



## PROPERTY DESCRIPTION

Preferred 3-10 year terms on Leases. Lease is Net Structure (Modified Net) with Tenant paying for all utilities directly to provider and a portion of Taxes monthly.

## LOCATION DESCRIPTION

Walking distance to downtown Rockville Courthouse area with ample on-site parking for employees and clients. Located .2 miles from Rockville Metro. .3 miles from Rockville Town Center and located off of 355.

Tenant-Rep up to 4% commissions.

## PROPERTY HIGHLIGHTS

- 3-10 year lease preferred
- On-site private surface parking lot w/ numerous free surface parking • Located directly off of Rockville Pike
- Walk score of 86
- 7 minute walk to Rockville Metro Station
- 8 minute walk to Rockville Town Center with a wide variety of restaurants
- Modified Gross Lease (Tenant pays property taxes and utilities only).
- Great for office, medical office, school, church or day care uses.

## OFFERING SUMMARY

Lease Rate:	\$23.00 - 26.50 SF/yr (NN)
Estimated Nets:	\$2.01 SF/yr
Number of Available Units:	3
Available SF:	1,402 - 2,519 SF

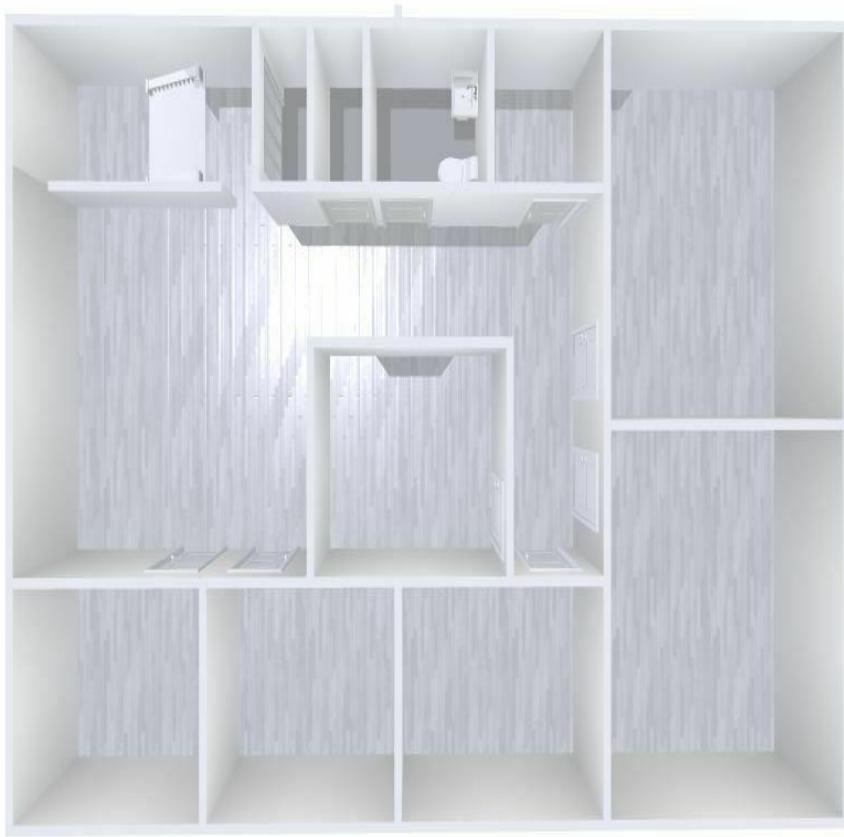
**LEASE INFORMATION**

Lease Type:	NN	Lease Term:	60 months
Total Space:	1,777 SF	Lease Rate:	\$26.50 SF/yr

