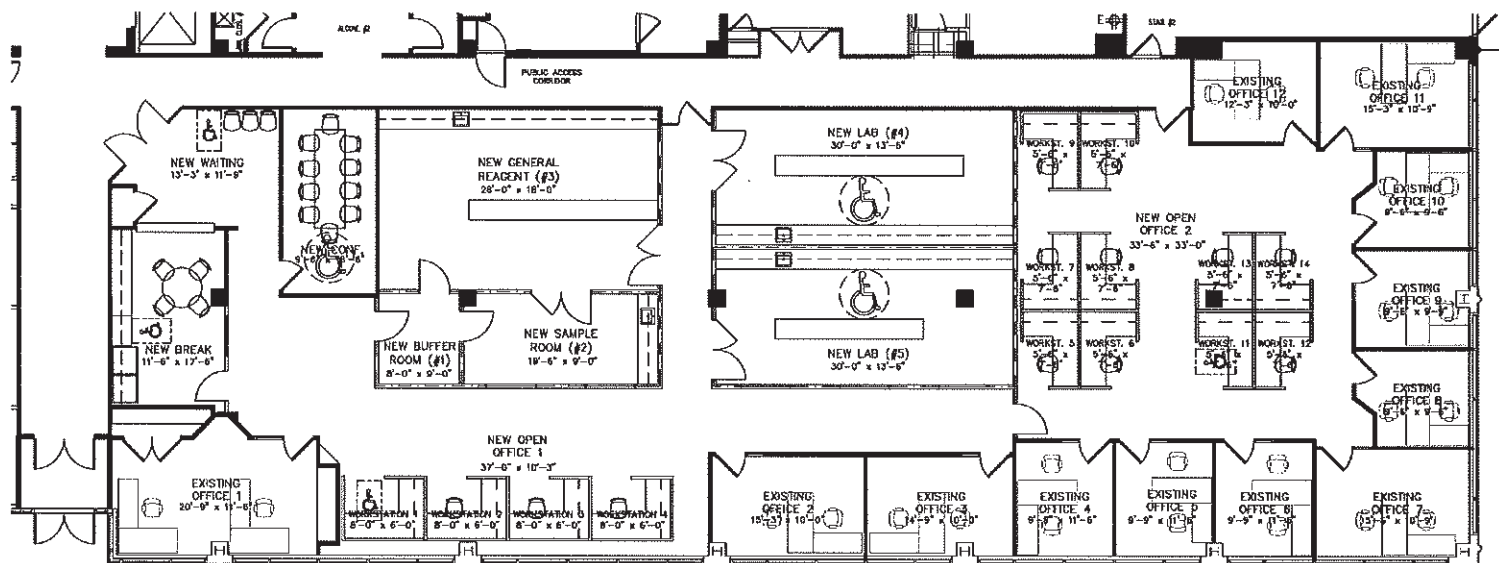
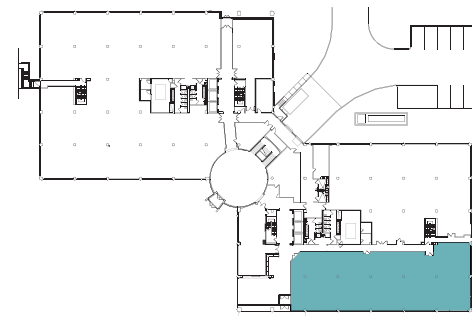
SUITE 150

