

## **EXCLUSIVE OFFERING FROM CPG**

### Parklawn Plaza - Office Building

## OFFICE INVESTMENT/USER OPPORTUNITY

#### **Property Address:**

11821 Parklawn Dr  
Rockville, MD 20852

#### **Visibility & Access:**

Parklawn Plaza is favorably located on Parklawn Drive between Rockville Pike and Veirs Mill Road and readily accessible to I-270 and I-495. Two WMATA Metro stops, Twinbrook and North Bethesda, are within 1.5 miles of the property.

#### **Rare Rockville Opportunity:**

Parklawn Plaza is a 1.75 Acre site improved with a Four Story, 40,449 SF, Class B Office Building with 118 surface parking spaces. Current occupancy is at 64%. The property is zoned Employment Office (EOF). Parklawn Plaza is just 1.3 Miles away from the new Pike & Rose community, which features an variety of dining, shopping, and entertainment.

7272 Wisconsin Avenue, 10th Floor,  
Bethesda, MD 20814

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**RELATIONSHIP<sup>®</sup>**  
**DRIVEN**  
**REAL ESTATE**

CPG Realty, LLC (CPG) is pleased to present Parklawn Plaza (the “Property”), located at 11821 Parklawn Drive in Rockville, MD. The site is 1.75 Acres and improved with a Four Story, Class B, 40,449 sq/ft Office Building that is surface parked with 118 spaces. Located just off of Rockville Pike within close proximity to WMATA Metro stops Twinbrook & North Bethesda (both within 1.5 miles of site). Also only 1.3 miles away from Parklawn Plaza is the new Pike & Rose community, which offers diverse shopping, dining, and multiple entertainment options.

Parklawn Plaza is a unique property in a highly sought after location, surrounded by a vibrant business community that is rapidly growing. The size of the property and visibility on Parklawn Drive makes it the ideal location for a business, organization, or school. The property is currently zoned EOF (Employment/ Office) which allows for a variety of commercial uses including multiple offices uses, schools/educational uses, non-profit organizations, day cares, cultural institutions, medical/dental clinics and laboratories, etc.



**Address:** 11821 Parklawn Drive Rockville, MD 20852

**Tax Account Nos:** Montgomery County Tax Account No.  
District - 04 Account Number - 02548147

**Municipality:** Rockville, MD

**Property Size (Land Area):** 1.75 Acres or 76,230 sq/ft

**Building Size:** 40,449 sq/ft

**Year Built:** 1986

**Zoning:** Employment Office (EOF)

**Permitted Uses:**

- Office
- Charitable/Philanthropic Institution
- Cultural Institution
- Day Care
- Educational Institution
- Public Use
- Religious Assembly
- Hotel/Motel
- Medical/Dental Clinic & Laboratory

**Levels:** 3 Levels (~11,500 SF Floor Plate) & Basement (5,800SF)

**Parking:** Free Parking with 118 Surface Parking Spots







### SALES COMPS

#### 620 E Diamond Ave

Sale Price: \$4.28M  
Size: 23,974 SF  
\$/PSF: \$178  
Sale Date: 1/19/2024  
% Leased: 50%



#### 9312 Old Georgetown Rd

Sale Price: \$6.83M  
Size: 18,804 SF  
\$/PSF: \$362  
Sale Date: 11/21/2023  
% Leased: 100%



#### 401 E Jefferson Street

Sale Price: \$2.9M  
Size: 26,628 SF  
\$/PSF: \$108  
Sale Date: 1/5/2022  
% Leased: 80%



#### 45 W Gude Dr

Sale Price: \$2.9M  
Size: 84,286 SF  
\$/PSF: \$293  
Sale Date: 4/4/2022  
% Leased: 100%











Major Employers in Rockville

- Montgomery County Government
- Montgomery County Board of Education
- Westat, Inc
- Montgomery College
- Northwestern Mutual Life Insurance Company
- Lockheed Martin Information Systems
- City of Rockville
- Choice Hotels International
- Quest Diagnostics Incorporated
- Meso Scale Discovery, LLC
- The EMMES Corporation
- Otsuka Pharmaceutical
- BAE Systems, Inc.
- Client Network Services, LLC
- Turning Point Global Solutions, LLC
- Booze Allen Hamilton
- Woodmont Country Club
- Optum Choice, Inc

Parklawn Plaza is in Rockville, a highly sought after destination in Montgomery County and located just 10 Miles North West from the nations Capital. The immediate surrounding area is full of shopping, restaurants, and entertainment and has multiple options for public transit. It is both a highly favorable place to work, live and socialize. In the last 30 years the corridor has emerged as a prime location for advanced technology and biotechnology industries with regional shopping and cultural destinations.

