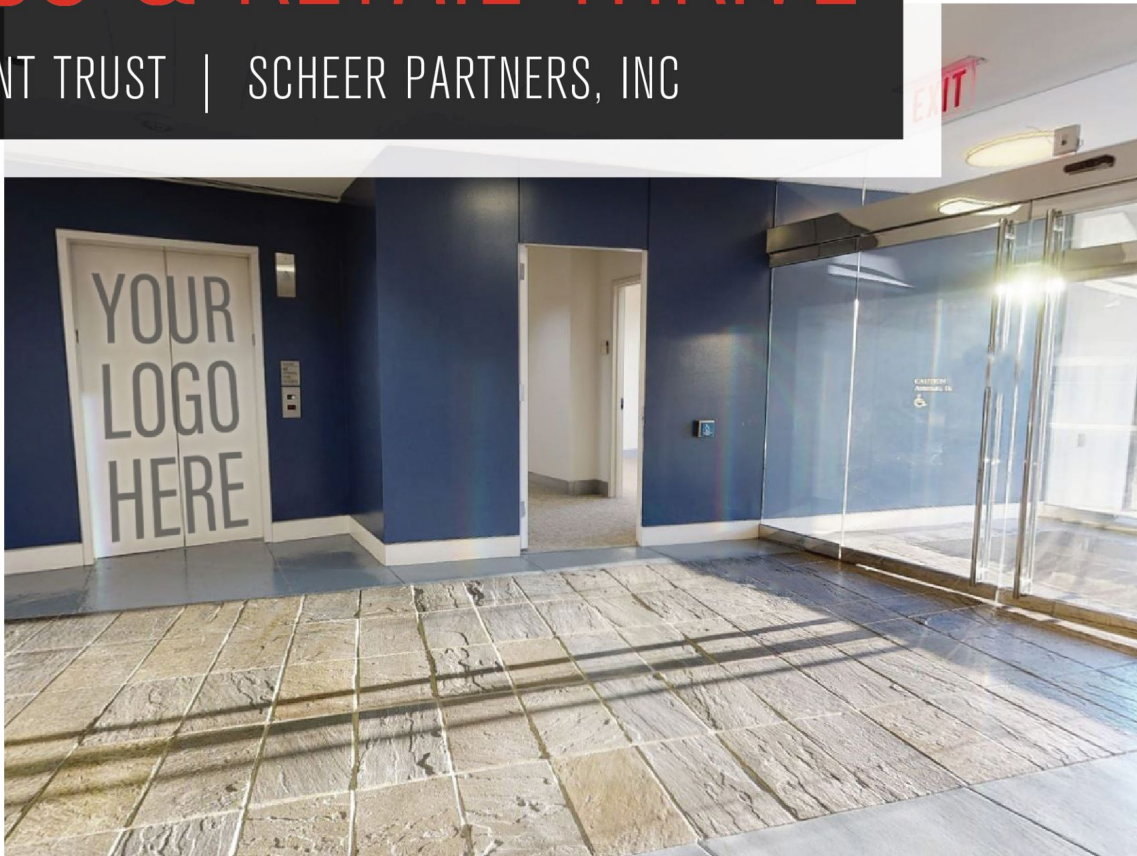




THE OFFICES | CONGRESSIONAL PLAZA
WHERE BUSINESS & RETAIL THRIVE
FEDERAL REALTY INVESTMENT TRUST | SCHEER PARTNERS, INC



FEDERAL
1962

THE OFFICES

AT CONGRESSIONAL PLAZA

ADDRESS

1626 E Jefferson Street, Rockville, MD 20852

RBA

25,443 SF

AVAILABLE

10,601 SF

PROPERTY MANAGEMENT

Federal Realty Investment Trust

ACCESSIBILITY

Walking distance to Twinbrook Metro Station, Rockville Pike, Congressional Plaza, Congressional North and Capital Bikeshare stations. Minutes to I-270 and 495.



LOCATION

Conveniently located within 30 minutes of Washington, DC, in Montgomery County and surrounded by office and residential communities, 1626 East Jefferson Street and adjacent to Congressional Plaza. Congressional Plaza offers plentiful dining options, retail stores, programming and entertainment in the heart of Rockville, MD.



- 10,601 RSF of unique second-story office space
- 12'05" deck to deck ceiling heights
- Centrally located with access to retail and amenities is a competitive advantage for employee recruitment and retention
- Flexible suite sizes from 2,500 sf to 10,601 sf
- Monument signage available
- Branding opportunity in elevator and stairwell for full floor user
- Abundant natural light with three sides of windows
- Shallow floor plate that maximizes natural light
- Very efficient space with limited columns
- Lobby renovations coming soon
- 4:1,000 with surface and garage parking available