7,682 SF



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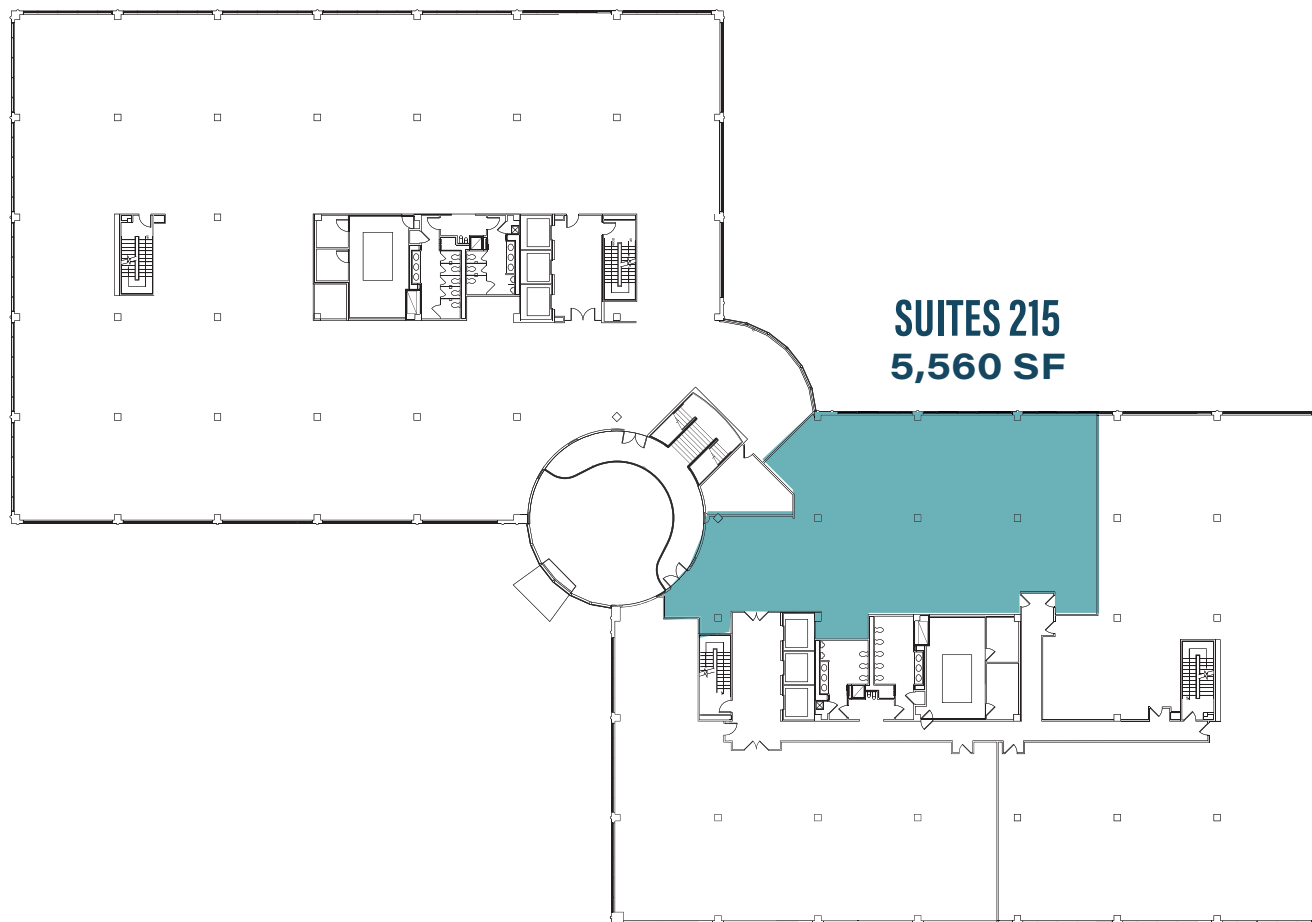


