

FOR LEASE

1700 Rockville Pike, Rockville, MD 20852



MORNING CALM
MANAGEMENT



**1700
ROCKVILLE PIKE**

LEASING INFORMATION

JOSE FLEFIL, CCIM | Senior Director
jfflefil@morning-calm.com | 301.474.3326

1700
ROCKVILLE PIKE

BUILDING HIGHLIGHTS



AMENITY RICH
AREA



ADJACENT TO
THE TWINBROOK
METRO



BRAND NEW
RENOVATIONS



EASY I-270 &
BELTWAY ACCESS



TENANT
LOUNGE



CONFERENCE
CENTER



FITNESS
CENTER



ATTACHED TO
THE HILTON
HOTEL



SECURED
GARAGE PARKING



ON-SITE LEASING &
MANAGEMENT



NEW
SPEC SUITES



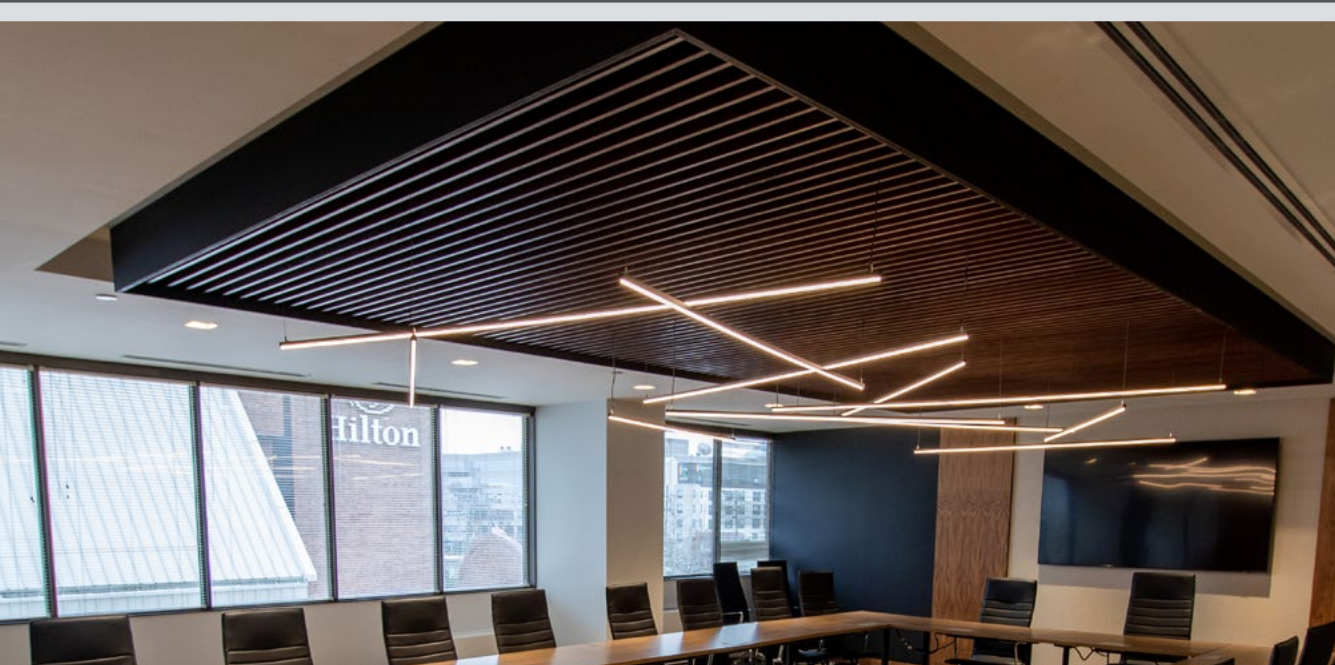
ENVIRONMENTALLY
CONSCIOUS



NEW RENOVATIONS

MODERN DESIGN

Under new ownership, 1700 Rockville Pike has undergone a transformative multi-million dollar renovation - resulting in new amenities and improvements to the lobby, restrooms, and communal areas. Our new amenity center includes an expansive conference room, fitness studio with showers and locker rooms, meditation rooms, and communal tenant lounge. The main lobby upgrades have created an interactive and welcoming entrance for all visitors. Our renovations have not only created an impressive display for your clients, but an extraordinary environment for your employees and future hires. With an abundance of strategic amenities, this all-inclusive office building provides tremendous convenience and comfort for your company to excel.



