

# EXCLUSIVE OFFERING FROM CPG

## 9190 ROCKVILLE PIKE HIGH PROFILE BETHESDA OFFICE BUILDING INVESTOR / USER OPPORTUNITY

9190 Rockville Pike, Bethesda, MD 20814  
34,207 SF Office Building

### Visibility & Access:

9190 Rockville Pike is located in one of the most desirable places to live and work in the Washington, DC metropolitan area at the northwest corner of W Cedar Lane (12,000+ VPD) and Rockville Pike (59,000+ VPD) in Bethesda, MD. The Property is conveniently located less than 1.0 mile from I-495 and I-270, and it is walking distance (0.55 miles) from the Medical Center Metro Station providing convenient access for future employees and clients.

### Rare Bethesda Opportunity:

9190 Rockville Pike is improved with a 3 story, 34,207 SF office building with 87 parking spaces. The residentially zoned Property has a special exception from 1969 that allows its current use. The Property is adjacent to prestigious institutions such as the National Institutes of Health (NIH), Walter Reed Military Medical Center, and Stone Ridge School of the Sacred Heart. Downtown Bethesda is 1.0 mile to the south.

 7272 Wisconsin Avenue, 10th Floor  
Bethesda, MD 20814

 (301) 945 0154  
 [www.cohnpropertygroup.com](http://www.cohnpropertygroup.com)



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**BUSINESS TERMS**

<b>SALES PRICE</b>	<b>CONTACT CPG FOR GUIDANCE</b>
<b>OFFERS DUE BY</b>	<b>FRIDAY, JUNE 28, 2024</b>
<b>STUDY PERIOD</b>	<b>30 DAYS</b>
<b>TERMS</b>	<b>CASH AT SETTLEMENT</b>
<b>DEPOSIT</b>	<b>5% OF PURCHASE PRICE</b>
<b>SETTLEMENT</b>	<b>30 DAYS AFTER STUDY PERIOD</b>

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.

