

EXCLUSIVE OFFERING



**11810 PARKLAWN DRIVE**  
Rockville, Maryland

**FOR SALE**  
35,264 SF - Fully Leased



**Marek Rich**

[mrich@scheerpartners.com](mailto:mrich@scheerpartners.com)

202.716.5070

**Aaron Gambini**

[agambini@scheerpartners.com](mailto:agambini@scheerpartners.com)

703.472.3737

 **Scheer Partners**  
*A Reputation for Results*

# TABLE OF CONTENTS:

Executive Summary	4
Offering Highlights	5
Site & Improvements	6
Site Overview	7
Location Overview	8
Location Summary	9
Nearby Amenities	10
Tenant Profiles	11-13
Zoning	14



# EXECUTIVE SUMMARY

11810 Parklawn Drive

**11810 Parklawn Drive** (“The Property”) is situated within the North Bethesda submarket of Montgomery County, Maryland, just to the south of the City of Rockville, at the intersection of Parklawn Drive and Boiling Brook Parkway. It boasts an advantageous location within a prominent office, flex, and industrial cluster in the area. **This prime positioning offers convenient accessibility to major roadways, including I-270, I-495, Rt 355, and ICC as well as a plethora of amenities.**

Amenities include Pike & Rose, Rockville Pike, Montrose Shopping Center, Wintergreen Plaza, Congressional Plaza, and Federal Plaza. Additionally, public transportation is easily accessible, with the White Flint Metro station approximately 1 mile away.

This versatile office and flex building is 35,264 SF and is situated on 1.47 acres of land and provides ample parking, with a ratio of 2.7 parking spaces per 1,000 square feet. The site has 254 feet of frontage on Parklawn Drive. The property can be accessed directly by traffic traveling in either direction on Parklawn Drive. Originally constructed in 1969, the property has been meticulously maintained and remains in exceptional condition. Its design allows for a wide range of potential uses, and currently, it is fully leased to three distinct tenants.

Notably, the building is fully occupied, boasting a Weighted Average Lease Term (WALT) of 9.7 years. Furthermore, all tenants operate under full service leases.





# OFFERING HIGHLIGHTS

11810 Parklawn Drive



**35,264 SF**  
Square Foot



**TWO**  
SLAB-ON-GRADE  
Floors



**1969**  
Year Built



**1.47**  
Acres



**2.7 / 1,000**  
95 FREE SURFACE SPACES  
Parking



**IL-1.0**  
INDUSTRIAL-LIGHT  
Zoning



# SITE & IMPROVEMENTS

11810 Parklawn Drive

<b>YEAR BUILT</b>	1969
<b>RENTABLE SQUARE FEET</b>	35,264 SF
<b>LOT SIZE</b>	1.47 (64,024 SF)
<b>FLOORS</b>	2
<b>STRUCTURE</b>	Masonry walls, steel beams, concrete subfloor
<b>FOUNDATION</b>	Concrete slab on grade
<b>ROOF</b>	Replaced in 2021
<b>MECHANICAL / HVAC / ELECTRIC</b>	Roof mounted package units. Heating is gas-fired and air conditioning is electric. Electrical service is 225 amps, 120/208 volt, 3 phase, 4 wire.
<b>WATER &amp; SEWER</b>	WSSC
<b>PARKING</b>	2.71/1,000 SF (95 free surface spaces)
<b>LOADING</b>	1 dock / drive-in (ability to add multiple drive-ins)
<b>ZONING</b>	Light Industrial (IL-1.0 H-50)



