



3204

TOWER OAKS

PROFESSIONAL PARK

3202, 3204, 3206 Tower Oaks Blvd | Rockville MD



INTRODUCTION

Welcome to Tower Oaks Professional Park located in Rockville, Maryland. The Park features three office buildings (3202, 3204 and 3206 Tower Oaks Blvd) that are available FOR LEASE or PURCHASE. The spaces are perfect for both office and medical users. With amenities like free parking, Tower Oaks Professional Park is ready to provide you, your employees, and visitors the complete package for all spatial needs but without the extra costs.



PARKING

Free Surface & Garage Parking



MULTI-USE

Ideal for Medical or Office



LOW RENTS

Average Rents of \$28.50



CONDO

Sale price of \$325 per SF



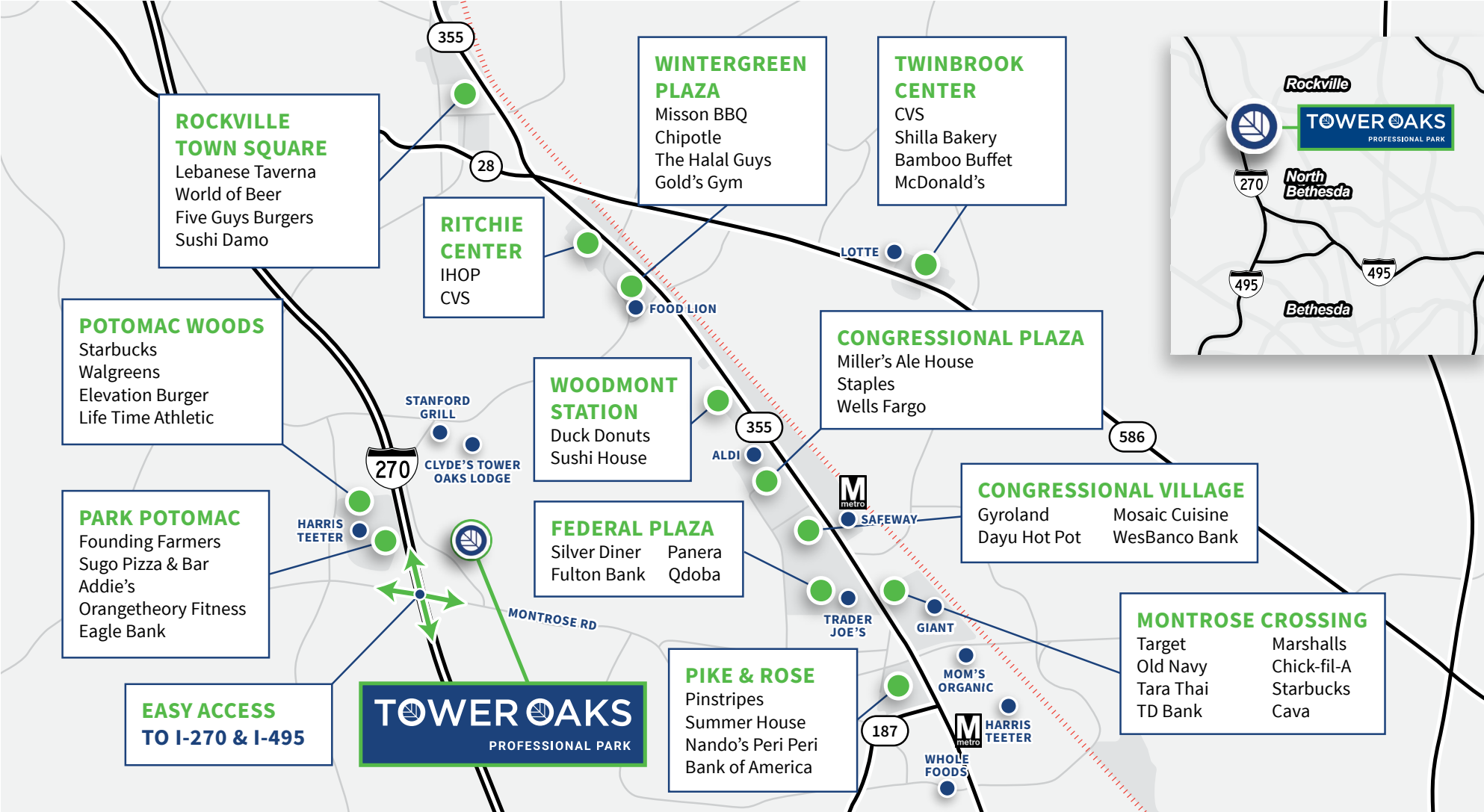
BUILDING AMENITIES

Our newly renovated shared conference room is now ready for Tenants! Located at 3204 Tower Oaks, the conference room seats up to ten people with a coffee bar and waiting area in the entrance alcove. The space is fully equipped with AV equipment, TV and Wi-Fi: perfect for team trainings, small gatherings and more!

MORE AMENITIES

- **Fitness Center**
- **Bike Racks Available**
- **Complimentary Uber Rides to & from Metro**
- **State of the Art Merv 13 Air Filters**
- **Daily Building Cleanings**
- **Abundant Retail & Restaurants Nearby**





LOCATION



METRO

White Flint Metro & Twinbrook Metro



BUS

Ride-on-Bus
Accessible



UBER

Free Pick Ups & Drop Offs from Metro



ACCESSIBLE

Ease of Access from I-270 & I-495



AVAILABILITY

TOWER OAKS

PROFESSIONAL PARK

3202

| PREMISES | SQUARE FEET | AVAILABILITY |
|-----------|-------------|--------------|
| Suite 150 | 1,261 GSF | Vacant |
| Suite 350 | 3,783 GSF | Vacant |

3204

| PREMISES | SQUARE FEET | AVAILABILITY |
|-----------|-------------|--------------|
| Suite 105 | 2,512 GSF | Vacant |
| Suite 175 | 1,693 GSF | Vacant |
| Suite 450 | 3,956 GSF | Vacant |

3206

| PREMISES | SQUARE FEET | AVAILABILITY |
|-----------|-------------|--------------|
| Suite 300 | 13,030 GSF | Vacant |



CONTACT US

LEASING TEAM

**AVISON
YOUNG**

Bob Dickman
Principal
301.417.1091

bob.dickman@avisonyoung.com

Bob Wrightson
Senior Vice President
301.417.1063

bob.wrightson@avisonyoung.com

Connor Wrightson
Associate
301.417.1088

connor.wrightson@avisonyoung.com