MARYLAND  
187

355



Stone Ridge  
*Seat of the Sacred Heart*

INTERSTATE  
495



National Institutes  
of Health



  
SUBURBAN HOSPITAL  
JOHNS HOPKINS MEDICINE

DOWNTOWN  
BETHESDA

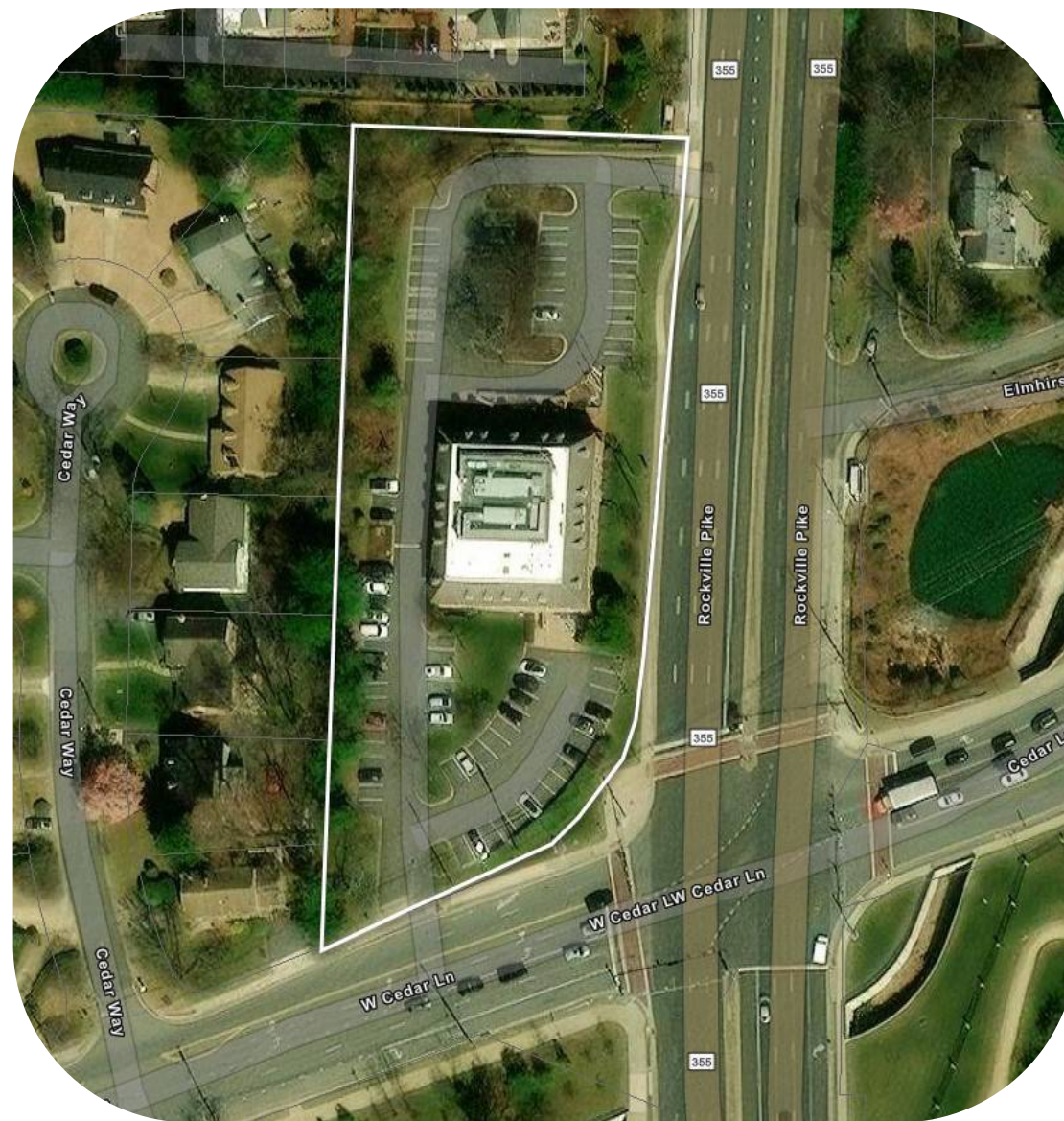
MARYLAND  
187

MARYLAND  
255

CPG, as exclusive representative to the Seller, is pleased to present 9190 Rockville Pike in Bethesda, MD (the "Property"). The 1.78 acres Property is improved with a 3 story, 34,207 SF office building with 82 surface parking spaces that has served the National Capital Area Council of Boy Scouts of America. 9190 Rockville Pike is prominently located at the northwest intersection of Rockville Pike and W Cedar Lane. The Property is surrounded by residential uses to the north and west and the National Institutes of Health (NIH), Walter Reed National Military Medical Center Campus, and Stone Ridge School of the Sacred Heart to the south and east. The Property is conveniently located in close proximity to I-495 (0.55 miles), I-270 (0.60 miles), Medical Center Metro Station (0.55 miles), and Downtown Bethesda (1.0 mile).

The Property has significant frontage and visibility on Rockville Pike (59,000+ VPD) making it an ideal location for a business, organization, foundation, or school/ daycare. The interior of the Property contains a large lobby/ waiting area, multiple conference rooms, private offices, kitchens, a print shop, a large open office area partitioned into cubicles, an abundance of storage areas, and a fully built out apartment in the lower level. The Property can be occupied immediately upon purchasing.

9190 Rockville Pike represents a rare opportunity to purchase an office building in a prominent central location of Bethesda. Given its prime location, the Property also has future development potential when the functional life of the building has ended or expansion is desired. Please do not hesitate to contact CPG with any questions you may have regarding this special opportunity.



**Address:** 9190 Rockville Pike, Bethesda, MD 20814

**Tax Map:** HP21, Parcel N340

**Municipality:** Montgomery County

**Property Size (Land Area):** 1.78 acres / 77,694 SF

**Zoning:** R-60, Use approved via Special Exception

**General Description:** A 3-story plus basement owner-occupied office building. The building is rectangular in shape with a width of roughly 88' and a depth of 100'. The main entry to the building faces north. The building's basement is largely above grade along its southern and eastern elevations.