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MOVE-IN READY

Move-in ready suites immediately available, or let us design from scratch. It begins with identifying a new space, maximizing efficiency with modern space planning, and customizing a buildout with contemporary finishes



STANDARD FEATURES

- Carpet Tiles and Luxury Vinyl Tile Flooring
- Stainless Steel Appliances
- Full-Height Glass Walls and Large Office Sidelights
- LED Lighting and Highly Rated Acoustical Ceiling Tiles

NEW COMMON AREAS

Upgraded lobby, restrooms, elevator landings, and hallways. A clean, modern design commands every corner of the building creating an attractive pathway to your suite.



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CONFERENCE CENTER

New conference facility with pre-function lobby, wi-fi, and easy audio-visual access. Tenants have access 24 / 7 / 365.



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FITNESS STUDIO

New fitness studio with Peloton bikes, Matrix strength and cardio machines, plyometric equipment, showers and locker rooms.



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TENANT LOUNGE

The new lounge serves as a place for tenants to take a break, have lunch, meet a client, or find their zen in two available meditation rooms.



TENANT LOUNGE

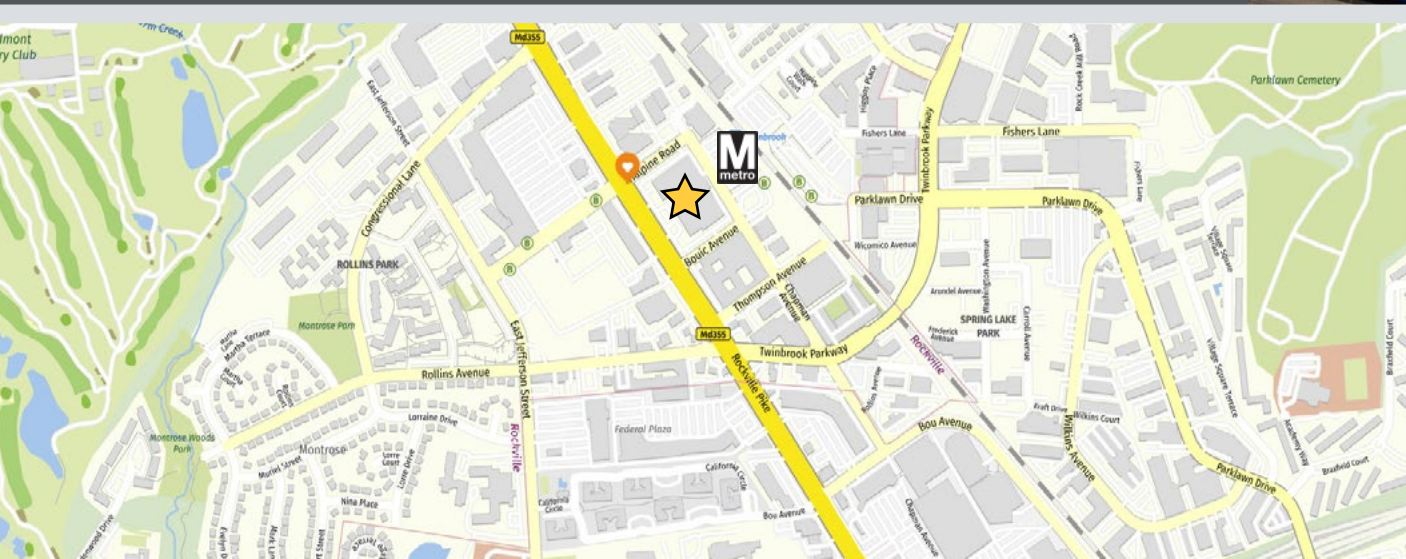


MEDITATION ROOMS

STRATEGIC LOCATION

HEART OF ROCKVILLE PIKE

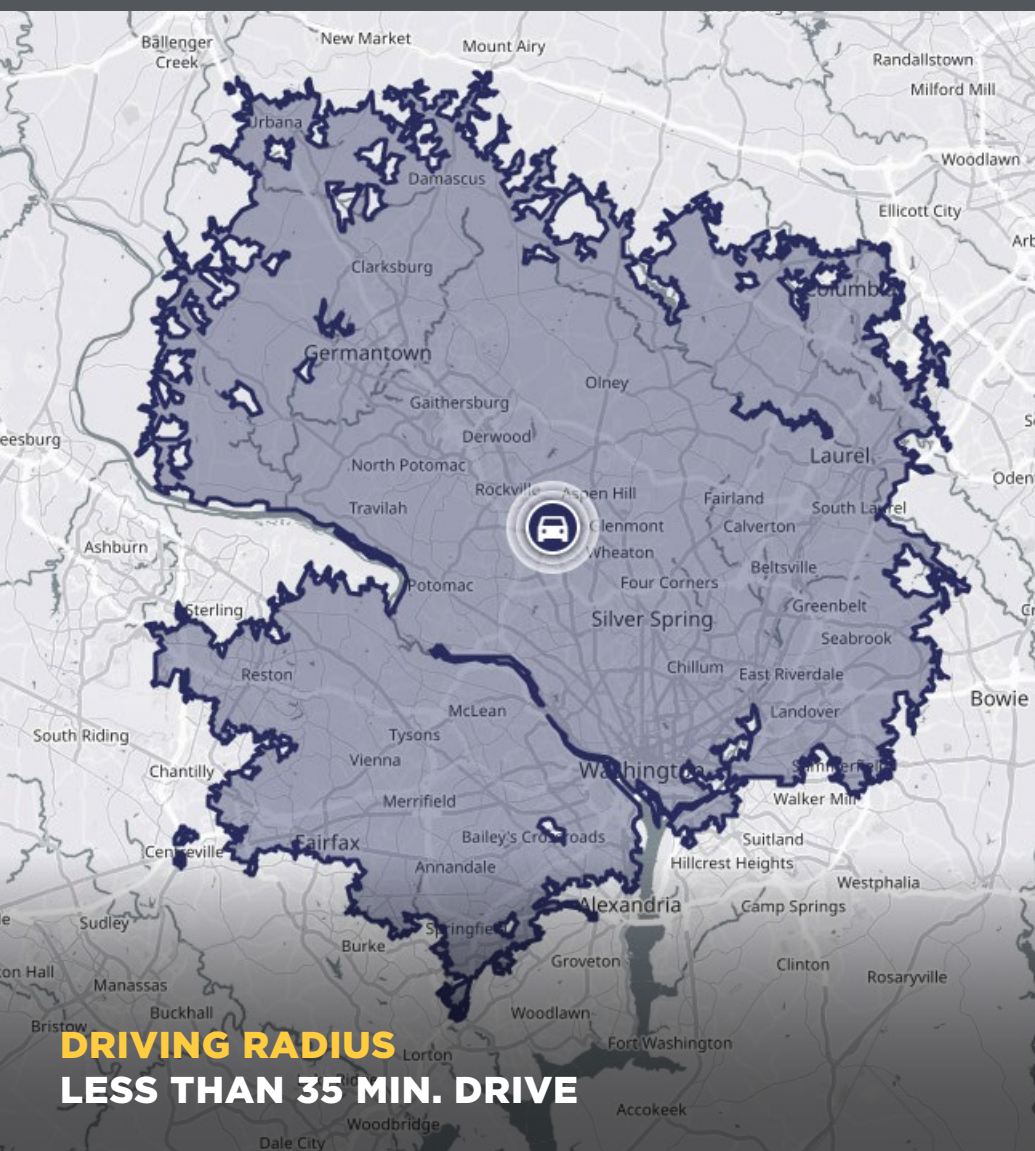
1700 Rockville Pike sits at the midpoint of Rockville and North Bethesda, providing Class A office space directly adjacent to the Twinbrook Metro Station. The streamlined connectivity to I-270, ICC, and the Capital Beltway provides an extremely driver friendly address. The building is a logistical haven without sacrificing proximity to the tremendous retail and entertainment all along Rockville Pike, which are minutes away (walking or driving). Popular destinations such as Pike & Rose, Park Potomac, North Bethesda Market, and the endless nearby shopping centers provide incredible optionality for a quick lunch, happy hour, or fancy dinner. The adjacent Wegmans development further solidifies our building as an amenity overload. Our competitive advantage revolves around our strategic location and surprising affordability. Thanks to an abundance of tasteful amenities, the all-inclusive building provides incredible value in Montgomery County.



