

Kenneth Fellows

kfellows@edgecre.com  
301.222.0210

Robert Pugh

rpugh@edgecre.com  
301.222.0211

Keiry Martinez

kmartinez@edgecre.com  
703.334.5629

# Metro Park North

7519 & 7529 STANDISH PLACE  
ROCKVILLE, MD 20855

FOR LEASE



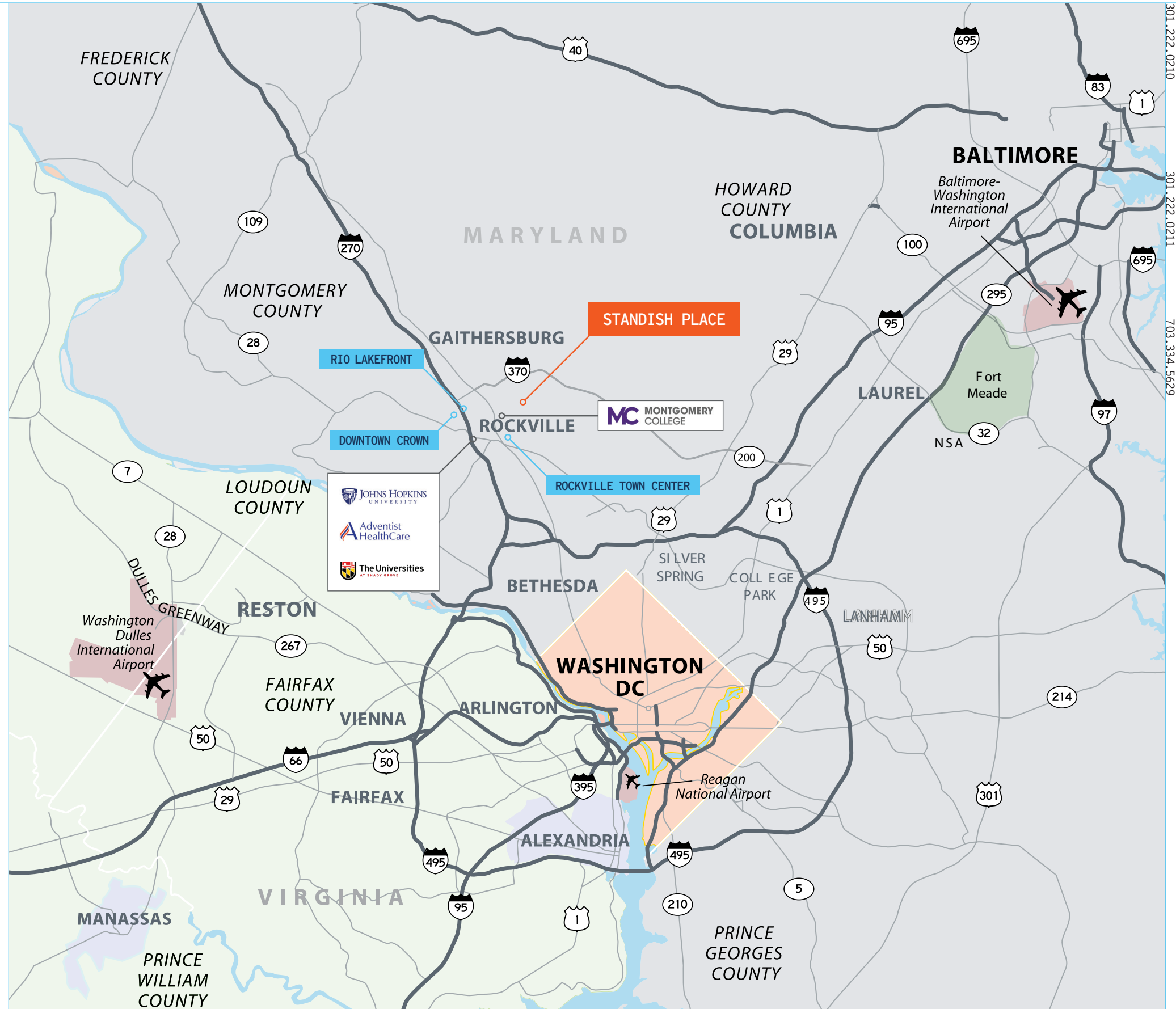
## Features

- Nearby restaurants, specialty shops and hotels
- Flexibility in available sizes
- On-site fitness facility, conference centers
- Ample free surface parking
- Local, on-site ownership and property management