**Gross Building Area:** 34,207 SF, of which 25,374 SF is above grade space and 8,833 SF is basement area

**Rentable Building Area:** 31,007 SF, of which 23,516 SF is above grade space and 7,491 SF is basement area

**Parking:** 87 surface parking spots

**Year Built:** 1973, last renovated in 2005

**Superstructure:** Believed to be load bearing masonry exterior walls. Interior columns and floor decks are concrete.

**Exterior Walls:** Unpainted brick in most areas. The third floor is screened behind a mock mansard roof with asphalt shingle exterior.

**Roof:** Flat roof replaced during 2005 renovation. Metal panels are located along the perimeter of the roof to screen rooftop mechanical equipment from view.

**Windows:** Double-pane wooden double hung windows

| 9190 ROCKVILLE PIKE | Bethesda, MD | Office/ Investment Property

**Elevators:** One hydraulic elevator

**HVAC:** Forced air central heating and air conditioning system provided by two large rooftop units.

**Fire Protection:** Fully sprinklered building with multiple smoke detectors.

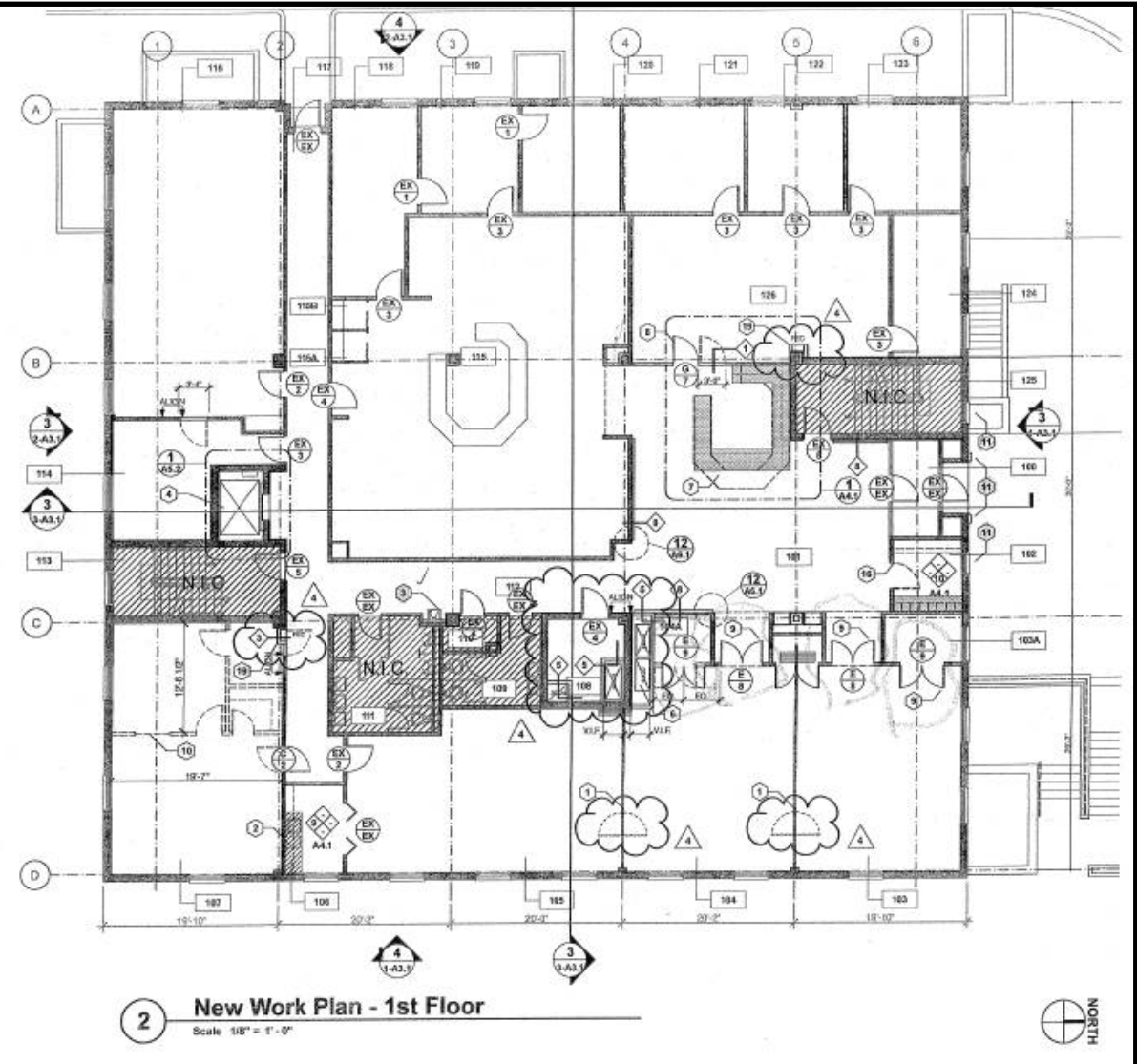
**Leases:** Property is owner occupied. There is a T-Mobile antenna on the roof – lease available upon request.

