

21 CHURCH STREET
ROCKVILLE, MD



BUILDING FOR LEASE

STEPS FROM THE METRO
MINUTES FROM EVERYTHING

**AVISON
YOUNG**

THE WHOLE PACKAGE

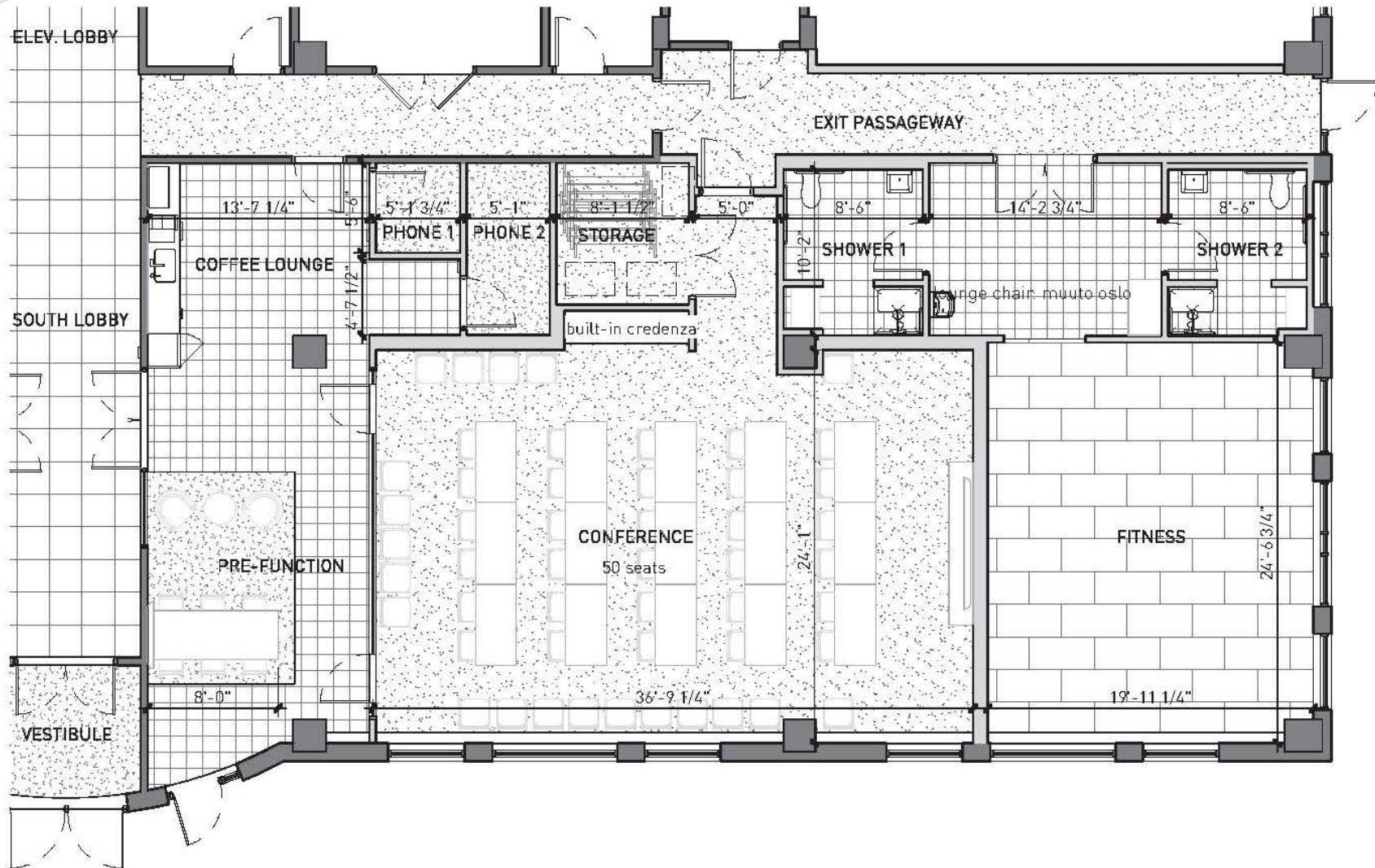
Lease Rate	\$28.50 psf, full service
Availability	1,500 - 53,718 sf
Tenant Amenities	Fitness center Tenant lounge Conference facility
Parking	Free garage parking 2.7/1,000 ratio 243 spaces 5 levels of garage parking
Mechanical	Six (6) Trane units, one per floor with VAV boxes on each floor
Elevators	Three (3) traction elevators
Floor Loads	100 lbs per sf and 150 lbs in mechanical closet

Enjoy the best access to metro available in the Rockville CBD as well as:

- Adjacent to MARC train and Rockville Metro Station on the Red Line
- Convenient access to I-270 connecting you to the Washington DC Metropolitan Area, as well as to East and West of the Intercounty Connector, ICC / Route 200
- Five-minute walk to Rockville Town Center amenities through **covered walkway** over Rockville Pike
- Great views, expansive window line and abundance of natural light
- Ready to move-in suites with high-end built-outs
- Shower facilities and lockers
- One-of-a-kind architectural features unlike anything else in the market

TENANT AMENITIES

Tenant lounge featuring multiple seating options and a specialty coffee station, as well as a Fitness center and Conference facility.