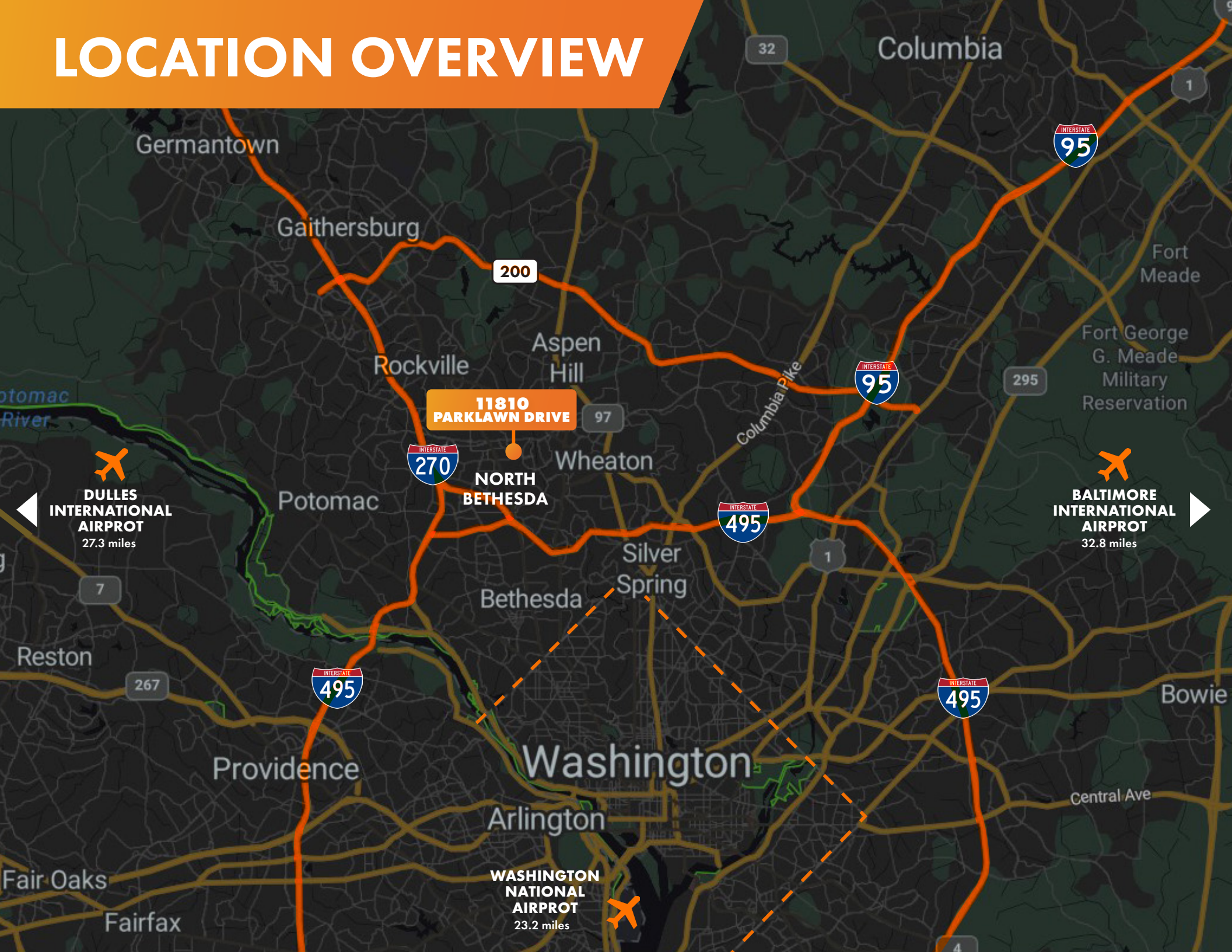


# SITE OVERVIEW

11810 Parklawn Drive



# LOCATION OVERVIEW





# LOCATION SUMMARY

11810 Parklawn Drive

## NORTH BETHESDA

North Bethesda, Maryland is located just north-west of Washington DC (approximately 20 minutes by car) and has a population of just over 50,000 residents. Among its neighborhoods, the centrally located, urbanizing district of White Flint is the commercial and residential hub of North Bethesda. The Pike & Rose development and the Pike District is an initiative of Montgomery County to brand and market this region as “North Bethesda’s Urban Core”. The WMATA North Bethesda (formerly White Flint) metro station, Grosvenor-Strathmore metro station, and Twinbrook metro station serve the area.