**Additional Information:** Click on the Dropbox.com link below to access additional information for the Property including:

- Land Use and Zoning Information
- Property Survey & Plat
- Architectural Plans
- Conceptual Development Plans
- General Property & Building Documents
- Property Pictures
- Tax Records

[9190 Rockville Pike Sharefolder Link](#)





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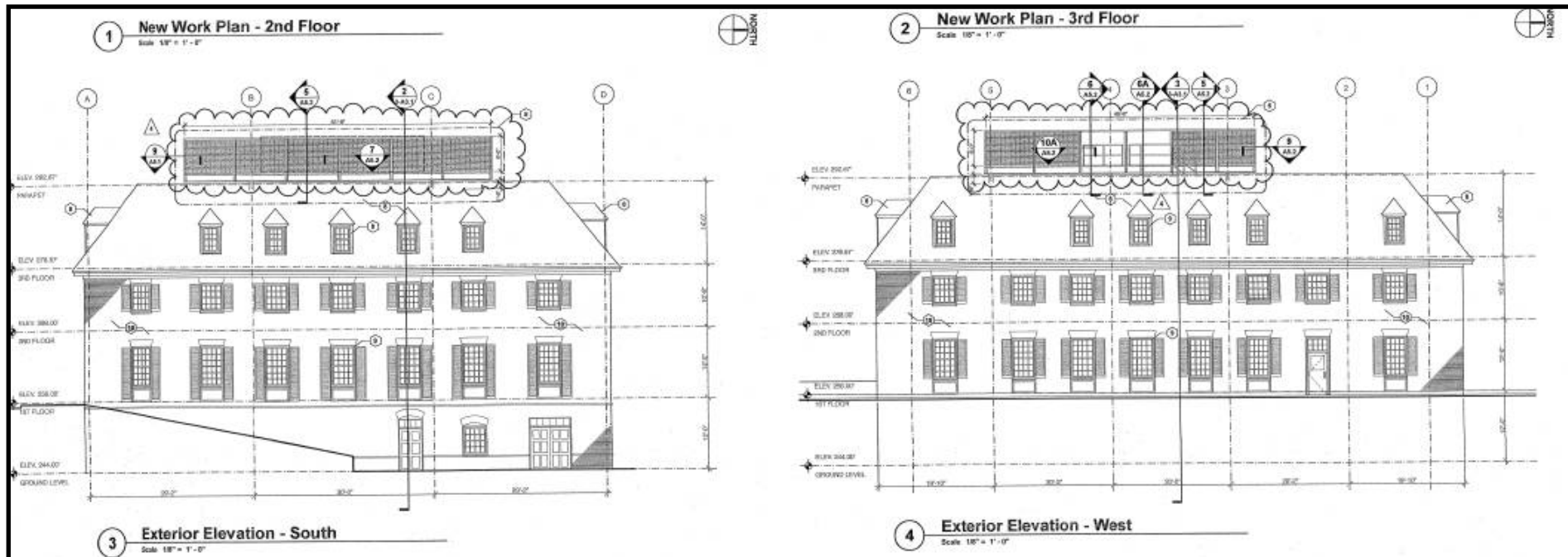
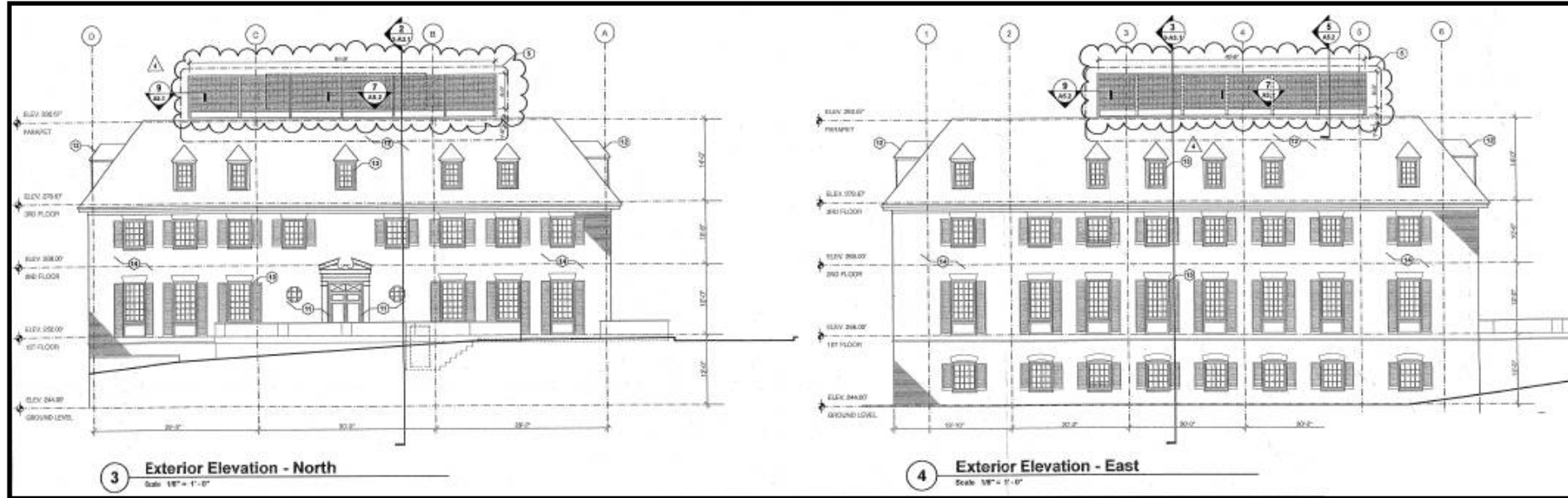