**AVAILABLE SPACES****SUITE    LEASE TYPE    DESCRIPTION**

Suite 108	Modified Net	Suite 108 features an open floorplan with laminate hardwood flooring throughout and 2 offices at the front of the Suite, reception and waiting area. Back office includes restroom and storage space. Great floorplan for a variety of uses.
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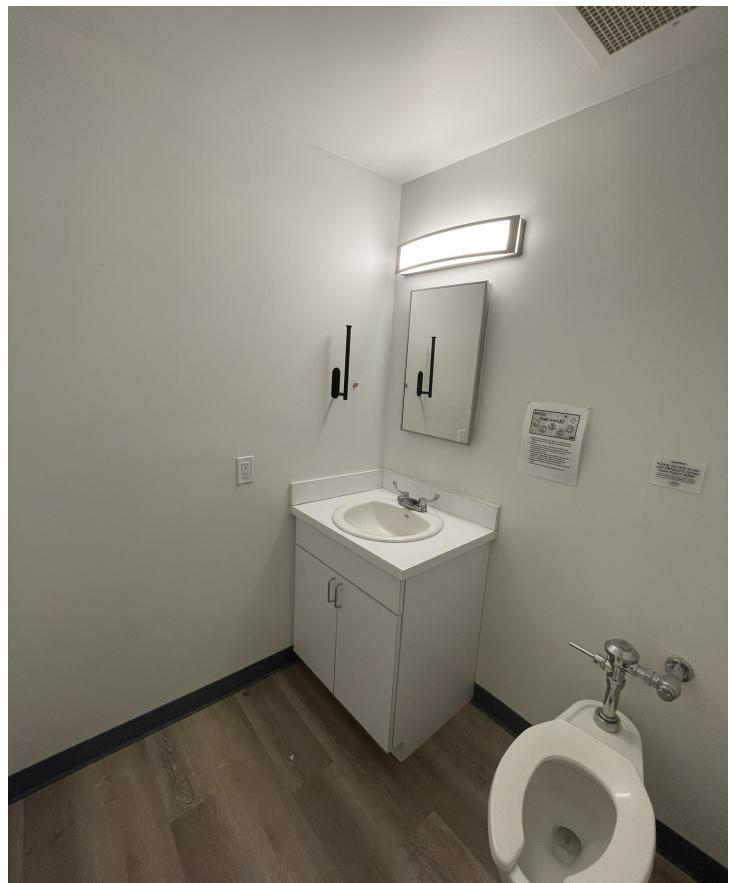


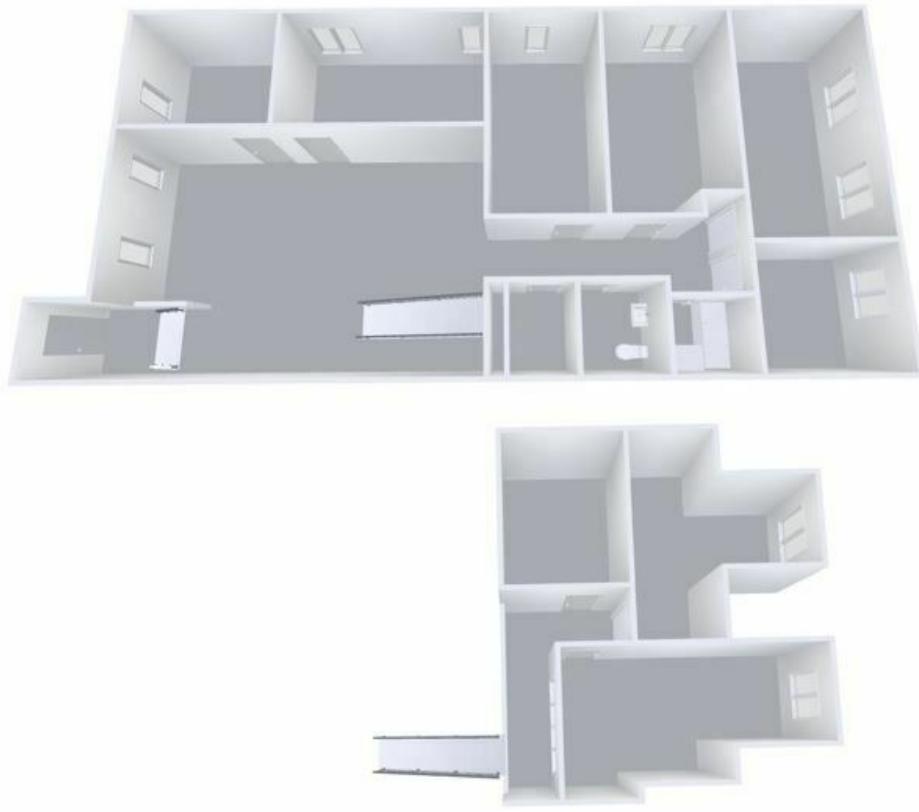
**LEASE INFORMATION**

Lease Type:	NN	Lease Term:	60 months
Total Space:	1,402 SF	Lease Rate:	\$26.50 SF/yr

**AVAILABLE SPACES**

<b>SUITE</b>	<b>LEASE TYPE</b>	<b>DESCRIPTION</b>
Suite 203	Modified Net	Suite 203 features vinyl plank flooring, reception and waiting area, 6 private offices, private bathroom, storage and kitchenette area.