The median annual income in North Bethesda is \$120,261 w/ an unemployment rate of 5.7%, which is below the US national average, and the job market has increased by 0.8% over the last year alone. Job growth over the next 10 years is predicted to be approximately 31%.

Four of the National Institutes of Health as well other federal agencies, including the Nuclear Regulatory Commission, the Health Resources and Services Administration, and the United States Public Health Service Commissioned Corps, are headquartered in North Bethesda. A number of corporate businesses are headquartered in North Bethesda, as well as nonprofits such as the American Kidney Fund, the Society of American Foresters and United States Pharmacopeia (USP).

Major shopping / retail destinations in the area include Pike & Rose, Montrose Crossing Shopping Center, Federal Plaza, and Congressional Plaza. Other redevelopment projects in the area continue to add to the appeal of the North Bethesda submarket.

 **80**  
Walk Score

 **63**  
Transit Score

 **47**  
Bike Score



PIKE & ROSE



# NEARBY AMENITIES

WINTERGREEN PLAZA

**CONGRESSIONAL PLAZA**

BARNES & NOBLE | SMOOTHIE KING | CHOPT  
 petco | noodles | ULTA  
 TACO BAMBAs | THE FRESH MARKET | ATHLETA



355

PIKE CENTER

1 MILE



FEDERAL PLAZA

MICRO CENTER | crumbl COOKIES  
 TRADER JOES

MONTROSE CROSSING

Giant | CAVA | Target

RANDOLPH

PIKE & ROSE

UNI QLO | SEPHORA | Onelife FITNESS  
 nada | SUMMER HOUSE | REI COOP  
 H&M | PINSTRIPES | iPic THEATERS  
 FOGO DE CHAO | Bark Social

SOLDIER FIT



PARKLAWN



4.8 miles

GOLDBERG'S NEW YORK BAGELS

RANDOLPH HILLS

NORTH BETHESDA

SHOPPING CENTERS



# TENANT PROFILES

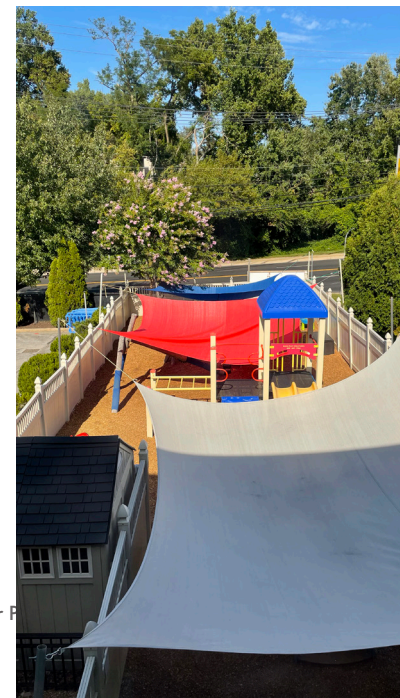
11810 Parklawn Drive



Since opening its first Montessori school in 1977, Metro Montessori has expanded into a network of 6 highly-regarded Montessori schools throughout the region. All of the schools are either AMS-accredited or AMI-recognized: both designations indicate that our schools meet or exceed the most exacting standards of Montessori pedagogy. Each sister school has its own unique culture and feel, having grown out of the needs of the surrounding community. The organization also offers consulting and professional development services. They offer consulting and management services to help others start, maintain, and grow their schools or teacher training programs. Additionally, through their Metro Teacher Training Institute (MTTI), they provide continuing education opportunities to all professionals in the field of early childhood education and all training is approved by the Office of Child Care, Maryland State Department of Education.

<https://www.metromontessori.com/>

SQUARE FOOT	FLOOR	COMMENCEMENT	EXPIRATION
17,023 SF	1st & 2nd	2023	2034



# TENANT PROFILES

11810 Parklawn Drive



MARYLAND · ARIZONA · CALIFORNIA

Founded in 2014, Artists and Makers Studios is a rapidly growing organization with 4 locations across the United States that focuses on providing artists of all kinds with space to conduct their work. Born out of the unmet need to accommodate local artists need for a space to create their works, their North Bethesda facility serves as the flagship operation, hosting a wide variety of resident artists and affiliates. Their model offers studios for rent, extensive classroom/workshop spaces, and several galleries. Their model offers collaboration, education, and networking opportunities. They have been fully occupied for several years, with an extensive waiting list.