TENANT AMENITIES

Tenant lounge and renovated lobby featuring multiple seating options and a specialty coffee station, as well as a Fitness center and Conference facility.



HAPPY HOUR NOT RUSH HOUR

Ample amenities, dining, shopping, hotel and retail options can be found at Rockville Town Square, just steps away and accessible through a covered walkway.



ROCKVILLE
TOWN SQUARE

MARC M metro ROCKVILLE METRO STATION

COVERED WALKWAY

MONTGOMERY COUNTY, MD
Circuit Court

21 CHURCH STREET
ROCKVILLE, MD

E JEFFERSON STREET



GREAT LOCATION NEXT DOOR TO METRO

21 Church Street is located in the heart of Rockville. With Rockville Metro Station right next door, getting anywhere in the region is just a short drive or Metro ride away.

DRIVING TIMES:

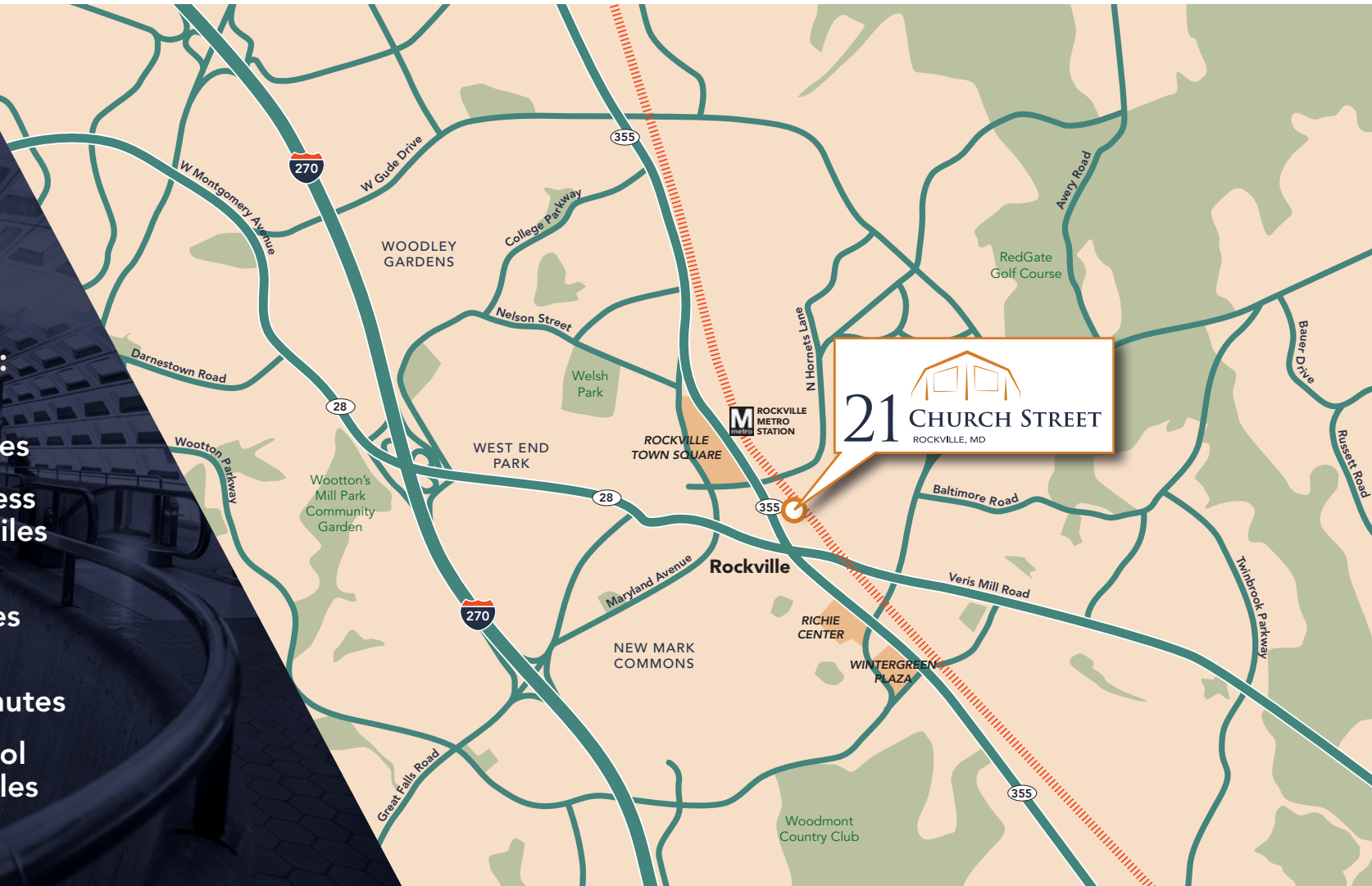
I-270 Access
5 minutes // 1.5 miles

ICC/Route 200 Access
10 minutes // 4.6 miles

I-495 Access
10 minutes // 6 miles

Tysons, VA
15.3 miles // 20 minutes

United States Capitol
36 minutes // 25 miles



2ND FLOOR

Spec Suites



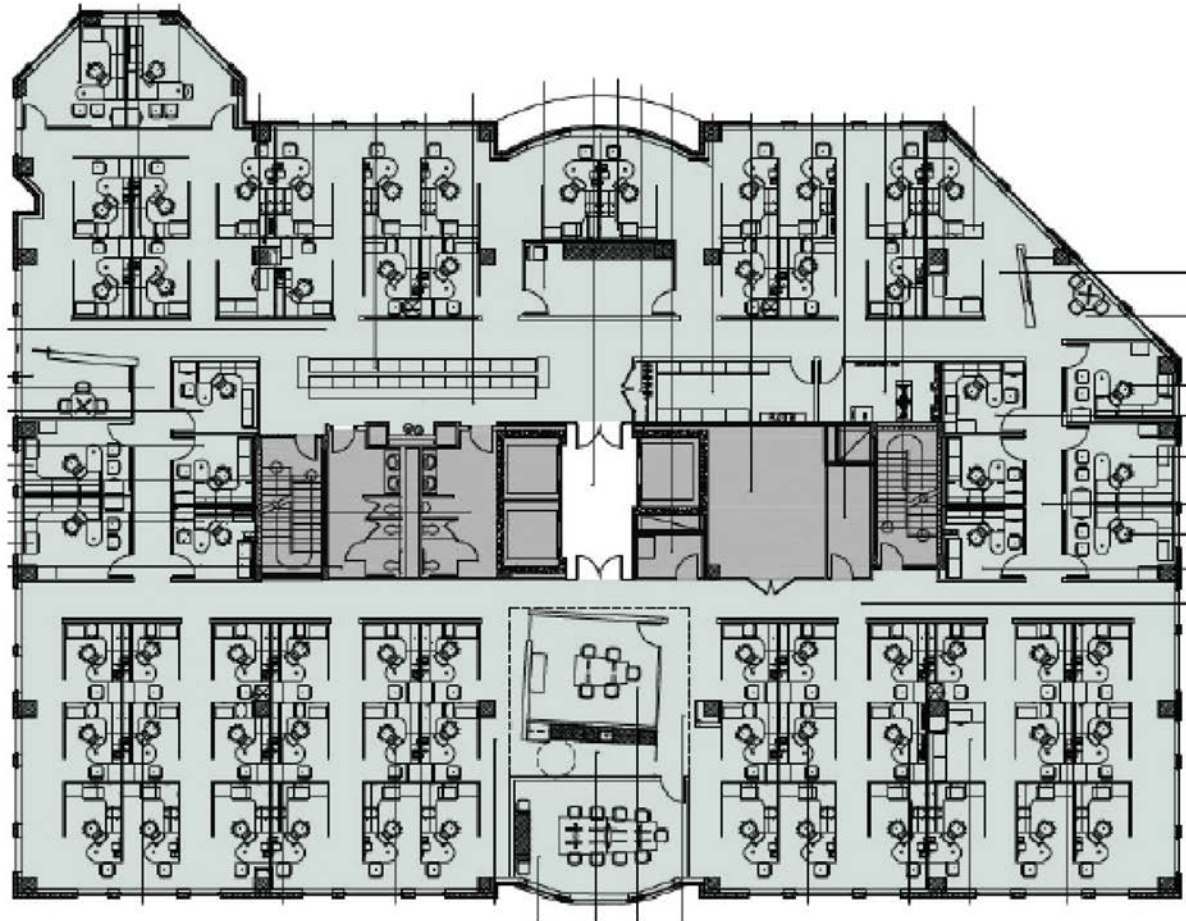
LOOKING FOR MORE INFORMATION?

Bob Dickman // Principal
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3RD FLOOR

15,440 SF



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4TH FLOOR

4,092 SF



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5TH FLOOR

4,363 SF



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6TH FLOOR

13,314 SF



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