## Accessibility

- Strategically located in Montgomery County with convenient access to major commuter routes (I-270, I-370, I-495, and ICC)
- Shady Grove Metro Station - 1.4 miles (4 minutes)
- Rockville Metrorail - 2.1 miles (5 minutes)

## Key Demand Drivers



7519 & 7529 Standish Place | Rockville, MD

Kenneth Fellows  
 Robert Pugh  
 Keiry Martinez  
 kfellows@edgcre.com  
 rpugh@edgcre.com  
 kmartinez@edgcre.com  
 301.222.0210  
 301.222.0211  
 703.334.5629



	7519 STANDISH PL
RBA	69,074 SF
Stories	3
Typical Floor	24,358 SF
Class	A
Parking	250 Surface (3.50/1,000 SF)
Amenities	Conferencing Facility Restaurant Property Manager on Site

	7529 STANDISH PL						
RBA	75,528 SF						
Stories	3						
Typical Floor	24,855 SF						
Class	B						
Parking	250 Surface (4.00/1,000 SF)						
Amenities	<table border="0"> <tr> <td>Conferencing Facility</td> <td>Fitness Center</td> </tr> <tr> <td>Restaurant</td> <td>Atrium</td> </tr> <tr> <td>Property Manager on Site</td> <td>Food Service</td> </tr> </table>	Conferencing Facility	Fitness Center	Restaurant	Atrium	Property Manager on Site	Food Service
Conferencing Facility	Fitness Center						
Restaurant	Atrium						
Property Manager on Site	Food Service						

# Building Amenities

- Health and Wellness Center
- Shared Kitchenette gallery and additional conference room on the 3rd floor
- Tenant Conference Rooms



## On-site Food Trucks

Rotated Weekly

A weekly lunch service specifically for office professionals. On-site food truck every Tuesday and Thursday at 7361 Calhoun Place and every Wednesday at Metro Park North.





### RIO Lakefront

- |                       |                          |                   |
|-----------------------|--------------------------|-------------------|
| AMC DINE-IN Cinema    | Copper Canyon Grill      | Nando's Peri-Peri |
| Courtyard by Marriott | California Pizza Kitchen | Tara Thai         |
| Target                | Uncle Julio's            | KungFu Tea        |
| Barnes & Noble        | Yard House               | BGR               |
| Starbucks             | Potbelly                 | Guapo's           |
| The Bench             | Chipotle                 | Union Jack's      |



### Rockville Town Square

- |                            |                    |              |
|----------------------------|--------------------|--------------|
| Rockville Memorial Library | Starbucks          | BonChon      |
| Dawson's Market            | Peter Chang        | Friendship   |
| Finnegan's Wake Irish Pub  | La Tasca           | Sushi Damo   |
| Vie de France Bakery Cafe  | Five Guys          | Spice Xing   |
| Lebanese Taverna Cafe      | Buffalo Wild Wings | Berry Cup    |
| Marble Slab Creamery       | Thai Pavilion      | Kyoto Matcha |



### Downtown Crown

- |                |                                   |              |
|----------------|-----------------------------------|--------------|
| Harris Teeter  | Mezeh Mediterranean               | Spicelife    |
| LA Fitness     | la Madeleine French Bakery & Cafe | Cinnaholic   |
| &pizza         | Old Town Pour House               | Asia Nine MD |
| Coastal Flats  | Ted's Montana Grill               | BurgerIM     |
| Starbucks      | Ruth's Chris Steak House          | Chopt        |
| Ted's Bulletin | Paladar Latin Kitchen & Rum Bar   |              |

Kenneth Fellows  
Kfellows@edgcre.com  
301.222.0210

Robert Pugh  
rpugh@edgcre.com  
301.222.0211

Keiry Martinez  
kmarinez@edgcre.com  
703.334.5629

### Notable Amenities within 10 minute drive

#### RESTAURANTS & CAFE

- |                                 |                                |                                  |                           |
|---------------------------------|--------------------------------|----------------------------------|---------------------------|
| True Respite<br>Brewing Company | Burger King                    | Fresh Baguette                   | Word of Beer              |
| Panera Bread                    | Red Lobster                    | Taipei Cafe                      | Nagoya Sushi              |
| Dunkin'                         | CAVA                           | Pho 75                           | Coffee Republic           |
| Papa John's Pizza               | Krispy Kreme                   | Asian Bakery Cafe                | Botanero                  |
| Wendy's                         | Chick-fil-A                    | China Bistro                     | Fontina Grille            |
| Starbucks                       | Chipotle Mexican Grill         | Popeyes Louisiana<br>Kitchen     | Nick's Chophouse          |
| McDonald's                      | Five Guys                      | 520 Ice Cream &<br>Tea Rockville | Checkers                  |
| Kung Fu Tea                     | Jumbo Jumbo Cafe<br>Asia Taste | Lavande Patisserie               | Minerva Indian<br>Cuisine |
| Gong Cha                        | The Cuban Corner               | East Dumpling House              | The Melting Pot           |
| Peter's Grill                   | Island Pride Jamaican          |                                  | Love Sushi                |

