

3930 KNOWLES AVE

KENSINGTON MD 20895



OFFICE SPACE FOR LEASE

LEASING CONTACTS:

Nathan Crowe: 301.337.4730
Senior Vice President
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Marek Rich: 202.716.5070
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 **Scheer Partners**
A Reputation for Results

15245 Shady Grove Road
Suite 210
Rockville, MD 20850

www.scheerpartners.com

301.337.4700

BUILDING FEATURES

HIGHLY ACCESSIBLE OFFICE



On site parking available
45 parking spaces
(parking ratio of 3.00 / 1,000 SF)



Close proximity to
multiple bus routes



Half a mile from the
Kensington Commuter Rail



Located directly across from the
Kensington Shopping Center

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,483	171,430	432,093
Median HH Income	\$102,994	\$86,420	\$88,479
Households	6,966	65,977	169,051

TRAFFIC COUNTS

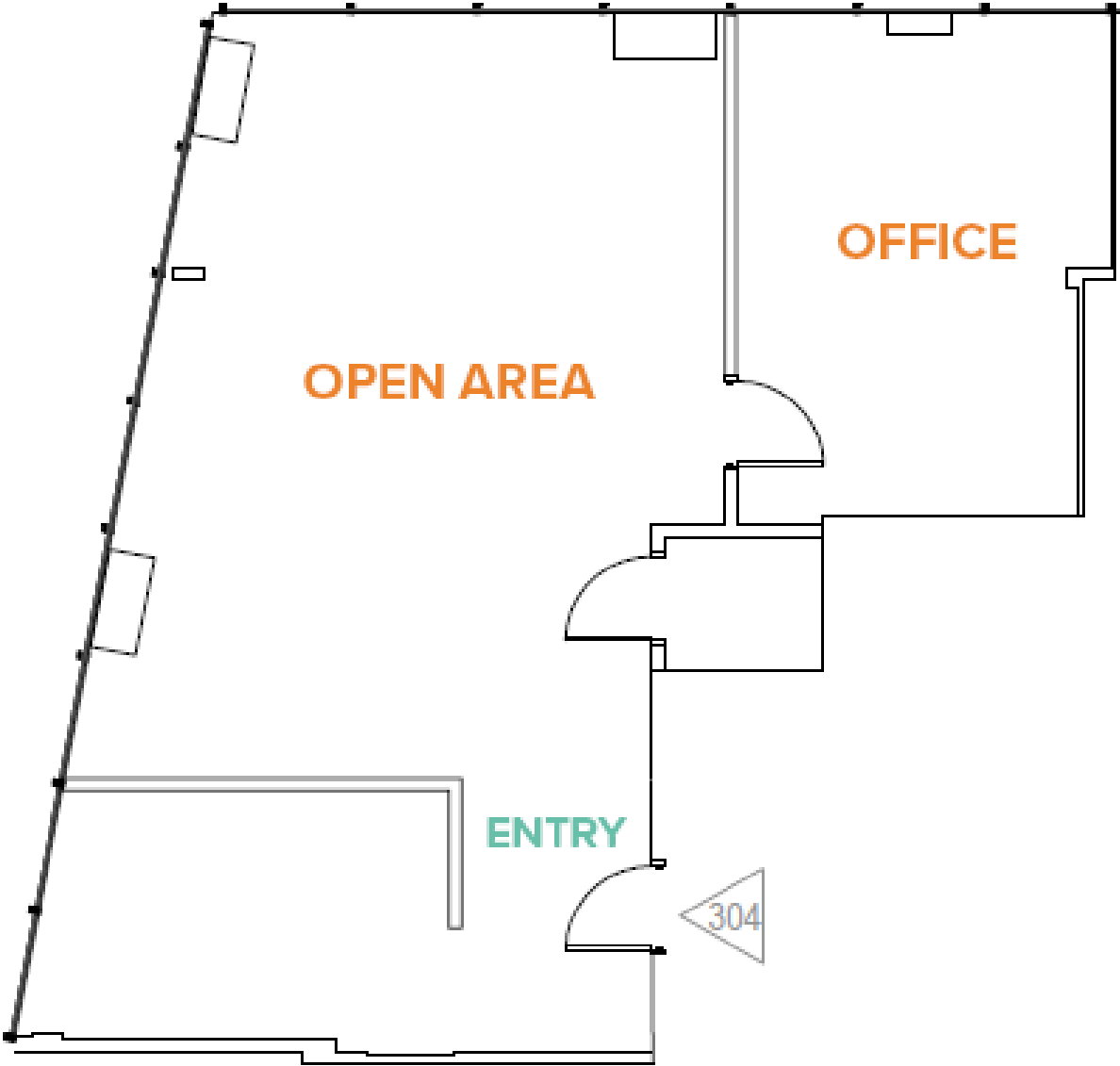
COLLECTION STREETS

2019

Connecticut Ave	39,438 AADT
Knowles Ave	9,800 AADT

FLOORPLAN

SUITE 305
1,196 SF
\$24.50/ FS



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LOCATION & AMENITIES

- 1.5 miles from Interstate 495
- 2 miles from Route 97
- Located across from retail at the Kensington S.C.
- 0.5 mile from the Kensington Marc
- 16 miles from the Ronald Reagan National Airport

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