



DIAMONDBACK CORPORATE CENTER

15201 Diamondback Dr, Rockville, MD 20850



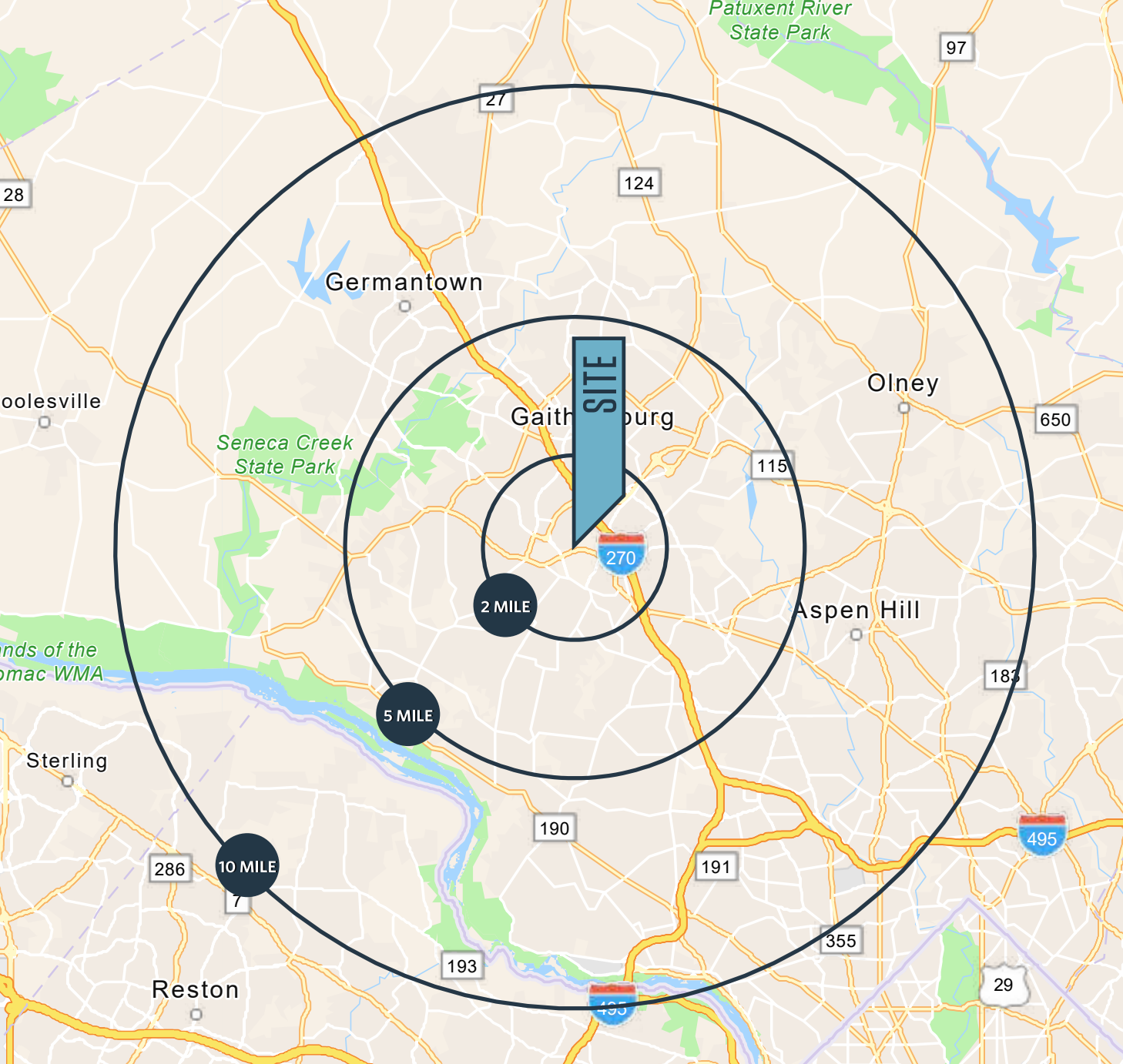
OFFICE FOR LEASE

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629

klnb.com



PROPERTY NOTES

OFFICE SPACE FOR LEASE:

- Located in the heart of the Shady Grove market
- Easy access to ICC, I-270, restaurants, Falls Grove shopping & health clubs
- Accessible for Montgomery, Frederick, PG Counties & DC Metro Workforce
- Raised floors for easy data and phone cabling throughout suite
- Prominent entrance off elevator

DEMOGRAPHICS

2 miles	5 miles	10 miles
63,873	270,522	778,668
POPULATION		
83,185	293,880	776,593
DAYTIME POPULATION		
\$163,325	\$172,863	\$181,298
AVERAGE HH INCOME		

TRAFFIC

Key West Avenue, MD 28	25,345 AADT
Diamondback Drive	3,615 AADT
Decoverly Drive	1,549 AADT

DIAMONDBACK CORPORATE CENTER

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629





ADVENTIST HEALTHCARE
SHADY GROVE MEDICAL CENTER

Great Seneca Hwy

Broschart Rd

28

DIAMONDBACK CORPORATE CENTER

Medical Center Dr

Key W Ave

JOHN'S HOPKINS UNIVERSITY -
MONTGOMERY COUNTY CAMPUS

FINRA

ZOOMED-IN AERIAL

DIAMONDBACK CORPORATE CENTER

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629





LIFETIME
THE HEALTHY WAY OF LIFE COMPANY

RIO LAKEFRONT
AMC THEATRES
BARNES & NOBLE BOOKSELLERS
KOHLS
TARGET
chico's
EVERY SEASON STARTS AT DICK'S SPORTING GOODS
LOFT
UNCLE JULIO'S THE MARGARITA PEOPLE

M metro
SHADY GROVE

MUDDY BRANCH SQUARE
Giant
FIRST WATCH THE DAYTIME CAFE

GAITHER CENTER

Harris Teeter & pizza
LAIFITNESS
BULLETIN COASTAL PLATE
Burger King
Starbucks
DOWNTOWN CROWN

THE HOME DEPOT
NORDSTROM Rack
FIVE GUYS BURGERS and FRIES
Bowlero
BEST BUY
270 CENTER

CVS pharmacy
MOM MOM Original Market

28

SITE

CVS pharmacy
7 ELEVEN
TACO BELL

48,012
POPULATION

205,510
POPULATION

21,143
[2021 ADT]

TRAVILAH SQUARE
TRADER JOE'S
7 ELEVEN
Lobo Pizzeria
Cafe Rio MEXICAN GRILL
tropical CAFE
Banfield

FALLSGROVE VILLAGE CENTER
SAFeway
Starbucks
Jordan Mikes Subs
moby dick
SMOOTHIE KING
Krupp Home
Panera
TANERA

