



10335 Kensington Parkway
Kensington, MD

Office/Retail Space for Lease
200-12,000 SF

10335 Kensington Pkwy

Office/Retail Space for Lease

Property Information

- 12,000 SF office building
- Opportunity for a full building user or office suites
- Rental Rate: \$25-\$40 NNN
- Suites 5 (400 sf) , 8 (1,320 sf), and 10 (600 sf) are available immediately
- Planned 2022 renovation
- 46 reserved parking spaces
- CRT-1 zoning allows a variety of office and retail uses
- Walking distance to restaurants, retail, multiple parks, and downtown Kensington



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|-----------|-----------|-----------|
| 2021 Est. Population | 16,511 | 190,487 | 482,704 |
| 2026 Proj. Population | 16,648 | 194,044 | 491,960 |
| Median HH Income | \$146,474 | \$107,134 | \$108,087 |
| Daytime Employment | 7,358 | 120,533 | 258,965 |

For more information, please contact:

Shea Cashen

Development Manager

(202) 854-1448

Shea@Lock7.com

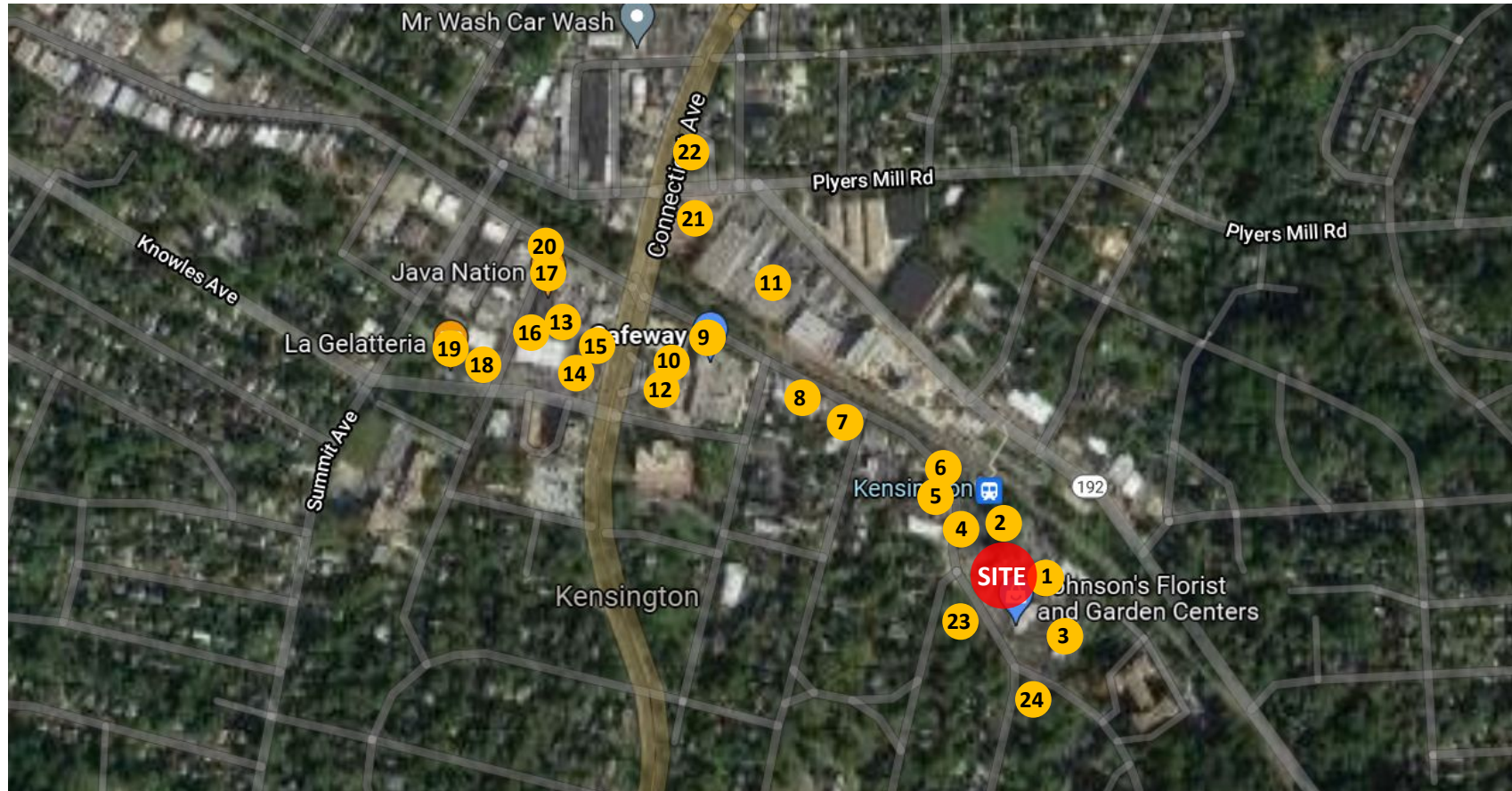


2201 Wisconsin Ave NW #200

Washington, DC 20007

10335 Kensington Pkwy

Office/Retail Space for Lease



- | | |
|----|----------------------------|
| 1 | US Postal Service |
| 2 | MARC Train Station |
| 3 | Old Town Market |
| 4 | Kensington Farmers Market |
| 5 | Sweat Shop Fitness |
| 6 | M&T Bank |
| 7 | deliCLUB |
| 8 | K Town Bistro |
| 9 | Safeway |
| 10 | Starbucks |
| 11 | Talia's Cuzina |
| 12 | FedEx |
| 13 | Kensington Shopping Center |
| 14 | Chipotle |
| 15 | Crisp & Juicy |
| 16 | Five Guys |
| 17 | Java Nation |
| 18 | Playa Bowls |
| 19 | La Gelateria |
| 20 | H&R Block |
| 21 | 7-Eleven |
| 22 | Dunkin' |
| 23 | Flinn Park |
| 24 | Clum Kennedy Park |

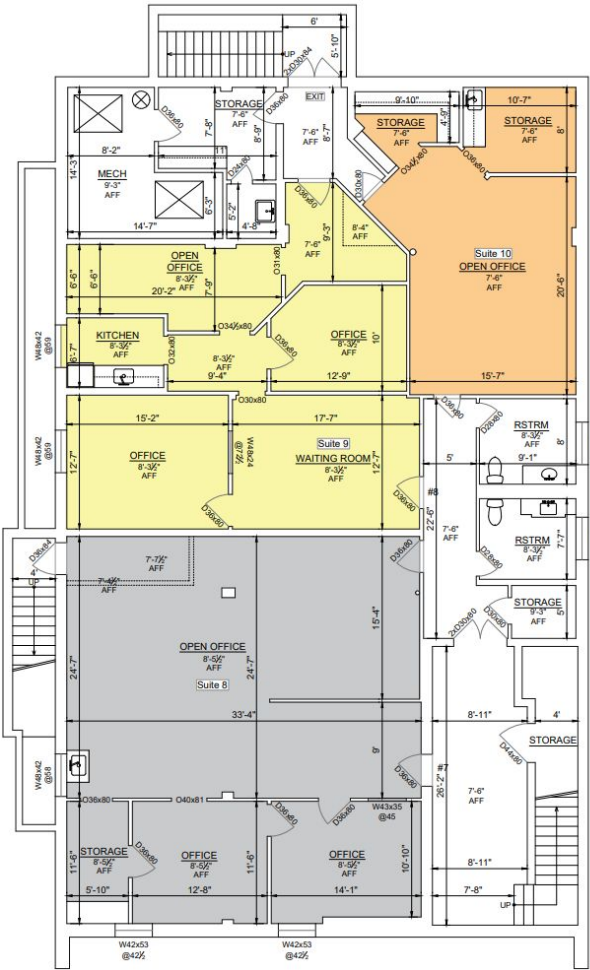
For more information, please contact:

Shea Cashen
 Development Manager
 (202) 854-1448
 Shea@Lock7.com

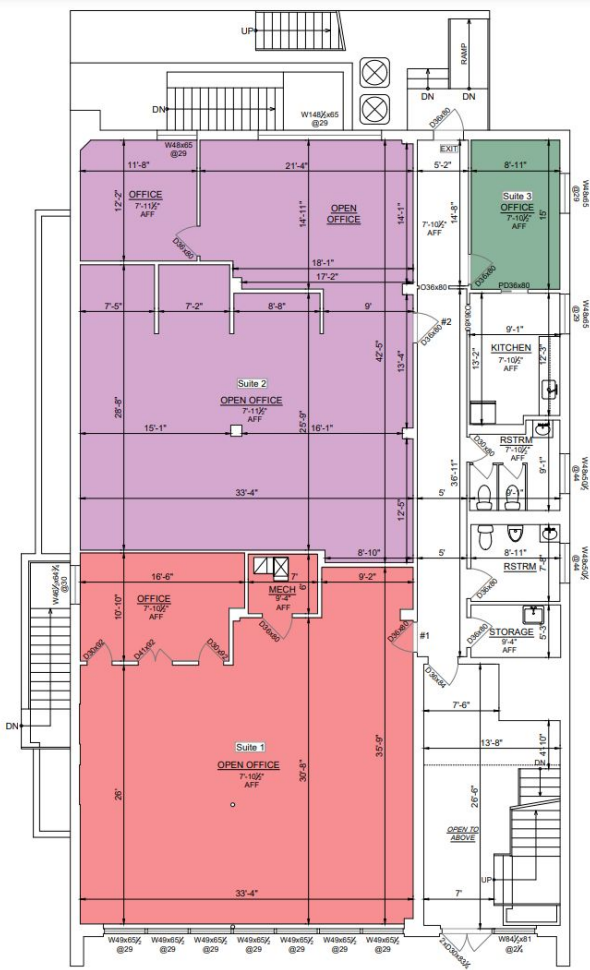


2201 Wisconsin Ave NW #200
 Washington, DC 20007

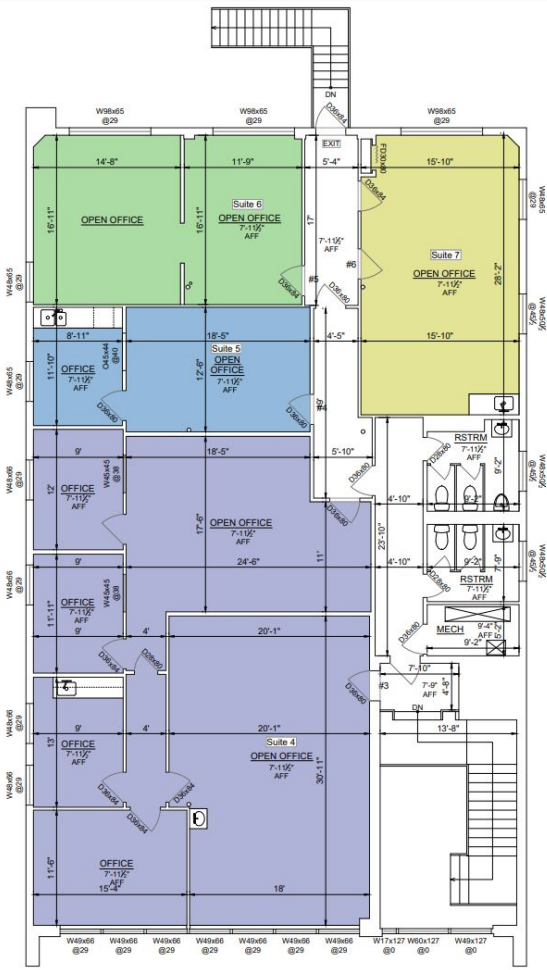
Floor Plans



Lower Level



1st Floor



2nd Floor

For more information, please contact:

Shea Cashen
 Development Manager
 (202) 854-1448
 Shea@Lock7.com

Disclaimer: Note these floor plans are for marketing purposes and should be used as a guide only. Tenant should verify measurements before leasing.



2201 Wisconsin Ave NW #200
 Washington, DC 20007

Additional Photos



For more information, please contact:

Shea Cashen
Development Manager
(202) 854-1448
Shea@Lock7.com



2201 Wisconsin Ave NW #200
Washington, DC 20007