#### CONVENIENCE & GROCERY STORE

- |          |                      |
|----------|----------------------|
| 7-Eleven | Giant Food           |
| CVS      | MOM's Organic Market |
| Safeway  | Market Place         |

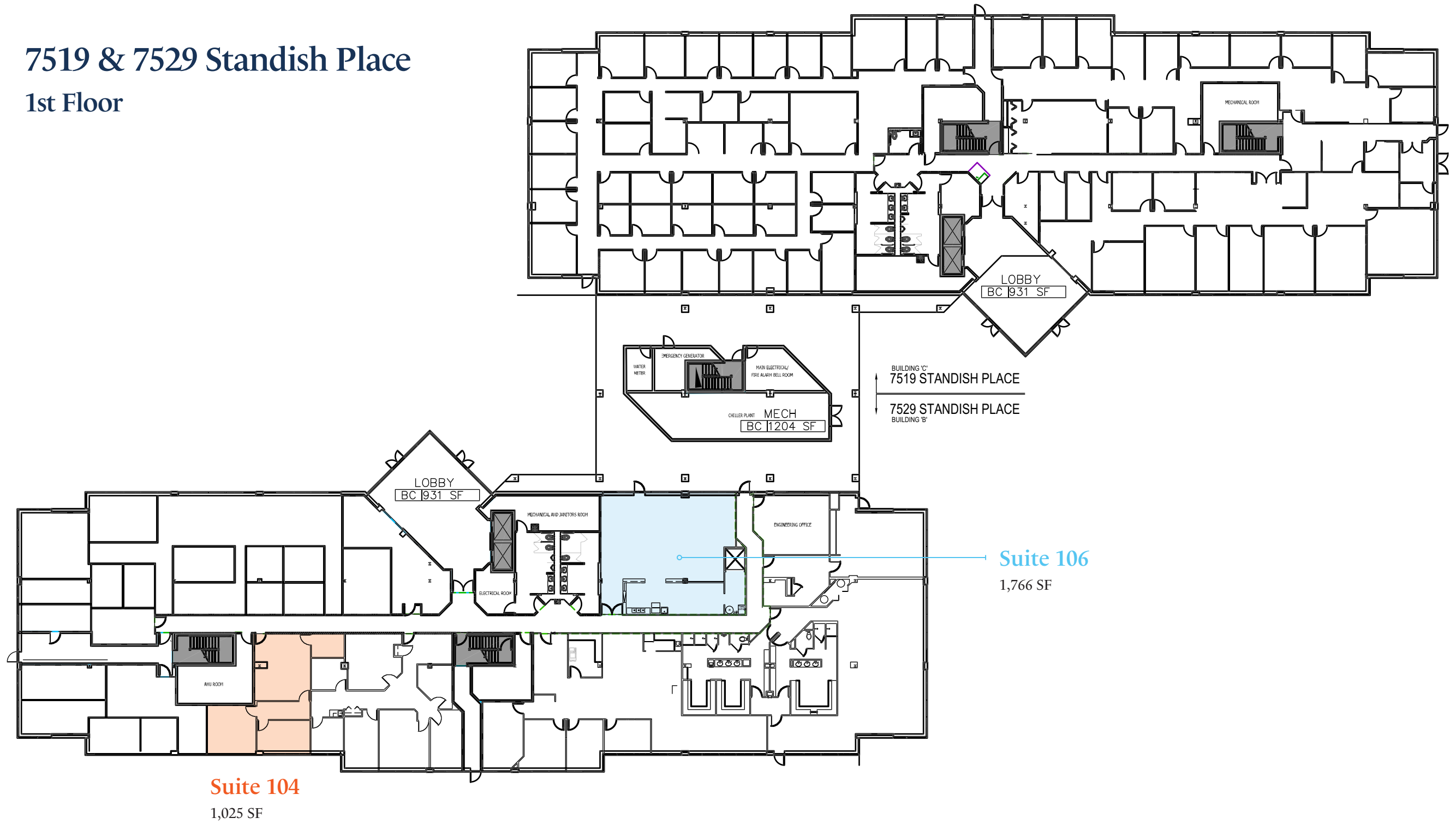
#### HOSPITALITY

- |  |                       |
|--|-----------------------|
| Red Roof PLUS+<br>Residence Inn<br>by Marriott | Radisson Hotel        |
| Sheraton                                       | Sleep Inn             |
| Extended Stay America                          | Courtyard by Marriott |
|  | Hilton Garden Inn     |