the Tile Shop
WWW.TILESHOP.COM
SUBWAY
DUNKIN'
PIZZA
PAPA JOHN'S
COLLEGE PLAZA

MONTGOMERY COLLEGE

ANYTIME FITNESS
Giant
MATTRESS Warehouse
Cava mezze
TRAVILLE VILLAGE CENTER

onlife FITNESS
Chick-fil-ck
COOPER'S HAWK
MATTRESS Warehouse

MARKET AERIAL

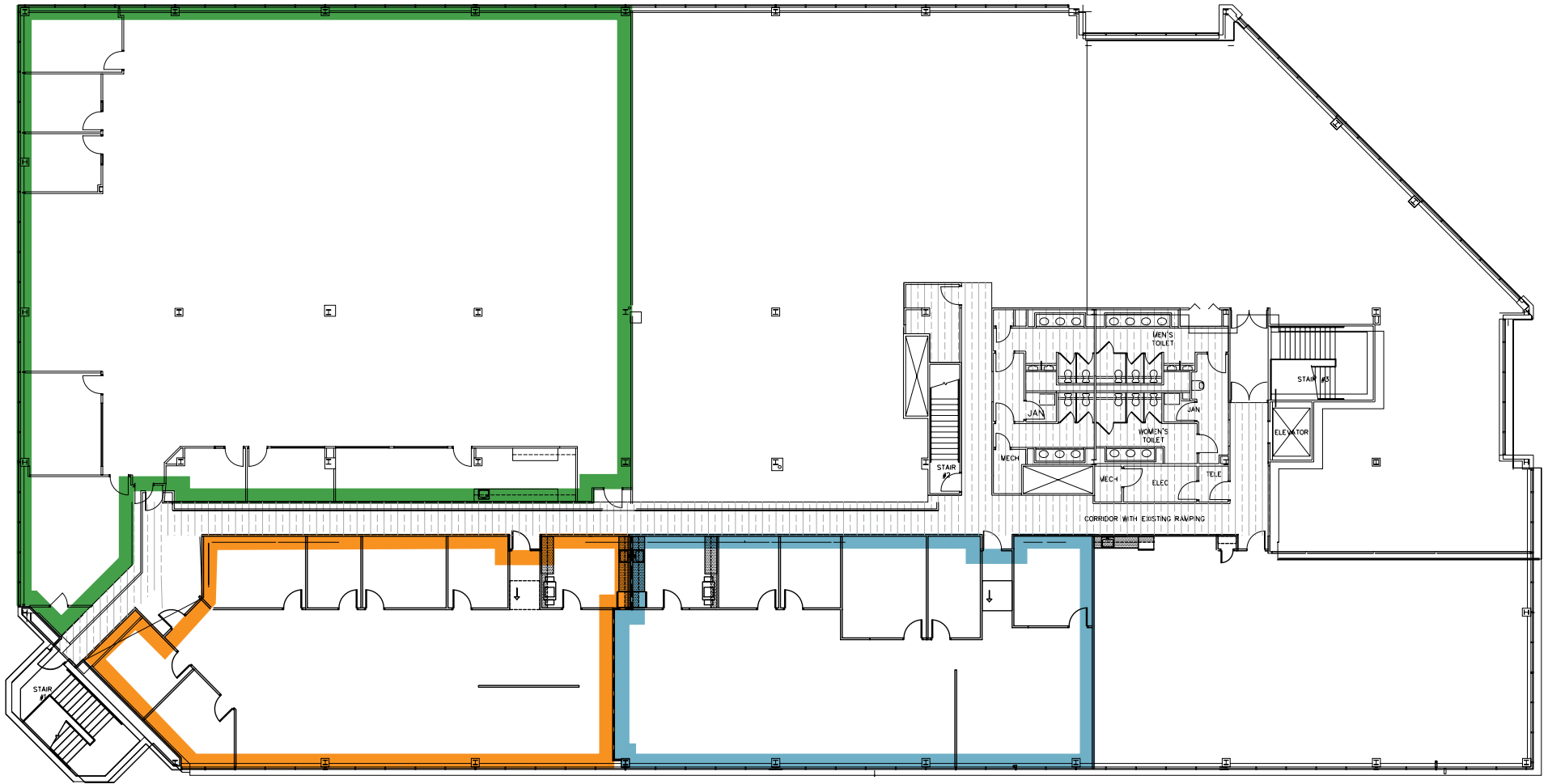
DIAMONDBACK CORPORATE CENTER

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629

klnb



SUITE 230
3,699 SF | SPEC SUITE

SUITE 240
3,549 SF | SPEC SUITE

SUITE 260
10,534 SF

FLOOR PLAN

DIAMONDBACK CORPORATE CENTER

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629

klnb



DIAMONDBACK CORPORATE CENTER

15201 Diamondback Dr, Rockville, MD 20850

CONTACT

KENNETH FELLOWS

kfellows@klnb.com

301-222-0210

ROBERT PUGH

rpugh@klnb.com

301-222-0211

KEIRY MARTINEZ

kmartinez@klnb.com

703-334-5629

2273 Research Blvd, Suite 150

Rockville, MD 20850

klnb.com

VISIT PROPERTY WEBSITE



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.