2ND FLOOR 5,560 SF



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**RUBENSTEIN
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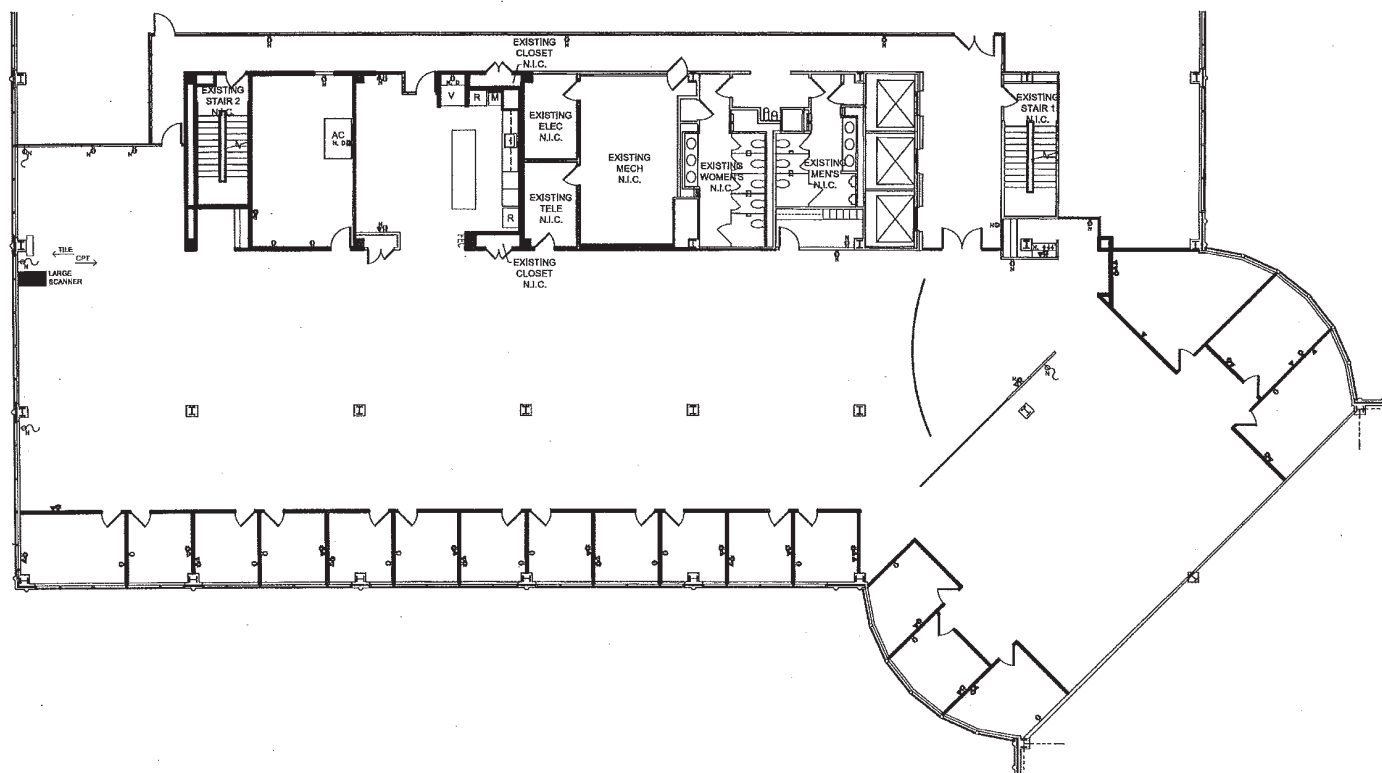
SUITE 310