Sources: CoStar and Montgomery County

| <u>Description</u>                | <u>2-Mile Radius</u> | <u>5-Mile Radius</u> |
|-----------------------------------|----------------------|----------------------|
| 2023 Population                   | 86,041               | 382,749              |
| 2023 Households                   | 34,106               | 146,123              |
| Median Age                        | 40.9                 | 42.1                 |
| Bachelor's Degree or Higher       | 52%                  | 58%                  |
| Average Household Income          | \$129,018            | \$148,225            |
| Median Household Income           | \$102,615            | \$117,741            |
| Median Home Value                 | \$448,199            | \$548,390            |
| Daytime Employees                 | 48,059               | 215,507              |
| Businesses                        | 4,825                | 22,760               |
| Total Specified Consumer Spending | 1.25 B               | 5.9 B                |



Loehmann's Plaza  
Mixed Used Redevelopment Site  
750,000 SF of Residential  
50,000 SF of Retail



Montrose Crossing Shopping Center

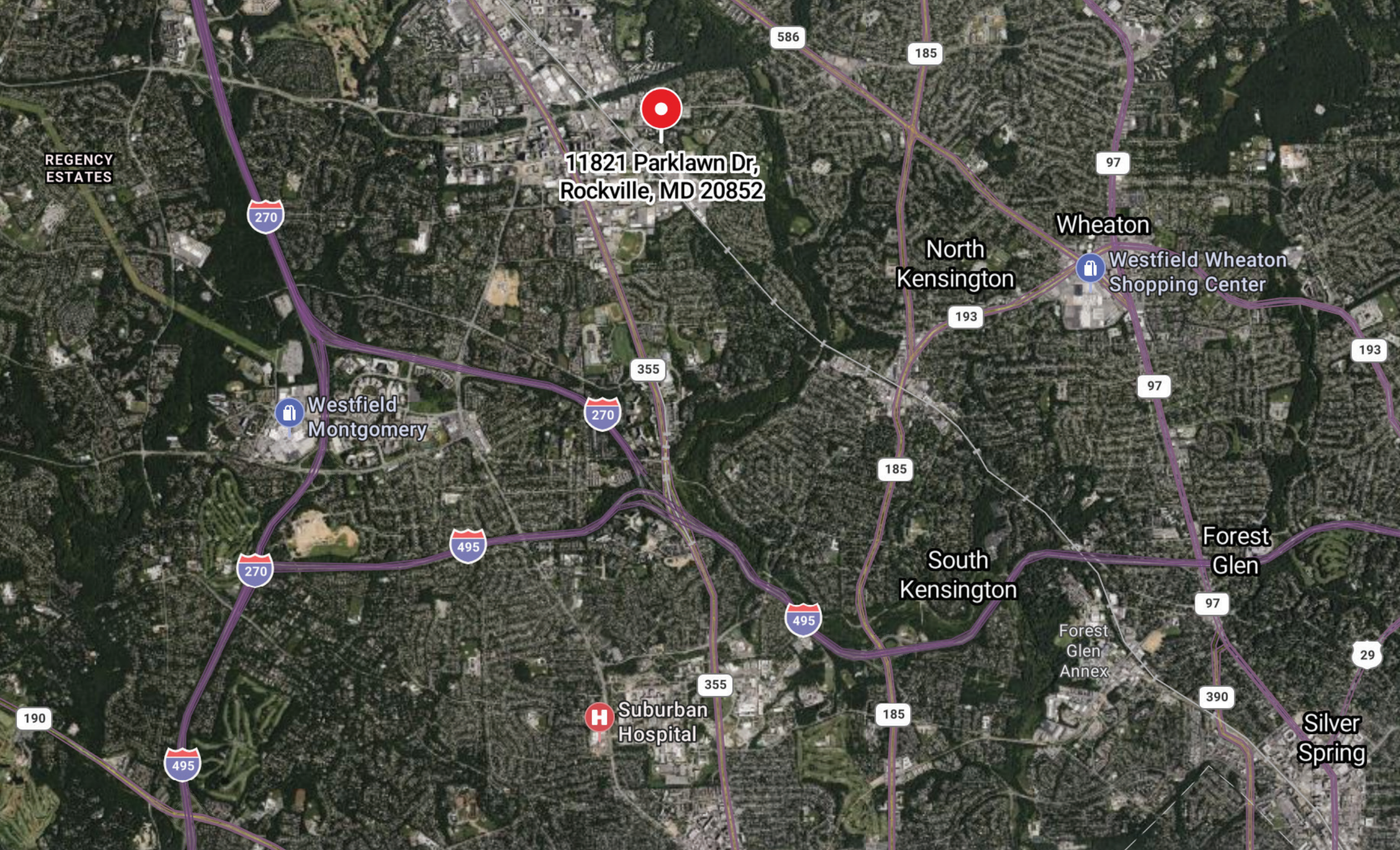
PROPERTY



North Bethesda Metro

Pike & Rose





11821 Parklawn Dr,  
Rockville, MD 20852

REGENCY  
ESTATES

270

586

185

97

Wheaton

North  
Kensington

Westfield Wheaton  
Shopping Center

193

193

355

270

Westfield  
Montgomery

97

185

270

495

South  
Kensington

Forest  
Glen

Forest  
Glen  
Annex

97

495

Suburban  
Hospital

355

185

390

Silver  
Spring

190

495

29





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