

# 2355 LEWIS AVE

Rockville, MD, 20851  
Montgomery County

NEWLY  
RENOVATED

UP TO 32,979 SF AVAILABLE  
FLEX BUILDING



## PROPERTY INFORMATION

- Drive In Bays: 3
- Exterior Docks: 4
- Parking Spaces: 75
- Lot Size: 1.5 Acres
- Showroom
- Heavy 3P Power 1600A w. Generator
- Rockville City Zoning I-L (former I-2)
- Rear fenced lot/IOS/Truck Court
- Minutes from Rockville Pike, I-270, and major business corridors
- Walkable to restaurants, retail, hotels and fitness centers
- 2 Blocks from TwinBrook Metro Station

LEASED BY:

**kInb**

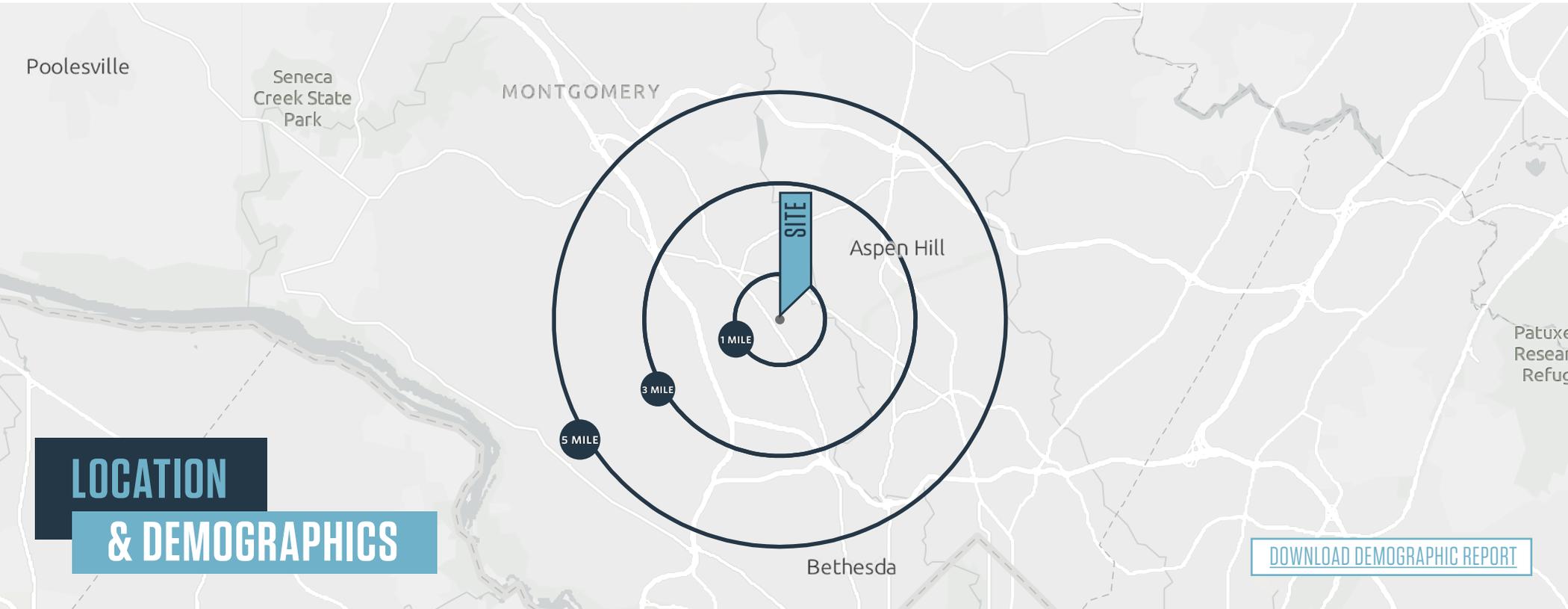
**Lucas Glaeser**  
301-265-5614  
lglaeser@klnb.com

**Kenneth Fellows**  
301-222-0210  
kfellows@klnb.com

12435 Park Potomac Ave, Suite 250  
Rockville, MD 20854  
klnb.com

# 2355 LEWIS AVE

Rockville, MD, 20851  
Montgomery County



## LOCATION & DEMOGRAPHICS

[DOWNLOAD DEMOGRAPHIC REPORT](#)

|   | 1-MILE                       | 3-MILES | 5-MILES |   |                                       |           |           |
|---|------------------------------|---------|---------|---|---------------------------------------|-----------|-----------|
|  | Population<br>24,064         | 127,249 | 199,824 |  | Households<br>9,928                   | 47,218    | 73,295    |
|  | Daytime Population<br>35,348 | 151,503 | 213,904 |  | Average Household Income<br>\$121,741 | \$183,630 | \$194,975 |