12,750 SF

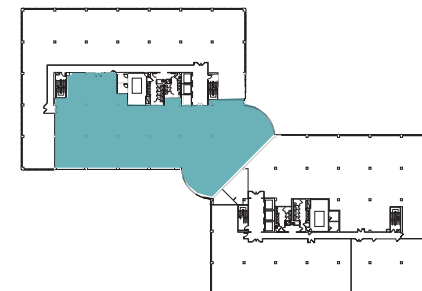
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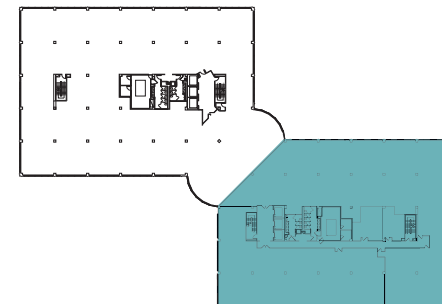
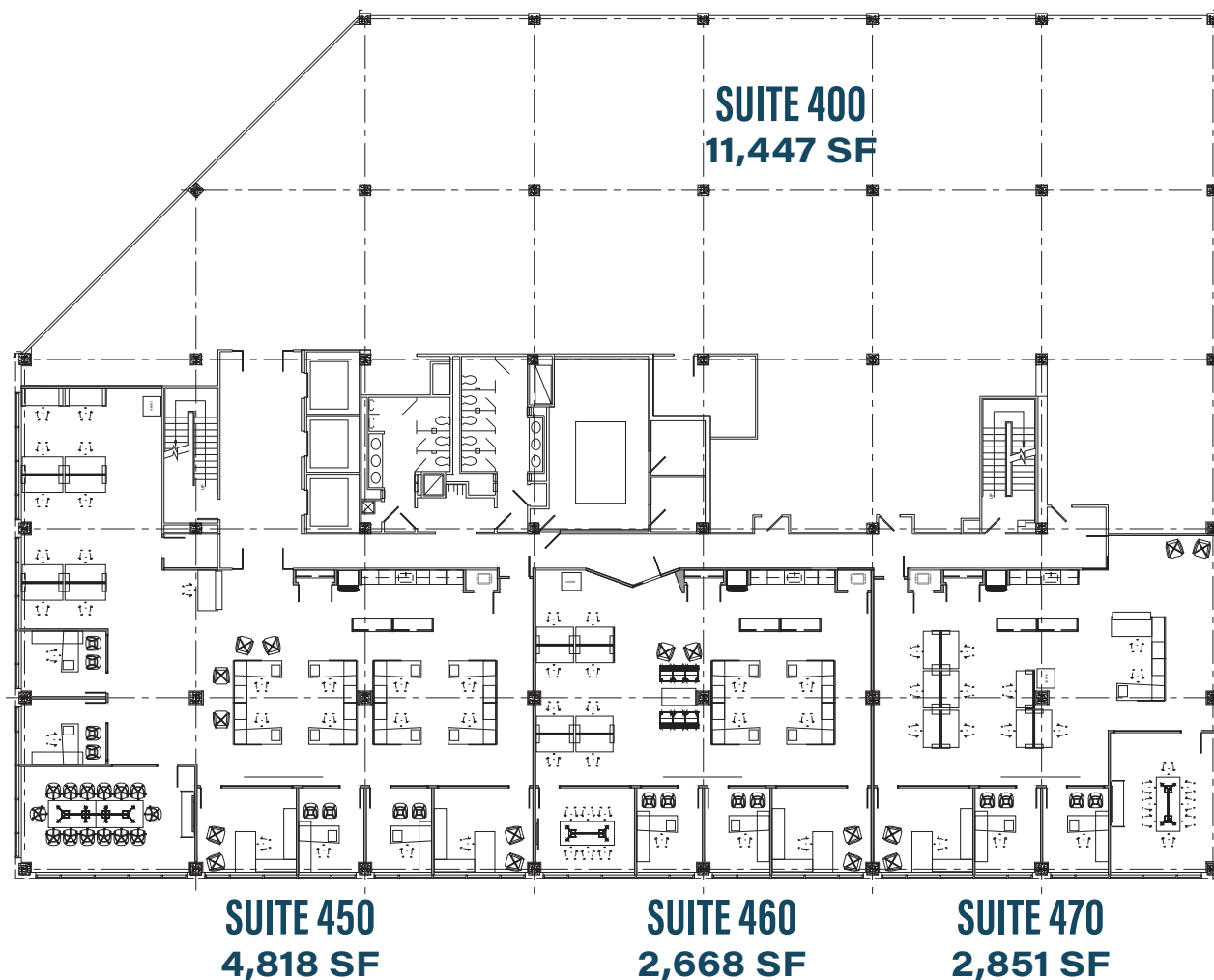