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**Current Zoning:**

The Property is currently zoned R-60, which is a single-family detached residential zone requiring a minimum lot size of 6,000 square feet. An acre of R-60 property is intended to yield 6 to 7 detached houses. Nearly all the residential neighborhoods south of I-495 in the vicinity of the Property are similarly zoned R-60. In limited circumstances, R-60 zoned land can be developed with townhouses.

The Property is contained within the boundaries of the 1990 Bethesda-Chevy Chase Master Plan. This Master Plan does not have any recommendations that are specific to the Property. Generally, the Master Plan recommends preserving the residential character of the area. It also recommends that along major transportation corridors such as Wisconsin Avenue that the erosion of residential neighborhoods should be avoided by not allowing additional institutional uses via conditional use (formerly known as special exception) approvals. However, this restriction is not relevant to the Property, given that its institutional conditional use approval was initially granted by the Board of Appeals for the regional NCAC/ BSA Headquarters in 1969.

The Master Plan of Highways & Transitways recommends a 120 foot right-of-way for Rockville Pike along the Property frontage. An engineer would need to calculate the current right-of-way width in light of the 2017 sale to SHA to determine whether any additional right-of-way would be required to be dedicated in the event the Property is redeveloped in the future and any such dedication would need to be confirmed by the Maryland National-Capital Park & Planning Commission (“M-NCPPC”) Staff and SHA staff. We would note that the Master Plan notes that the widening of Wisconsin Avenue from Pooks Hill to Cedar Lane is undesirable due to excessive impacts on the properties that front this stretch of Wisconsin Avenue.