**Lucas Glaeser**  
lglaeser@klnb.com  
301-265-5614

**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

12435 Park Potomac Ave, Suite 250  
Rockville MD, 20854  
klnb.com





# 2355 LEWIS AVE

Rockville, MD, 20851  
Montgomery County

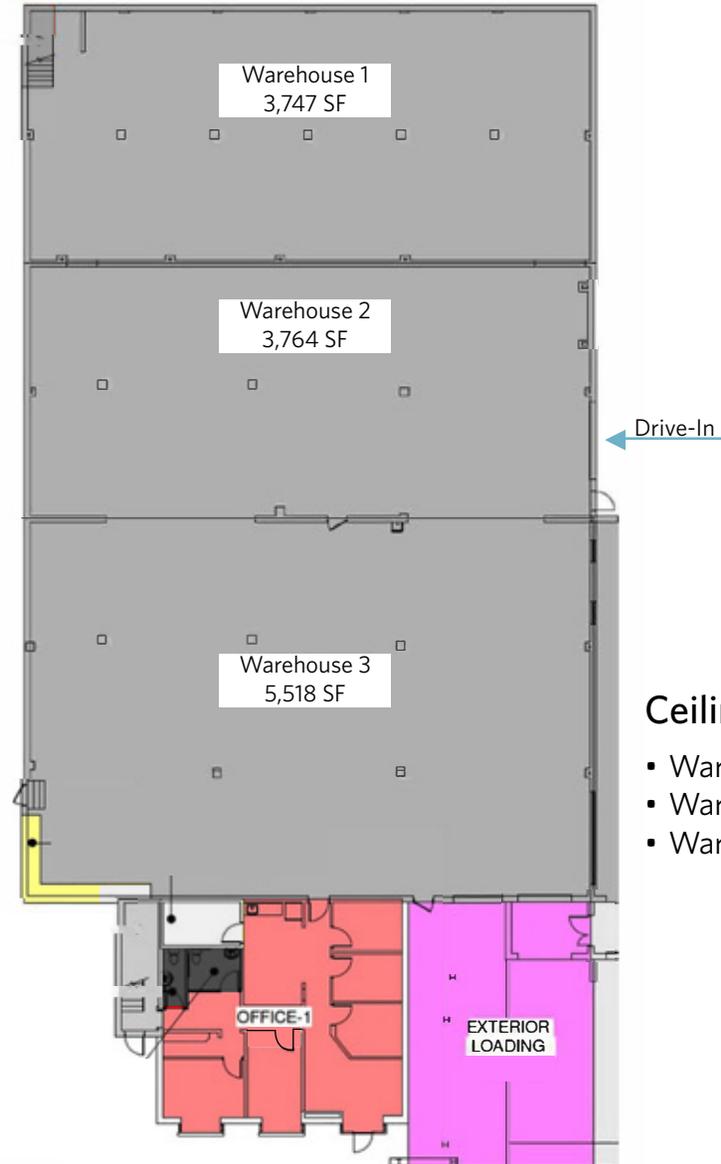
## Suite A | +/- 14,424 SF

- 2 drive-ins and 1 loading dock
- Newly renovated modern office with 2 restrooms, a kitchen, and a private entrance



[CLICK HERE FOR VIRTUAL TOUR](#)

## FLOOR PLAN



### Ceiling Heights:

- Warehouse 1: 7' 9"
- Warehouse 2: 25' 7"
- Warehouse 3: 15' 1"