4TH FLOOR 24,611 SF



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FUTURE SPEC SUITES
10,469 SF

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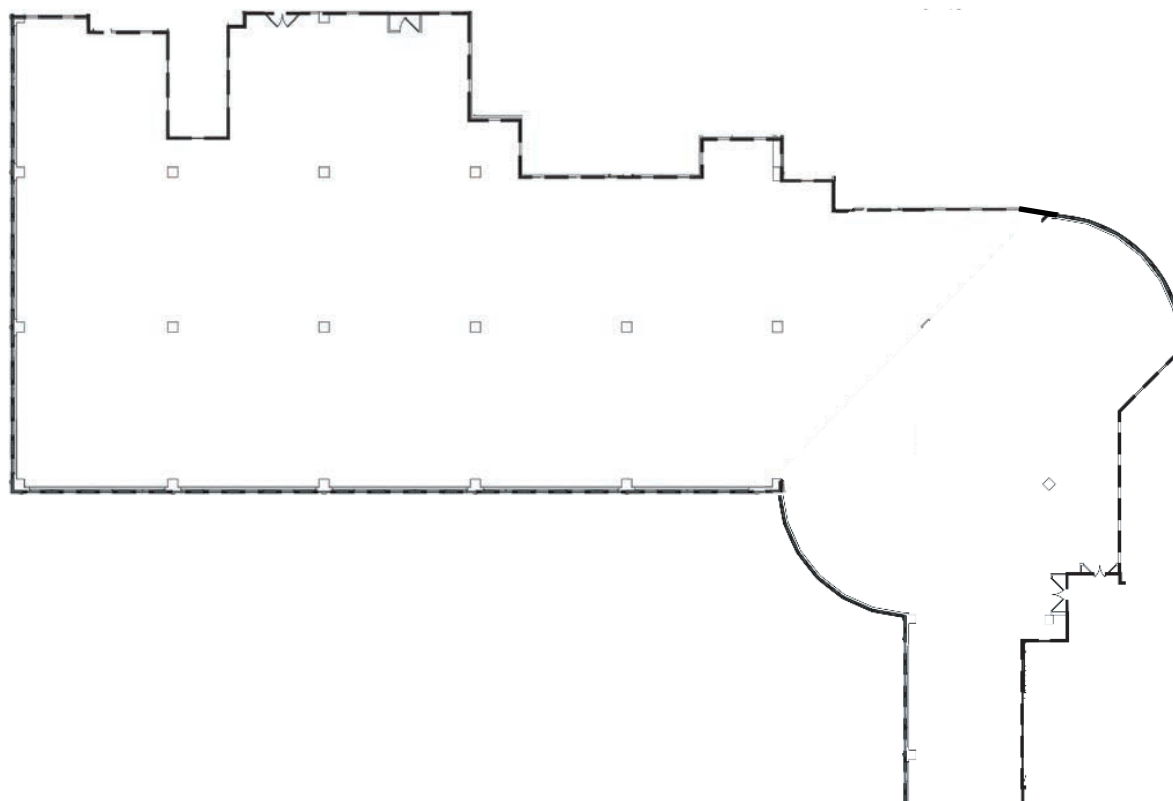
SUITE 510

14,742 SF

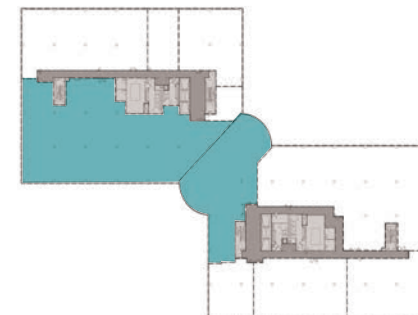
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