The Countywide Transit Corridors Functional Master Plan recommends a bus rapid transit (“BRT”) route on Rockville Pike via dedicated transit lanes in the vicinity of the Property. This portion of the BRT known as the MD 355 Flash BRT is currently scheduled to start construction in 2025 and commence passenger service in fourth quarter of 2028. Based on the 35 percent design phase drawings, it appears that no frontage dedication is required to accommodate the BRT.

The Montgomery County Bicycle Master Plan proposes sidepath separated bikeways along the south side of Cedar Lane, and along the east side of Rockville Pike. Accordingly, they do not appear to implicate the Property.

**Current Use of Property:**

The County Board of Appeals first granted conditional use approval to NCAC/BSA for its headquarters building in 1969. Subsequent amendments were granted in 1970, 1972, and 2004. The approved conditional use was for an eleemosynary and philanthropic institution (now classified under the current Zoning Ordinance as a “Charitable, Philanthropic Institution”). The most recent amendment in 2002 allowed the construction of an additional 20 parking spaces.

**Continuation of Current, Charitable, Philanthropic Institution Use:**

The current conditional use approval applies to the Property and not specifically to NCAC/BSA as its current owner/occupant. If the Property is sold to another charitable institution with similarly proposed activities, number of employees, parking requirements, etc. using only the existing building, then the existing conditional use approval can be administratively transferred to the new owner/occupant. In the event the new charitable institution does not fall squarely within the existing conditional use approval, the new owner has the ability to seek a modification of the existing conditional use before the Board of Appeals. If the scope of the revisions do not “change the nature, character or intensity of the existing Special Exception to an extent that substantial adverse effects on the surrounding neighborhood could reasonably be expected,” it may be approved as a Minor Amendment. Such a process typically takes approximately two months. If however the revisions are classified as a Major Amendment, the conditional use must first be reviewed by M-NCPPC Staff, followed by public hearings before the Planning Board and the Zoning Hearing Examiner (“ZHE”). The ZHE then refers the conditional use to the Board of Appeals to make the final decision. This process may take six to nine months, which is comparable to the time period associated with pursuing a new conditional use, as discussed below

**New Conditional Use:**

The conditional uses allowed in the R-60 zone can be found in the Dropbox.com sharefolder (link at bottom of page) and include such uses as senior housing, private educational institutions, day care center, and veterinary hospital. Each conditional use has a separate section in the Zoning Ordinance specifying the limits of the particular use, as well as various conditions required to accompany the use. The ZHE’s conditional use approval process requires an extensive application (including architectural and engineering plans; traffic and parking study; proposed operations narrative, etc.). The application is reviewed by M-NCPPC Staff, and a public hearings is held before the Planning Board which makes a recommendation to the ZHE, and a quasi-judiciary hearing is held by the ZHE which issues the final decision.

The conditional use application process takes approximately 6 to 9 months. Neighborhood opposition is often generated when the proposed use is (or is perceived to be) too noisy or too busy, generates too much traffic, or is otherwise incompatible with existing neighborhood residential uses. This is important to note since the Property is bounded on the north and west by residential neighborhoods.

**Additional Information:**

The full Land Use Memorandum including future development potential for the property can be accessed by clicking on the Dropbox.com link below.

[\*\*Lerch Early & Brewer Land Use Memorandum Link\*\*](#)

ADDRESS	9312 OLD GEORGETOWN RD	6290 MONTROSE RD	45 W GUDE DR
SALE PRICE	\$6,830,000	\$3,600,00	\$2,900,000
SIZE	18,804 SF	11,367 SF	84,286 SF
\$/ PSF	\$362	\$316	\$293
SALE DATE	11/21/2023	9/2/2022	4/4/2022
% LEASED	100%	100%	100%
			

Description	1 Mile Radius	3-Mile Radius	5-Mile Radius
2023 Population	11,968	132,026	395,041
2023 Households	5,399	60,325	172,578
Median Age	42.4	42.9	40.9
Bachelor's Degree or Higher	78%	74%	64%
Average Household Income	\$178,238	\$176,085	\$155,889
Median Household Income	\$156,643	\$149,912	\$124,589
Median Home Value	\$747,330	\$777,744	\$684,781
Median Year Built	1962	1964	1964
Daytime Employees	32,476	122,831	251,504
Daytime Businesses	2,386	11,949	27,010
Total Specified Consumer Spending	\$240M	\$2.7B	\$7B