Lucas Glaeser  
lglaeser@klnb.com  
301-265-5614

Kenneth Fellows  
kfellows@klnb.com  
301-222-0210

12435 Park Potomac Ave, Suite 250  
Rockville MD, 20854  
klnb.com

klnb

# 2355 LEWIS AVE

Rockville, MD, 20851  
Montgomery County

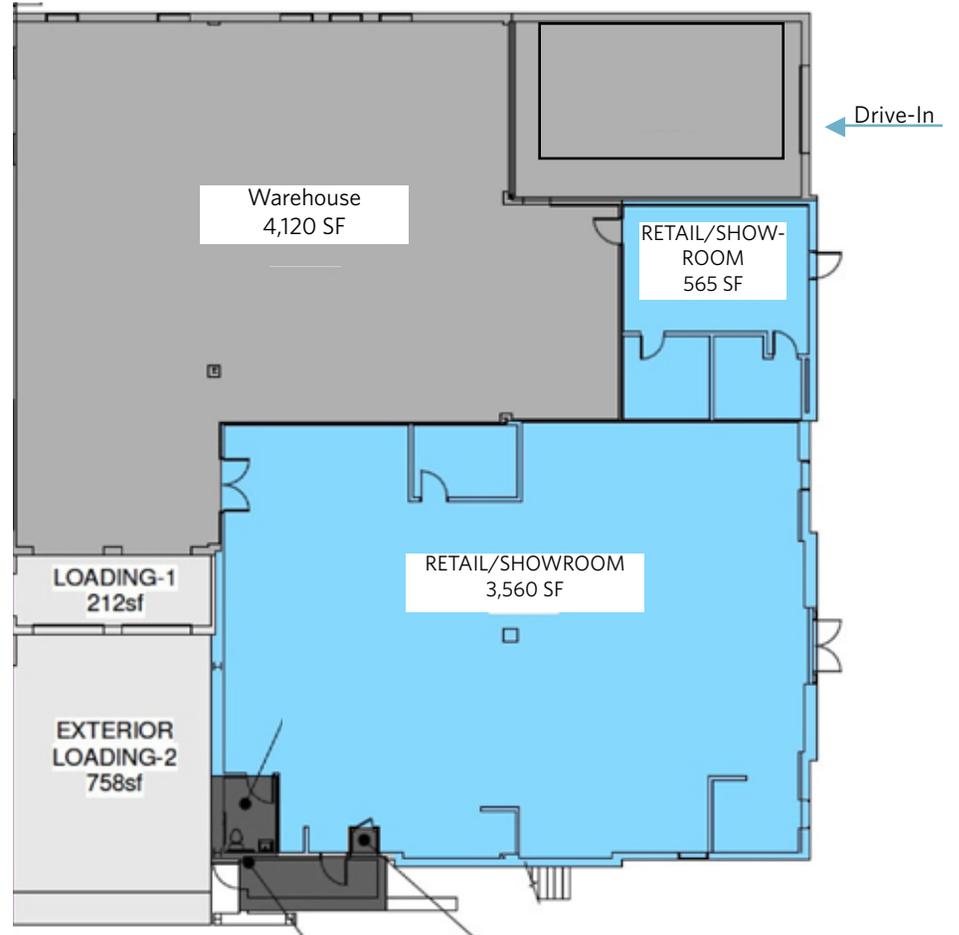
## Suite B | +/- 8,457 SF

- Retail/Showroom front with HVAC, restroom, and private entrance
- Drive-in and 2 loading docks for warehouse access
- Ceiling: 12' retail / 16'8" warehouse



[CLICK HERE FOR VIRTUAL TOUR](#)