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COMMUTE TIMES

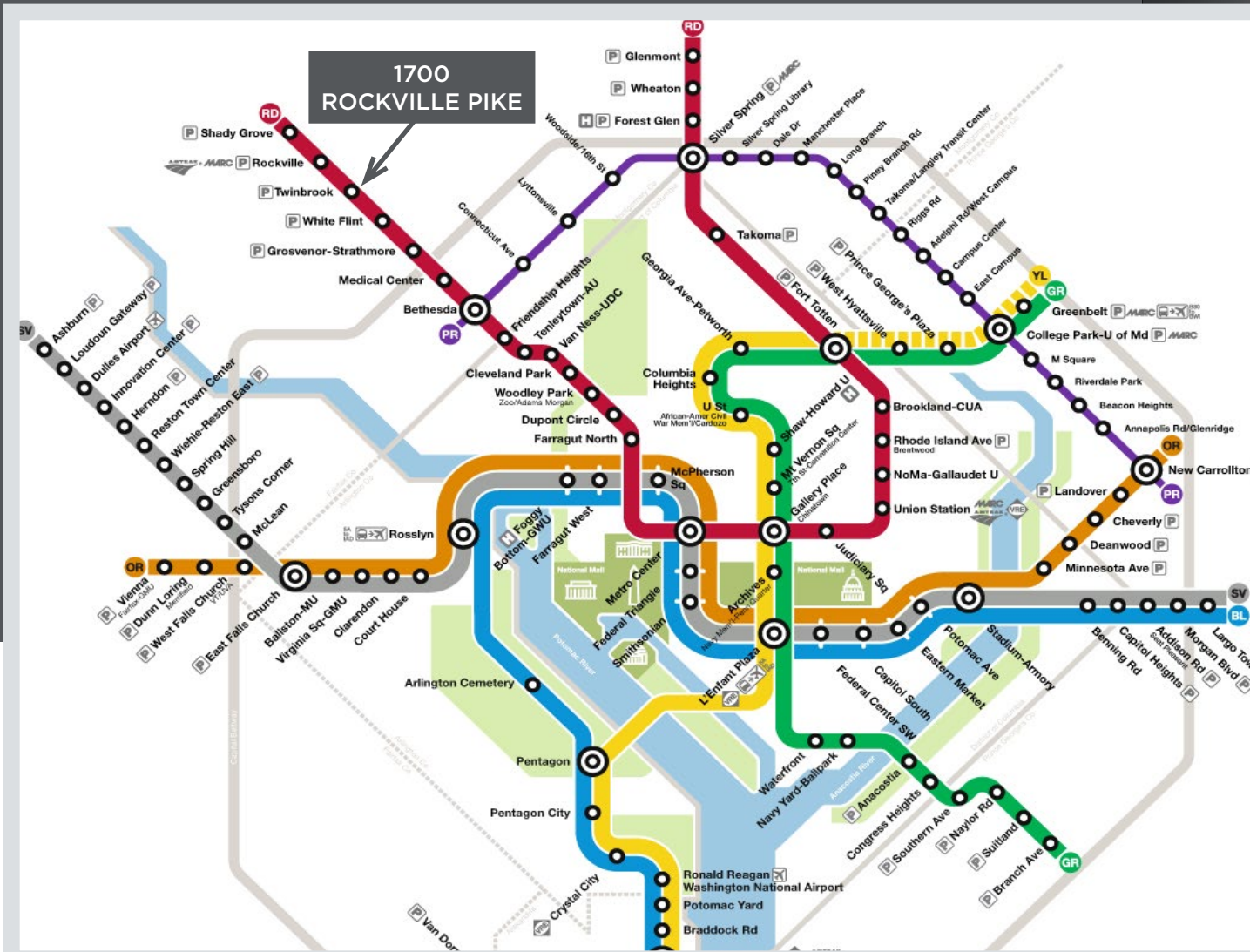
Located directly on Rockville Pike and nearby all of Montgomery County's three major highways, accessibility is a breeze via car and even easier with abundant secured garage parking. Additionally, we are the closest office building to the Twinbrook Station being just a few steps away.