**LEASE INFORMATION**

Lease Type:	NN	Lease Term:	60 months
Total Space:	2,519 SF	Lease Rate:	\$23.00 SF/yr

**AVAILABLE SPACES****SUITE    LEASE TYPE    DESCRIPTION**

Suite 208    Modified Net	Suite 208 features a 2-story layout. When you enter, you are greeted by an ideal reception and waiting area in addition to (8) private offices, (3) of which are on the upper level + (1) Conference room, Kitchenette and private bathroom. Perfect for a wide range of businesses including attorney's office, therapists, etc.
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Suite 208 - Waiting/Reception and 2-story Foyer



Suite 208 - Large Conference Room



Suite 208 - Large Private Office



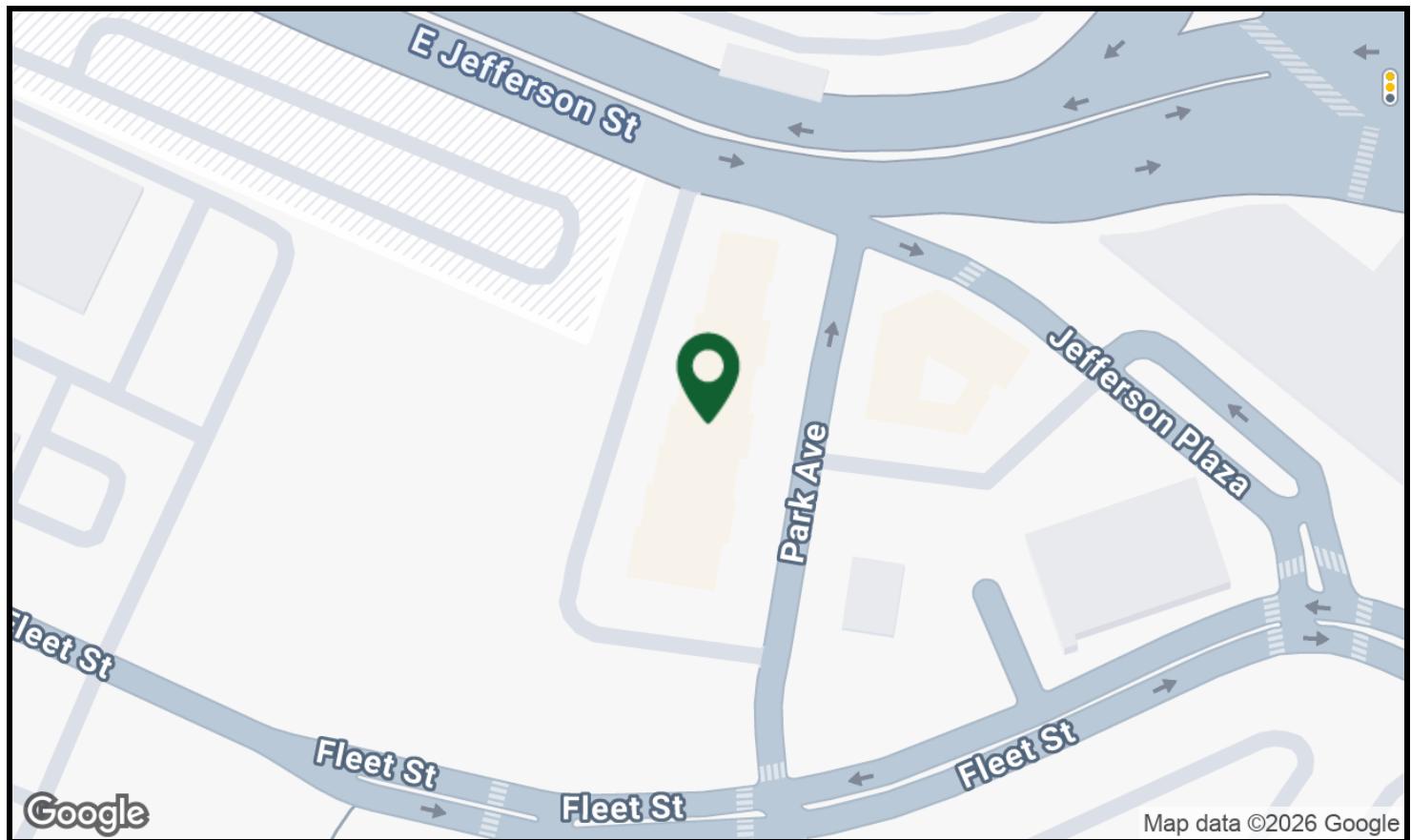
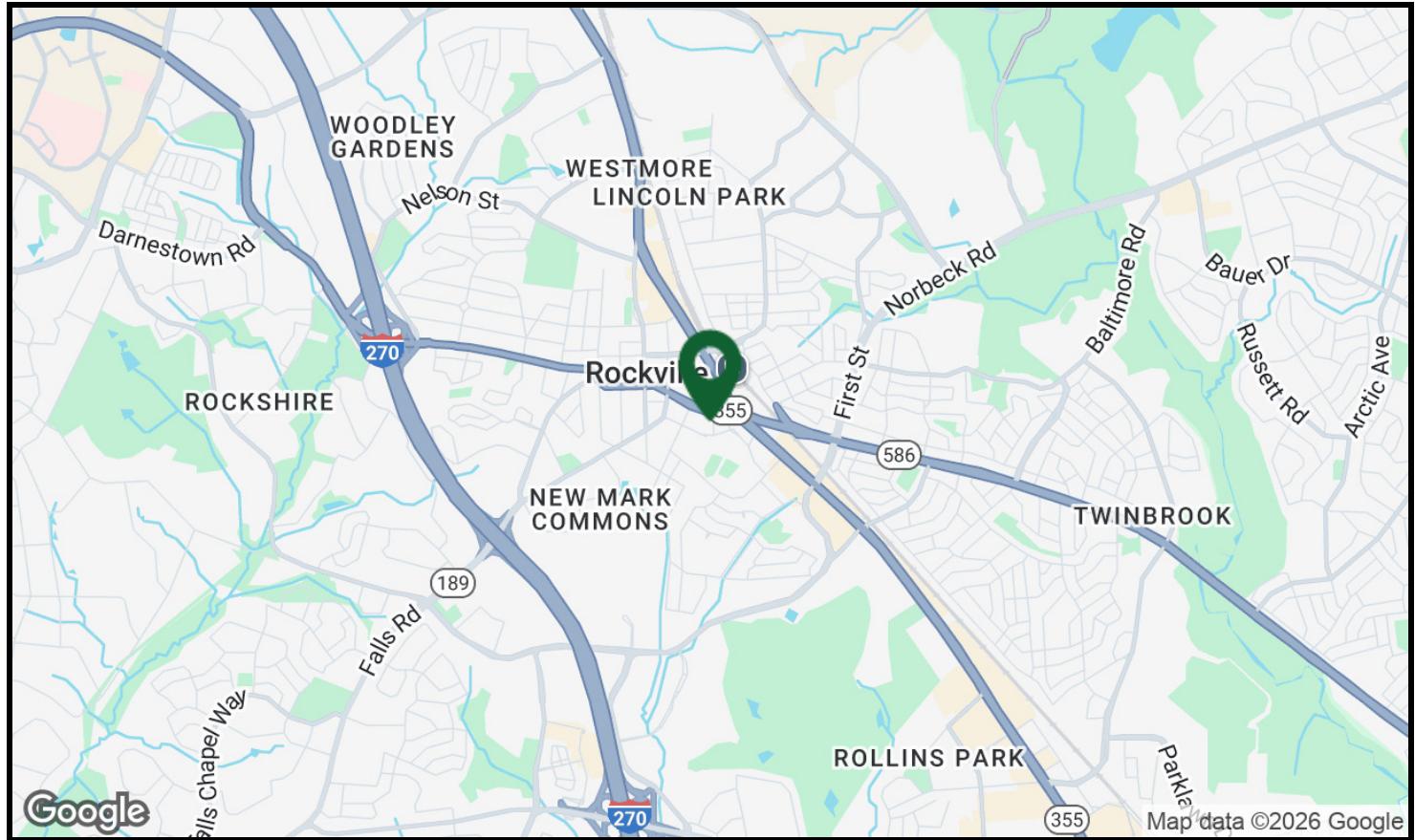
Suite 208 - Kitchenette