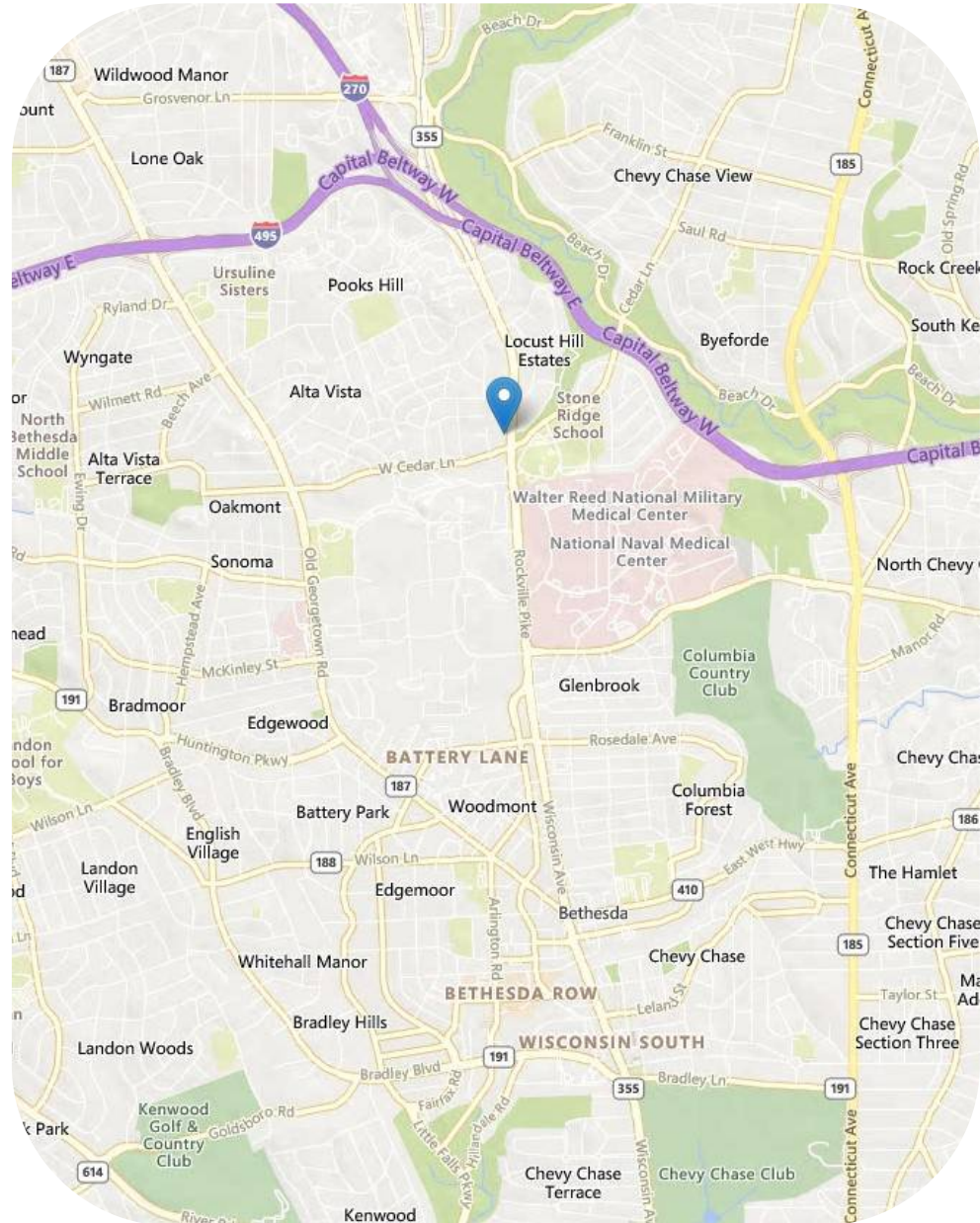
**Top Employers**

National Institutes of Health (NIH)
Marriott International
Walter Reed Military Medical Center
Lockheed Martin
Booze Allen Hamilton
General Dynamics
Clark Construction Group
Leidos
Deloitte
JBG Smith
Digital Management (DMI)
Federal Realty Investment Trust
Host Hotels & Resorts, Inc.