<https://artistsandmakersstudios.com/>

SQUARE FOOT	FLOOR	COMMENCEMENT	EXPIRATION
12,305 SF	2nd	2023	2034





# TENANT PROFILES

11810 Parklawn Drive



DRS ENSOR JOHNSON & LEWIS

Founded in 1970, Drs Ensor, Johnson, and Lewis have been, and continue to be the premier comprehensive dental and orthodontic practice in the North Bethesda, Rockville, Bethesda and Kensington, Maryland area. Over their 40+ year history the practice has provided pediatric and adult/cosmetic dentistry, as well as orthodontics and emergency dental care. EJL's strives to providing superior, upscale, friendly, and professional care and have done so for the last 4 decades. Their beautifully built out, state-of-the-art dental studio is equipped with the latest technologies in dental care while providing a comfortable, upscale environment for their patients.

<https://www.ejldental.com/>

SQUARE FOOT	FLOOR	COMMENCEMENT	EXPIRATION
5,936 SF	1st	2023	2028







# ZONING

## Light Industrial (IL-1.0) H-50

11810 Parklawn Drive

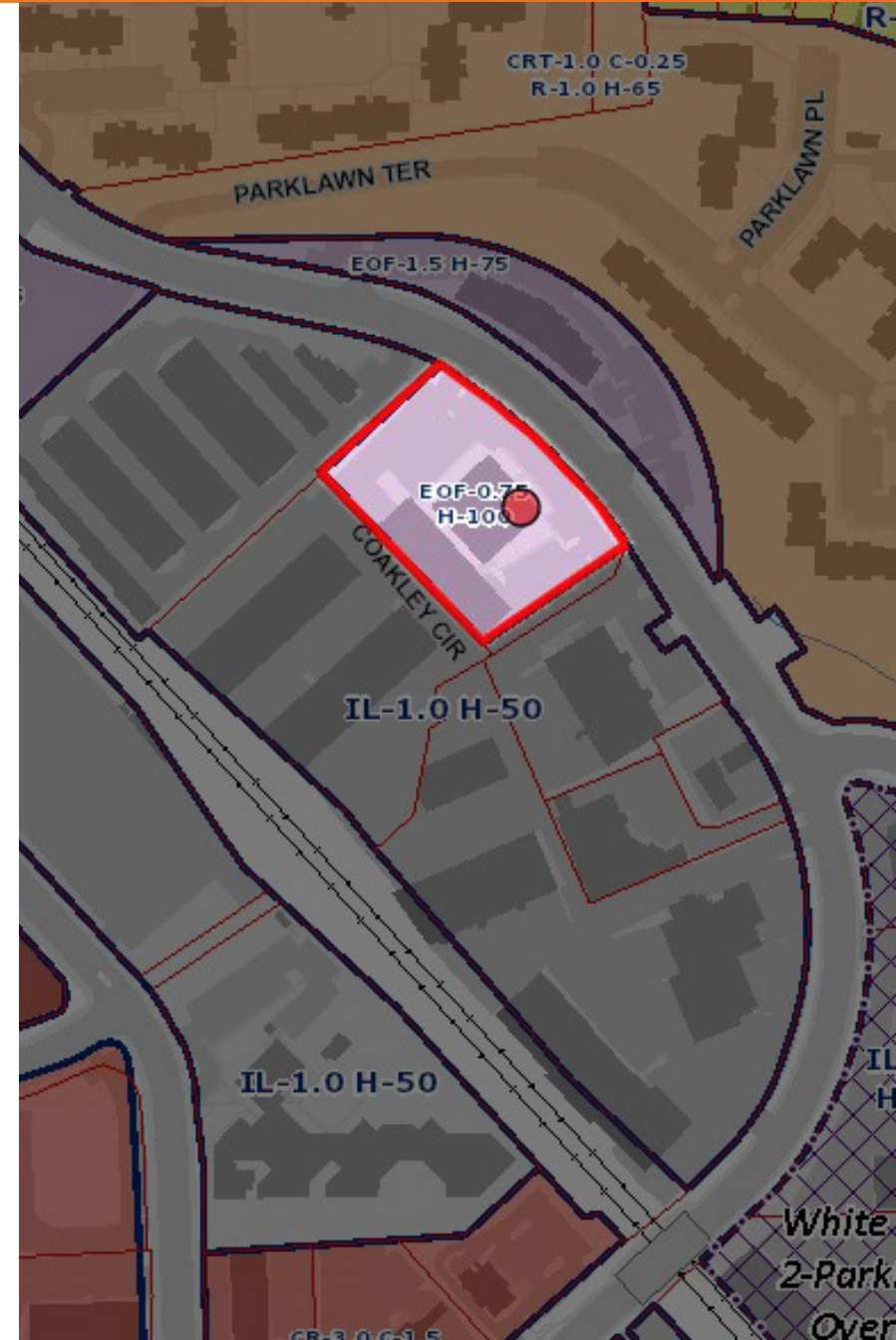
### Light Industrial (IL)