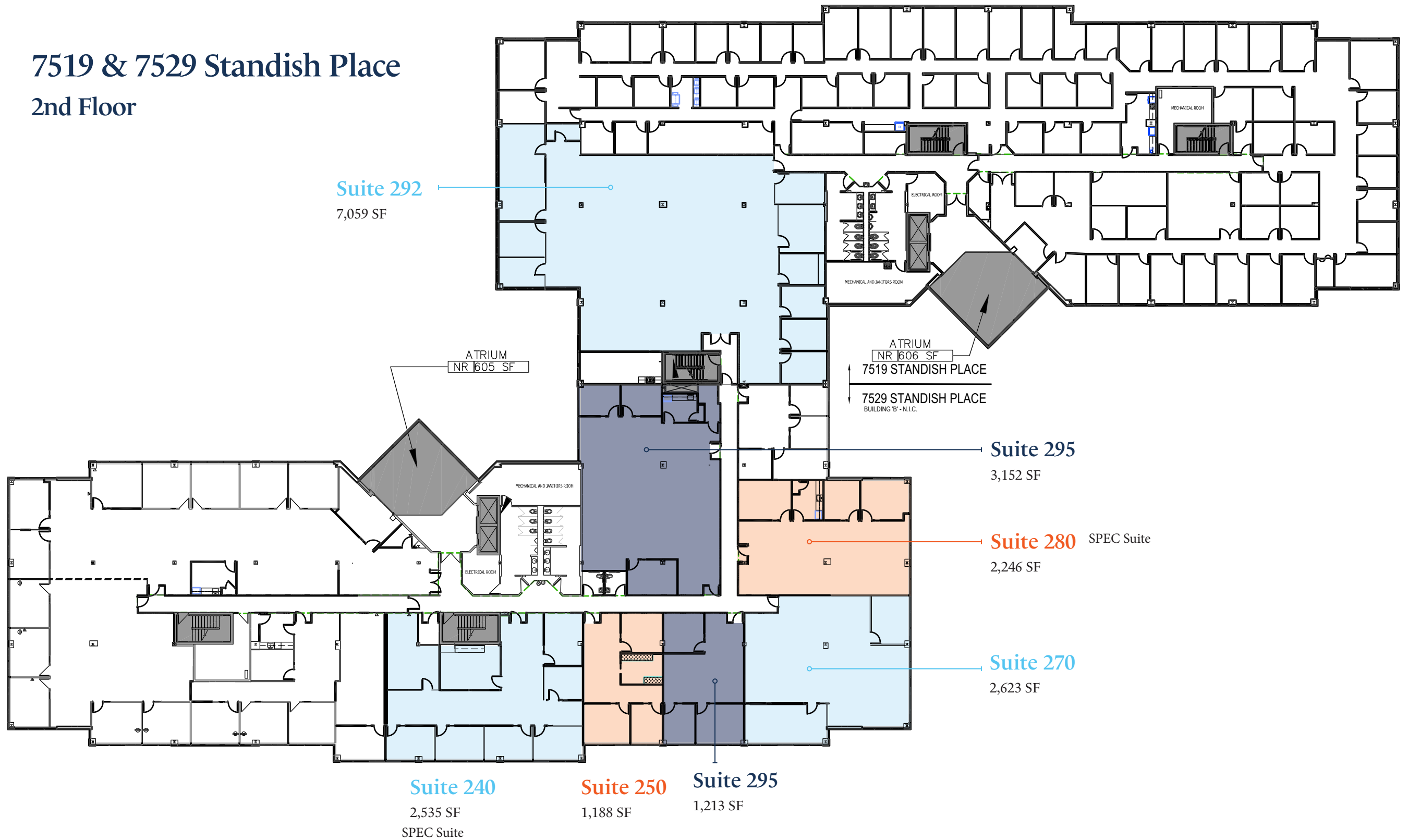
# 7519 & 7529 Standish Place

## 1st Floor

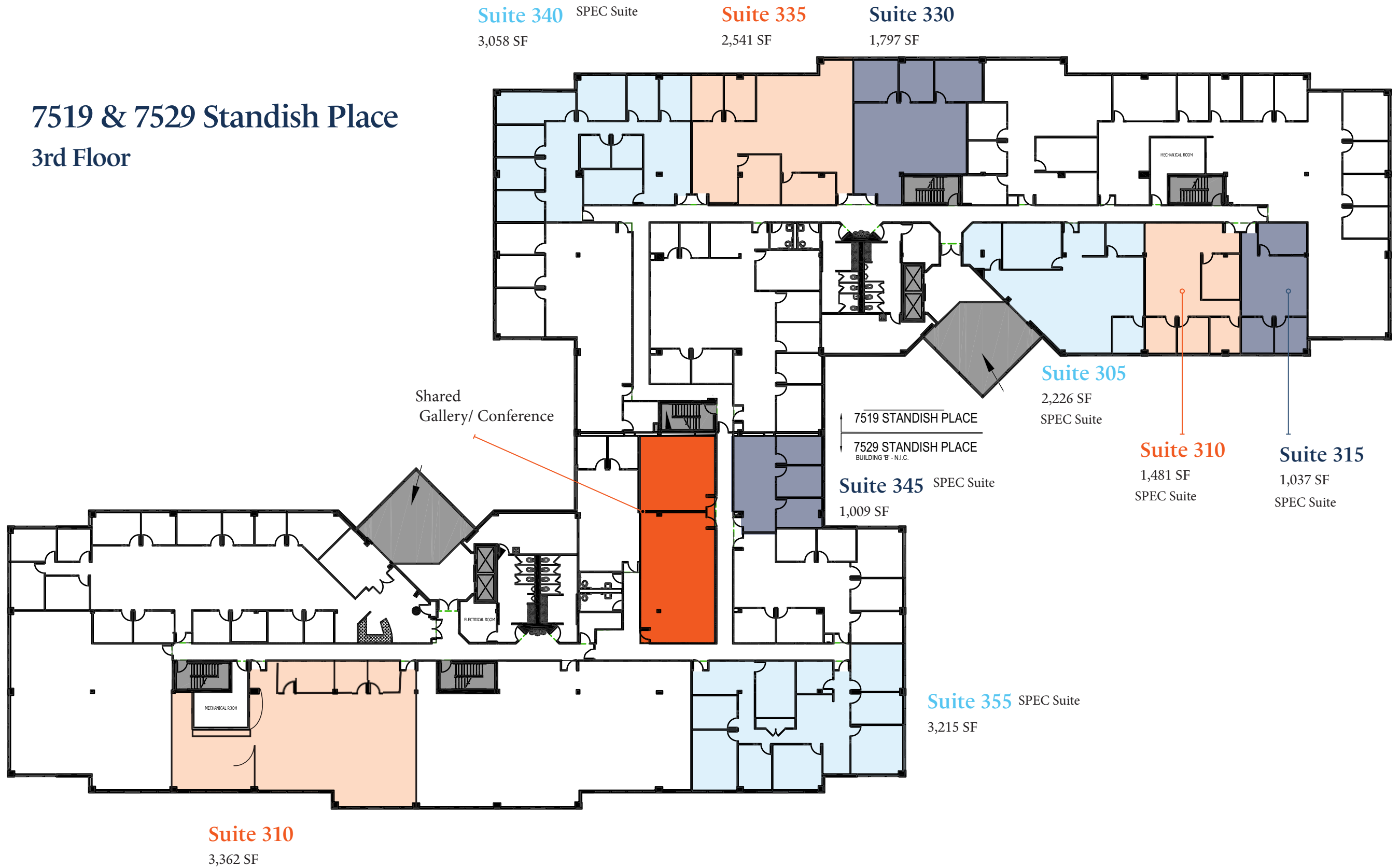


# 7519 & 7529 Standish Place

## 2nd Floor



# 7519 & 7529 Standish Place 3rd Floor



**Kenneth Fellows**  
kfellows@edgecre.com  
301.222.0210

**Robert Pugh**  
rpugh@edgecre.com  
301.222.0211

**Keiry Martinez**  
kmartinez@edgecre.com  
703.334.5629



# DSC Partners

A Donatelli | Smith Capital Company



## MARYLAND (HQ)

2273 RESEARCH BLVD | SUITE 150  
ROCKVILLE, MD 20850  
301.222.0200

## VIRGINIA

7900 WESTPARK DR | SUITE A340  
MCLEAN, VA 22102  
703.334.5600

## WASHINGTON, D.C.

1828 L ST, NW | SUITE 260  
WASHINGTON, DC 20036  
202.587.9600

## PENNSYLVANIA

100 FIRST AVE | SUITE 450  
PITTSBURGH, PA 15222  
412.894.1818

[WWW.EDGECRE.COM](http://WWW.EDGECRE.COM)