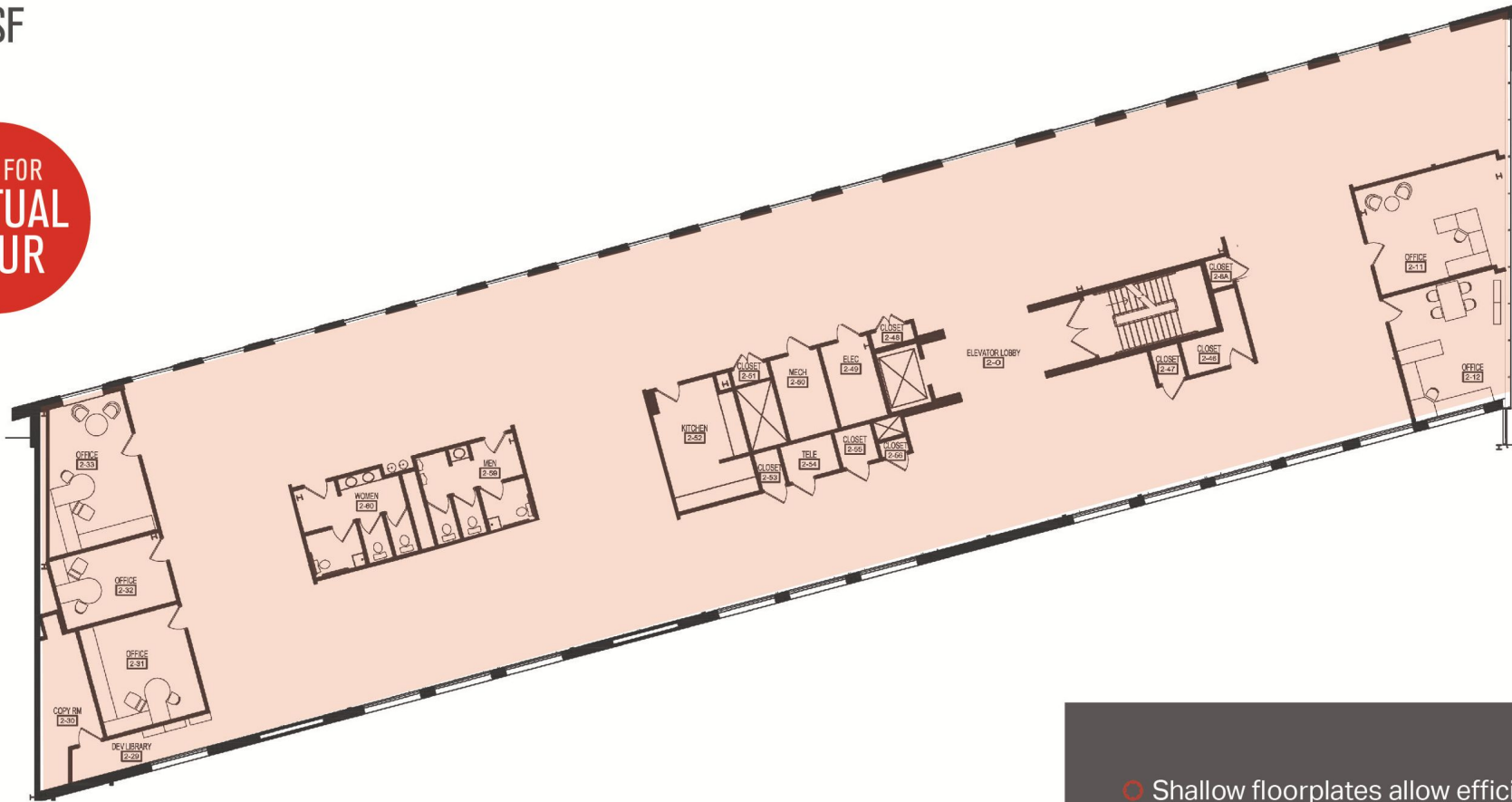
THE OFFICES AT CONGRESSIONAL PLAZA

1626 East Jefferson Street
Rockville, Maryland

SECOND FLOOR PLAN

10,601 RSF

CLICK FOR
VIRTUAL
TOUR



- Shallow floorplates allow efficient work flow as well as the option to maintain maximum natural light in all interior spaces.

CONGRESSIONAL PLAZA - FEDERAL REALTY



Demographics based on a 3-mile radius

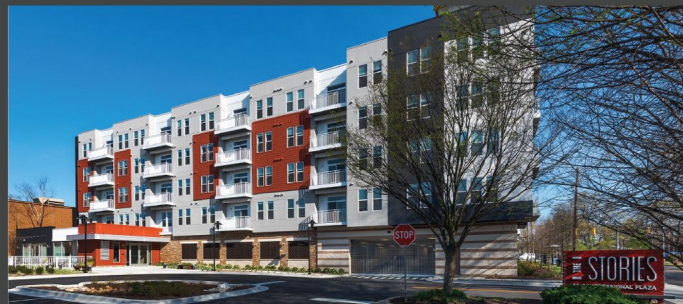
RESIDENTIAL



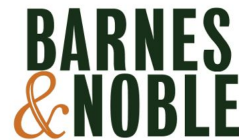
Demographics based on a 3-mile radius

TENANTS INCLUDE

Barnes & Noble | buy buy Baby | Chop't | Core Power Yoga | Taco Bamba
Athleta | Hair Cuttery | Fresh Market | Loft | Matchbox | Orangetheory Fitness
Noodles & Company | The Container Store | Starbucks Coffee | Ulta Beauty



IN THE NEIGHBORHOOD



THE OFFICES AT CONGRESSIONAL PLAZA

1626 East Jefferson Street
Rockville, Maryland

BY CAR:
DIRECT ACCESS TO I-270 & I-495 FROM MONTROSE RD, WOOTTON PKWY & ROCKVILLE PIKE
5 MINUTES TO NORTH BETHESDA
10 MINUTES TO NORTH ROCKVILLE
15 MINUTES TO BETHESDA/ CHEVY CHASE
30 MINUTES TO WASHINGTON, DC
CONVENIENT TO THREE MAJOR AIRPORTS
4.0/ 1,000 SF WITH SURFACE AND GARAGE PARKING

BY METRO:
DIRECT ACCESS TO TWINBROOK METRO STATION - BUS AND RAIL (RED LINE STATION)

BY BIKE:
NEARBY CAPITAL BIKESHARE STATIONS: THE INTERSECTION OF EAST JEFFERSON AND CONGRESSIONAL LANE/
ADJACENT TO THE TWINBROOK METRO STATION

63
TRANSIT
SCORE

79
WALK
SCORE





LET'S CONTINUE THE CONVERSATION.

Leasing details:

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