## FLOOR PLAN



**Lucas Glaeser**  
lglaeser@klnb.com  
301-265-5614

**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

12435 Park Potomac Ave, Suite 250  
Rockville MD, 20854  
klnb.com

**klnb**

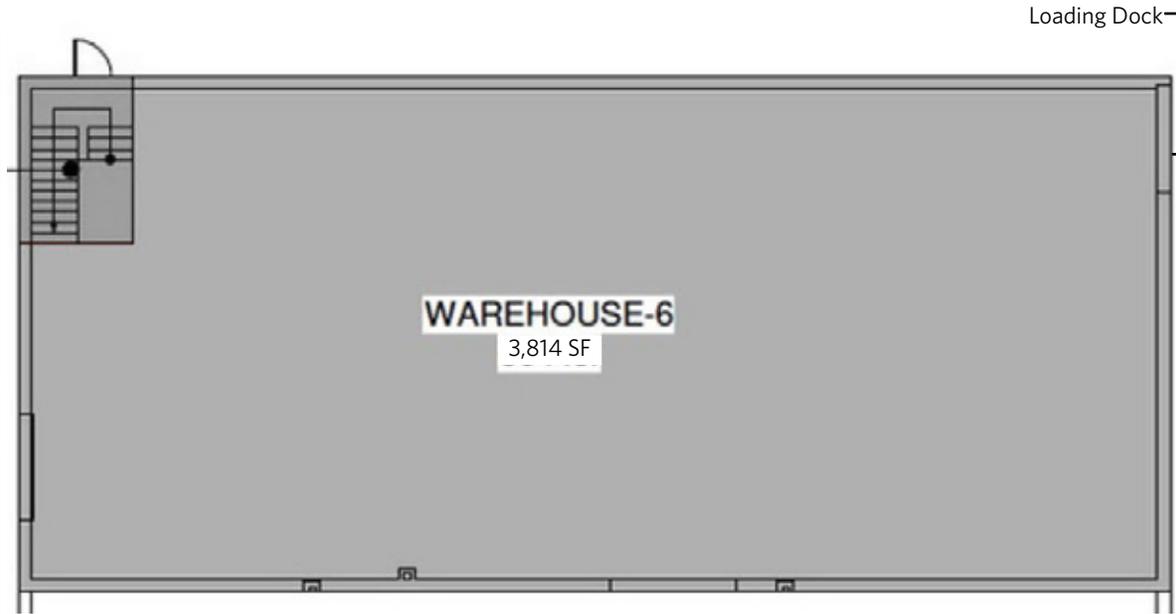
# 2355 LEWIS AVE

Rockville, MD, 20851  
Montgomery County

## Suite C | +/- 3,814 SF

- Rear loading dock + separate entrance
- Ceiling height: 17'

### FLOOR PLAN



[CLICK HERE FOR VIRTUAL TOUR](#)

**Lucas Glaeser**  
lglaeser@klnb.com  
301-265-5614

**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

12435 Park Potomac Ave, Suite 250  
Rockville MD, 20854  
klnb.com

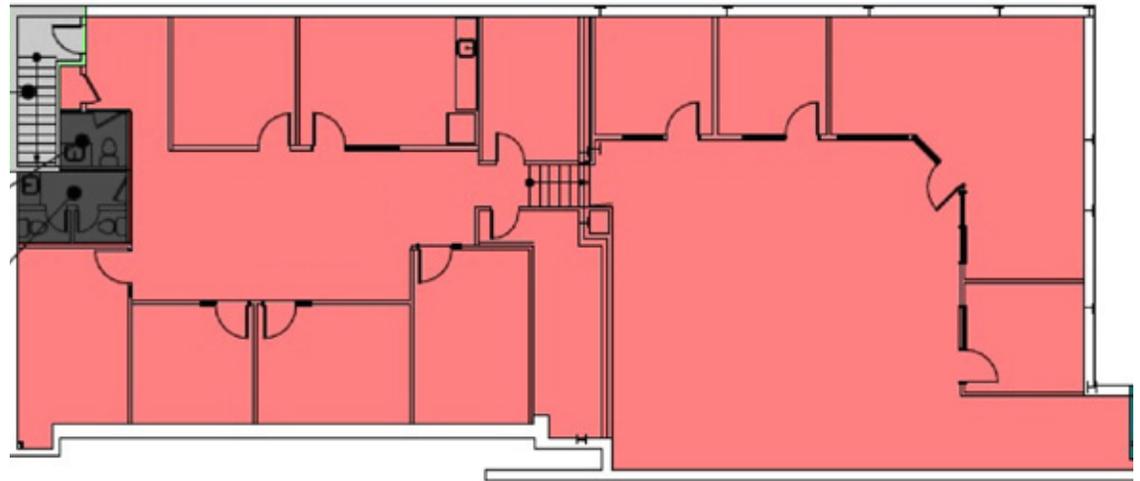
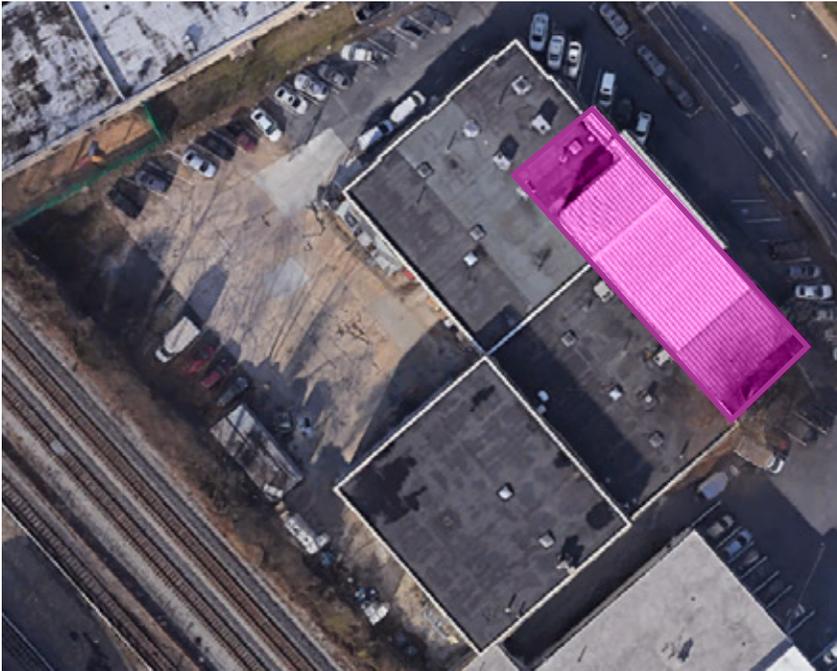
**klnb**