Suite 208 - Two-story Foyer



Suite 208 - 2nd Floor Office



## ABOUT RYAN STUART DEVELOPMENT

Headquartered in Falls Church, Virginia, Ryan Stuart Development invests in and develops commercial real estate throughout the Washington, D.C. region. Leveraging our entrepreneurial spirit and extensive market knowledge, we acquire and partner on long-term, value-add opportunities. As a local, privately-held company, Ryan Stuart Development embraces an entrepreneurial and flexible approach that makes it easy to do business with us.

At Ryan Stuart Development, we pride ourselves on having a team of highly specialized professionals with extensive experience in the commercial real estate industry. Our experts are dedicated to helping our clients achieve their goals and objectives by providing them with the knowledge, resources, and support they need to succeed.

We understand that investing in commercial real estate can be a challenging and complex process, which is why we are committed to assisting our clients every step of the way.

## SPECIALIZED APPROACH

As a Tenant with Ryan Stuart Development, you will have access to a dedicated Property Management and Maintenance Team that can assist with all your leasing and maintenance needs.

We have partnerships with local-area vendors that specialize in alterations, repairs and replacement needs if you prefer to have a hassle-free experience, we are just a call or text away!

### Tenant Portal Access

We have partnered with Yardi Breeze to allow Tenants a hassle-free experience with 24/7 access to submitting maintenance requests, sending secured messages, checking balances and setting up automatic online payments and viewing and electronically signing applicant and leasing documents.

From start to finish, let Ryan Stuart Development assist in your leasing needs with our dedicated industry professionals!



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