

# KLINEDINST MANAGEMENT, INC.



## NICHOLSON PLAZA

5050-B NICHOLSON LN.  
ROCKVILLE, MD 20852

### FEATURES:

Building Size: 105,250 SF  
Available: 4,065 SF  
Rate: \$22.50 NNN  
Base Rent: \$7,622  
Nets: \$4.05/SF (2017)  
Availability: Vacant

Floor plan  
on reverse

Features: Excellent visibility on Nicholson Ln.

Lit pylon sign

2 bathrooms

High ceilings, 16'8" clear

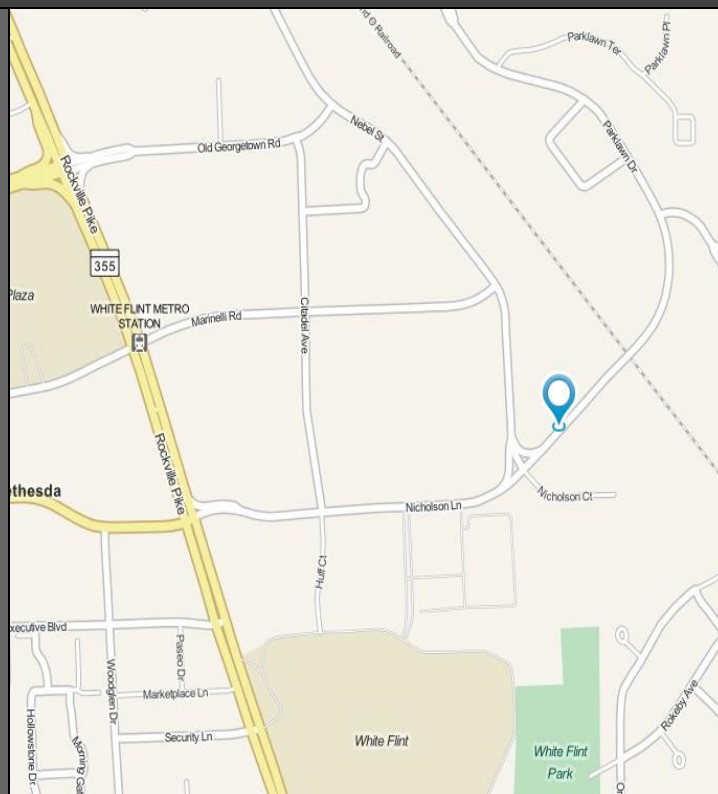
Glass storefront

Reconfigurable floor plan

Individually heated and cooled

Property maintained by owner

Site: 4.6 Acres  
Zone: I-4, Light Industrial  
Location: Nicholson Ln. & Nebel Ct.  
3 blocks from White Flint Metro  
Located in growing White Flint/Pike District



**PAUL L. KLINEDINST**  
PRESIDENT

**BRAD KLINEDINST**  
VICE PRESIDENT

**KLINEDINST MANAGEMENT, INC.**  
4405 EAST-WEST HIGHWAY, SUITE 211  
BETHESDA, MD. 20814  
(301) 656-7252  
PAUL@KLINEDINSTMGT.COM  
BRAD@KLINEDINSTMGT.COM  
KLINEDINSTMGT.COM