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PUBLIC TRANSPORTATION

The Twinbrook Station is located directly adjacent to the building providing access to the DC Metro (Red Line), MARC Train (Brunswick Line), and Amtrak. Getting to the heart of Washington, DC (i.e. Metro Center Station) is only 30 minutes away.



1700 ROCKVILLE PIKE

THE NEIGHBORHOOD

In addition to the incredible on-site amenities, 1700 Rockville Pike is surrounded by extensive dining, retail, and entertainment - all within a few minutes walk or drive. A major mixed-use development (es. 2025), anchored by *Wegmans* is located next door.



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EXPERIENCED OWNERSHIP

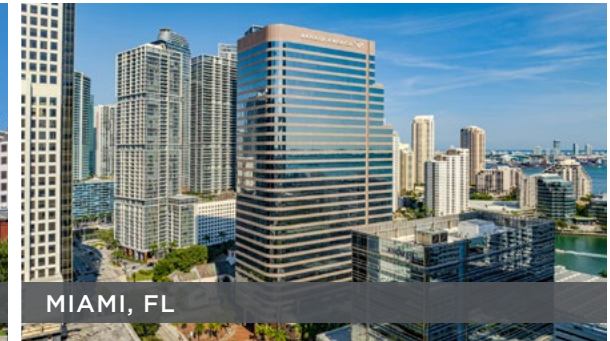
Vertically integrated with more than ten million square feet of commercial real estate throughout the United States under ownership and management.