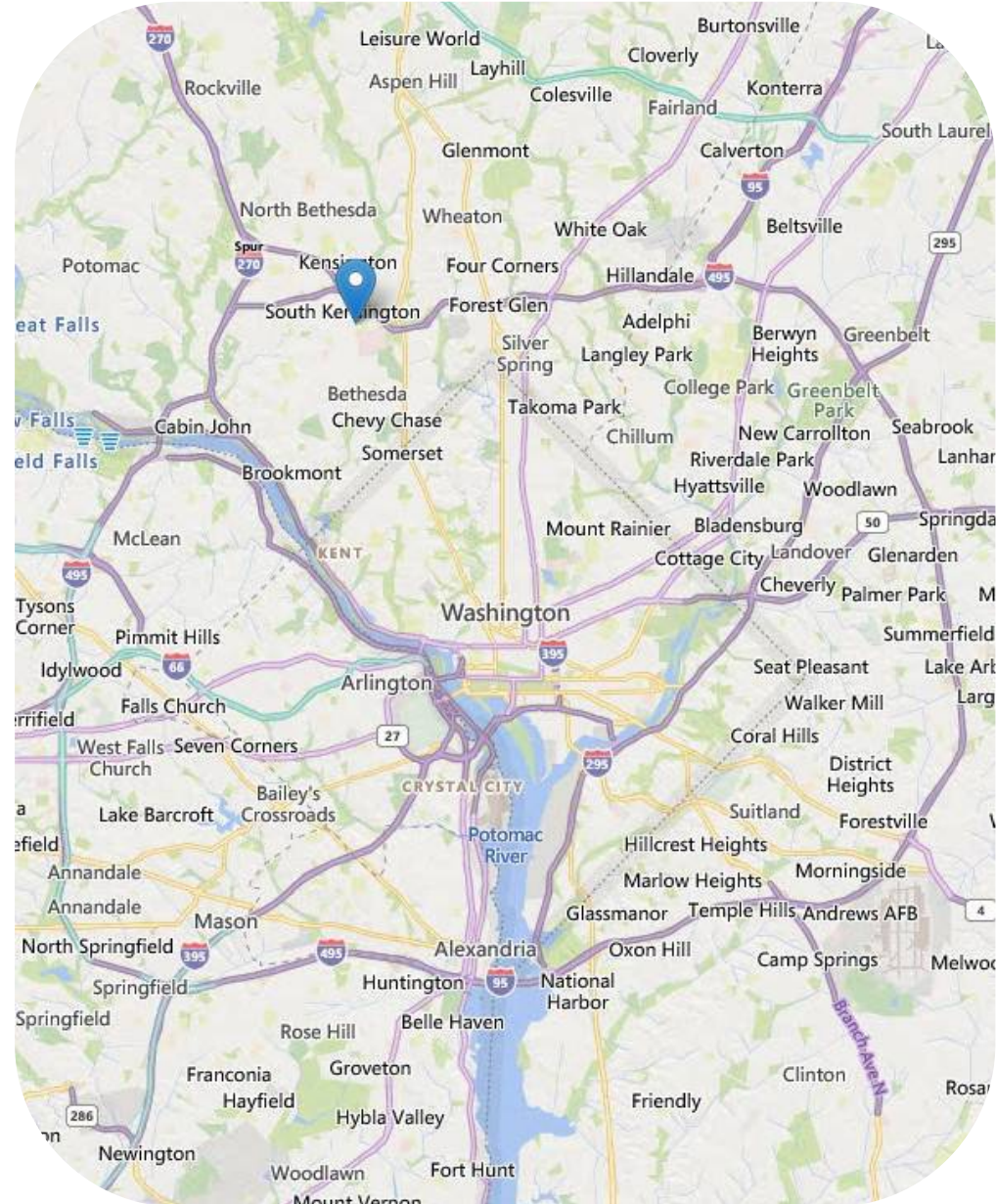




Local Map



Area Map





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