# 2355 LEWIS AVE

Rockville, MD, 20851  
Montgomery County

## Suite D | +/- 4,076 SF

- Second Floor Office
- 2 restrooms, two private entrances
- Move-in ready office configuration



## FLOOR PLAN

[CLICK HERE FOR VIRTUAL TOUR](#)

**Lucas Glaeser**  
lglaeser@klnb.com  
301-265-5614

**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

12435 Park Potomac Ave, Suite 250  
Rockville MD, 20854  
klnb.com



# 2355 LEWIS AVE

Rockville, MD, 20851  
Montgomery County



SUITE C

SUITE D

SUITE B

SUITE A

**Lucas Glaeser**  
lglaeser@klnb.com  
301-265-5614

**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210

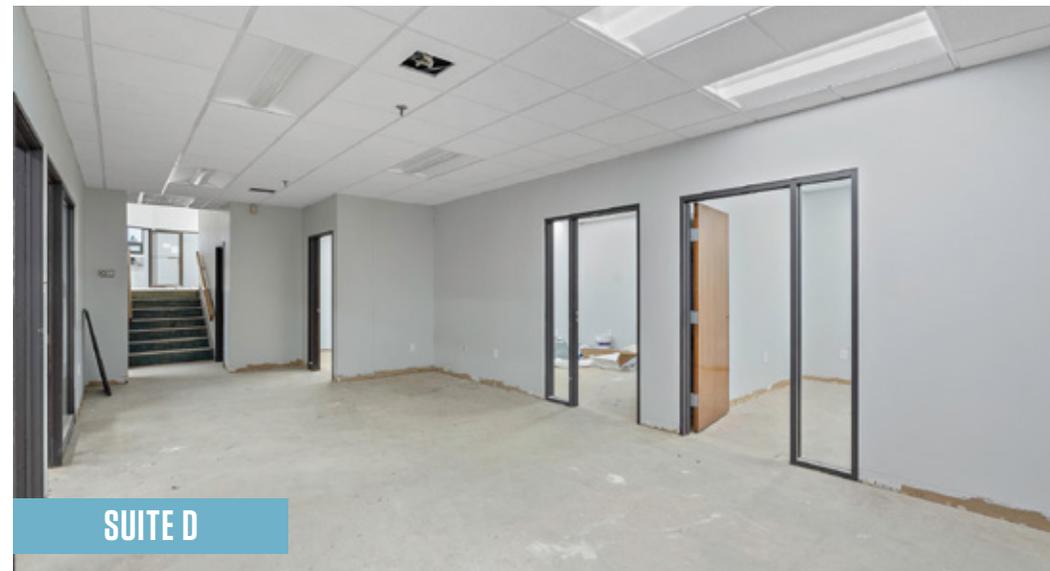
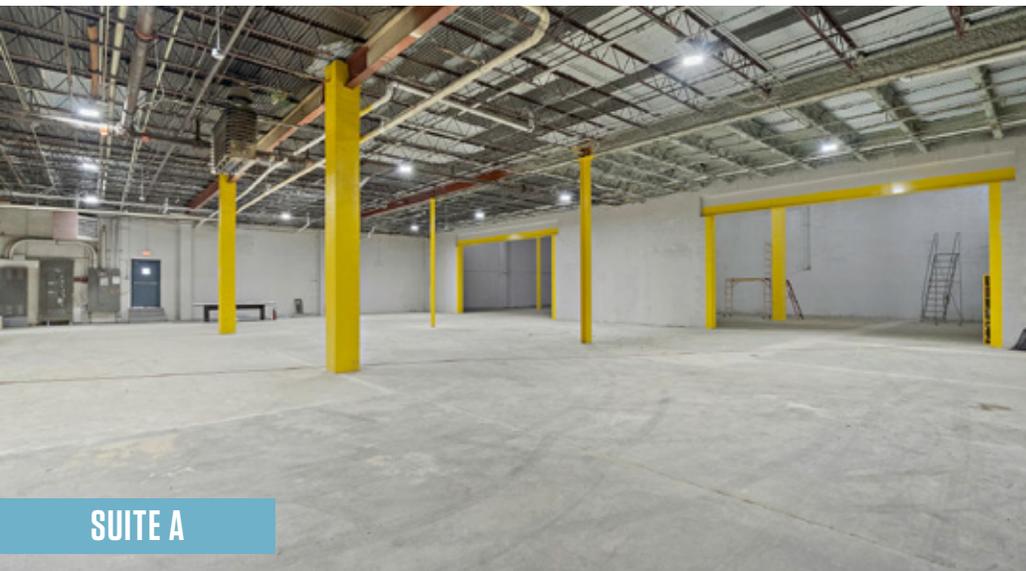
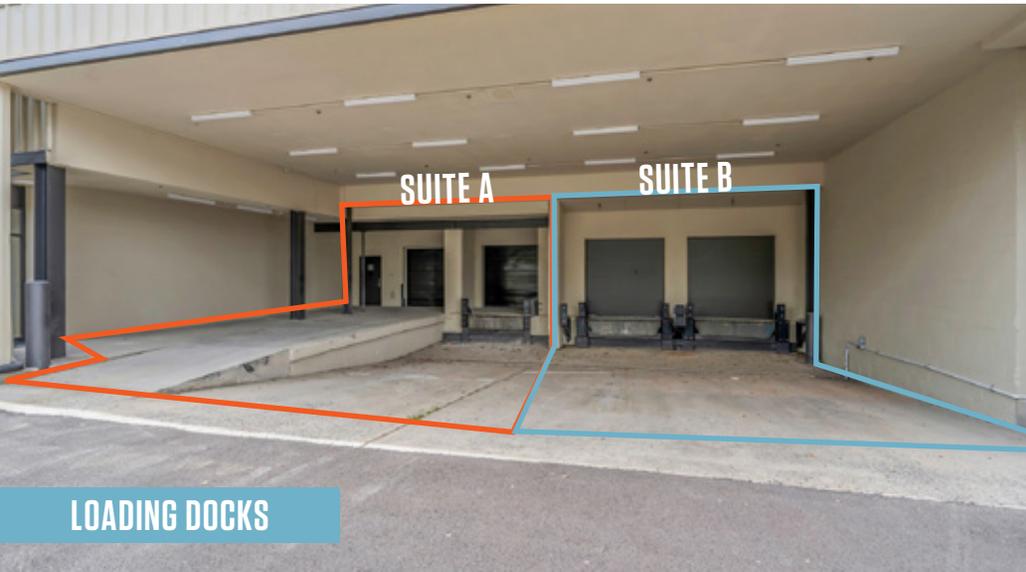
12435 Park Potomac Ave, Suite 250  
Rockville MD, 20854  
klnb.com



# 2355 LEWIS AVE

Rockville, MD, 20851  
Montgomery County

PHOTOS



Lucas Glaeser  
lglaeser@klnb.com  
301-265-5614

Kenneth Fellows  
kfellows@klnb.com  
301-222-0210

12435 Park Potomac Ave, Suite 250  
Rockville MD, 20854  
klnb.com

klnb

# 2355 LEWIS AVE

Rockville, MD, 20851  
Montgomery County

PHOTOS



Lucas Glaeser  
lglaeser@klnb.com  
301-265-5614

Kenneth Fellows  
kfellows@klnb.com  
301-222-0210

12435 Park Potomac Ave, Suite 250  
Rockville MD, 20854  
klnb.com

klnb

# 2355 LEWIS AVE

Rockville, MD, 20851

Montgomery County

[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

**Lucas Glaeser**  
lglaeser@klnb.com  
301-265-5614

**Kenneth Fellows**  
kfellows@klnb.com  
301-222-0210



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.

12435 Park Potomac Ave, Suite 250  
Rockville MD, 20854  
[klnb.com](http://klnb.com)