MORNING CALM
MANAGEMENT



WASHINGTON, DC



MIAMI, FL



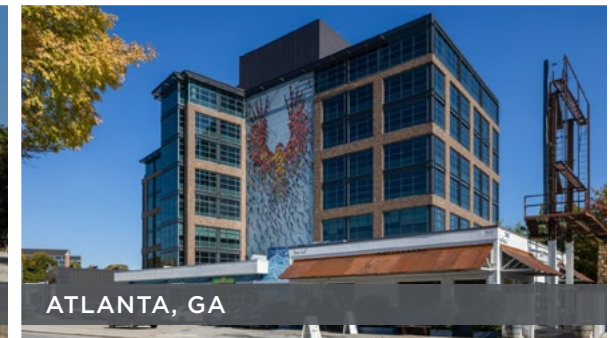
PHILADELPHIA, PA



DALLAS, TX



TYSONS, VA

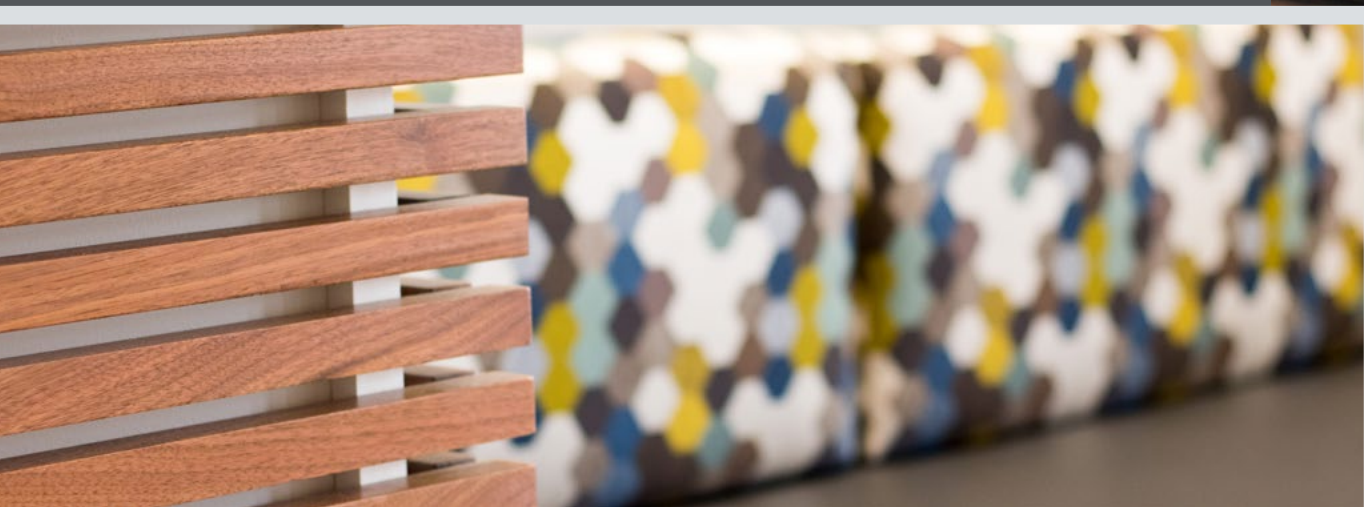


ATLANTA, GA

FIRST CLASS SERVICE

Our promise, to all tenants, clients, and vendors, has always remained the same – provide the utmost devotion in every aspect of our relationship. This promise lies at the foundation of our operating philosophy and is embedded in every facet of our firm. We are unwavering in our commitment to meet obligations and proud of our ability to execute.

We continuously promote mental and emotional well-being through our on-site programs and services. These programs are part of Morning Calm's MIND-BODY-PLANET philosophy, the ethos that guides our focus on healthy lifestyles and corporate sustainability. We believe our tenants, who bring our real estate to life each day, are as invaluable as the very foundation on which our properties stand. This drives a deep-rooted culture across our portfolio – one that enables us to create innovative environments that foster connections with and between our tenants for years to come.



SUSTAINABILITY

At 1700 Rockville Pike, we are committed to fostering a sustainable future by enhancing the social, economic, and environmental well-being of our community. Our building incorporates a range of green initiatives designed to minimize environmental impact and promote healthy living. From using Green Seal-certified cleaning products to implementing an advanced recycling program, we aim to reduce waste and support sustainable practices. Our modern energy management system, Energy Star-rated appliances, and LED lighting installations significantly cut down on energy use and emissions, contributing to a cleaner environment. In addition, we provide Elkay water fountains with bottle fill stations to encourage reusable water containers, and hands-free restroom fixtures with occupancy sensors to conserve water and energy. These initiatives reflect our commitment to sustainability and our ongoing efforts to create a more responsible and eco-friendly community.



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