The IL zone is intended to provide land for industrial activities where major transportation links are not typically necessary and noise, dust, vibration, glare, odors, and other adverse environmental impacts are usually minimal. The IL zone is appropriate as a transitional Industrial zone between a Residentially zoned area and land classified in the IM and IH zones.

ZONE	TOTAL FAR (MAX)	HEIGHT (MAX)
IL	0.25 to 1.5	25' to 50'

### Permitted Uses:

- Agricultural Processing
- Nursery (Wholesale)
- Dwelling for Caretaker/ Watchkeeper
- Ambulance, Rescue Squad (Private)
- Cultural Institution
- Day Care Center (Over 30 Persons)
- Public Use (Except Utilities)
- Religious Assembly
- Clinic (More than 4 Medical Practitioners)
- Medical, Dental Laboratory
- Research and Development
- Structured Parking
- Health Clubs and Facilities
- Recreation and Entertainment Facility, Indoor (Capacity up to 1,000 Persons)
- Light Vehicle Sales and Rental (Indoor/Outdoor)
- Repair (Commercial Vehicle)
- Repair (Minor/Major)
- Amateur Radio Facility (Up to 65 Feet in Height)
- Dry Cleaning Facility (Over 3,000 SF)
- Artisan Manufacturing and Production
- Light Manufacturing and Production
- Medical/Scientific Manufacturing and Production
- Bus, Rail Terminal/Station
- Railroad Tracks
- Taxi/Limo Facility
- Distribution Line (Above/ Below Ground)
- Distribution Line (Above Ground)
- Freight Movement
- Self-Storage / Storage Facility
- Accessory Structures / Use









SCHEER PARTNERS, INC. including their affiliates, subsidiaries, related parties, successors, and assigns (hereinafter referred to singly and collectively as "Agent") has been engaged as the exclusive agent by the owner ("Owner" or "Seller") for the fee simple interest in 11810 Parklawn Drive, Rockville, MD (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Scheer Partners, Inc. as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Scheer Partners, Inc.

The Seller will be responsible for any commission due the Agent in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Agent must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.

If you have no interest in the Property at this time, please return this Offering Memorandum to the address below if it is a hard copy or delete the file if it is an electronic copy:

Scheer Partners, Inc.  
15245 Shady Grove Road  
North Building , Suite 210  
Rockville, Maryland 20850  
Attention: Marek Rich

# 11810 PARKLAWN DRIVE

---

## Rockville, Maryland

### **Marek Rich**

mrich@scheerpartners.com  
202.716.5070

### **Aaron Gambini**

agambini@scheerpartners.com  
703.472.3737



**Scheer Partners**

*A Reputation for Results*