

iHeartRADIO

1801  
ROCKVILLE

1801 Rockville Pike, Rockville, MD

WesBanco

SUITE  
100

AVISON  
YOUNG





# OPPORTUNITY

- Class A Building with Striking Lobby Atrium
- Now Offering Covered Free Parking
- Newly Built Conference Center and Tenant Lounge
- Fitness Center coming Q4 2025
- 3 to 10 Year Lease Terms Available
- Excellent Mid-Pike Location, Walk to Shopping and Restaurants
- Walking Distance to Twinbrook Metro Station (Red Line)
- Two Electric Vehicle Charging Stations On-site:

*Two Electrical Vehicle Charging Stations for Visitors and Employees located on the First Level Visitor Parking Garage.*



**1801**  
**ROCKVILLE**



**LOBBY ATRIUM**

**TENANT LOUNGE**

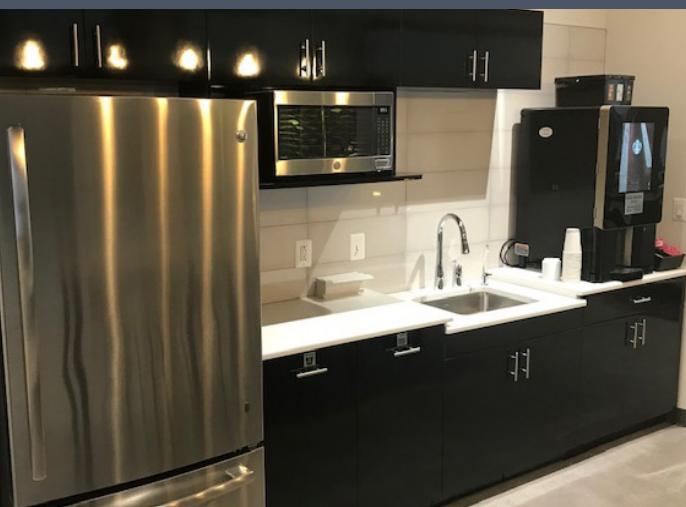


**CONFERENCE CENTER**



# OFFICE SPACE FOR LEASE

SPACE	SQUARE FEET	AVAILABILITY	RENTAL RATE
SUITE 105	3,266 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 200	8,024 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 300	4,344 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 340	11,668 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 405	16,963 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 500	34,382 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 600	34,265 RSF	VACANT	\$28.50 PSF, FULL SERVICE







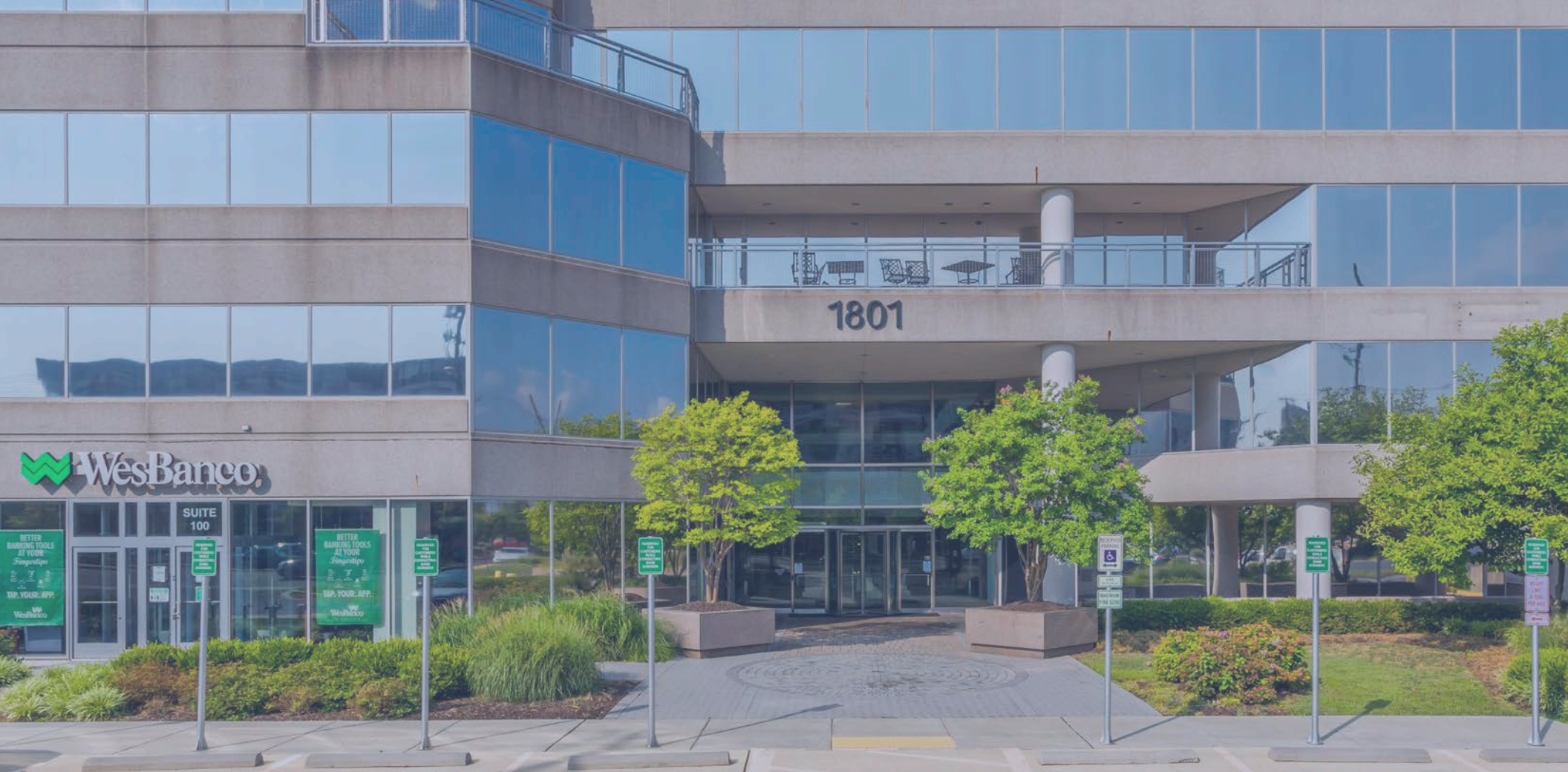
# LOCATION & NEARBY AMENITIES



0.2 MILES FROM THE  
TWINBROOK METRO

3 MILES TO I-270

RESTAURANTS AND RETAIL  
RIGHT ACROSS THE STREET!



LEASING:

**AVISON  
YOUNG**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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