



## **Rockmanor Executive Center**

1680 E Gude Dr, Rockville, MD 20850



**Sasan Chalezamini**

1860 PT House LLC  
17902 Georgia Ave, Olney, MD 20832  
[schalezamini@startptnow.com](mailto:schalezamini@startptnow.com)  
(301) 332-8275



# Rockmanor Executive Center

\$33.48 - \$48.96 /SF/YR

Total Building Size: 2,308 SF

Year Built: 1984

Zoning: MXB (Mixed-Use Business)

Building Class: V

Floors: 3

Ceiling...

- **\*Now Offering\*: One Month FREE RENT!!!** Contact us now to learn more!
- Spacious Free Parking Lot
- Premier Location in Busy Rockville Area with Street Visibility
- Beautiful Lobby Area with Marble Flooring
- Units Available on Multiple Floors
- Common Areas and Common Waiting Room Space Provided



Rental Rate:	\$33.48 - \$48.96 /SF/YR
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	B
Rentable Building Area:	10,909 SF
Year Built:	1984
Walk Score ®:	50 (Somewhat Walkable)
Transit Score ®:	42 (Some Transit)
Rental Rate Mo:	\$2.79 /SF/MO

## 1st Floor Ste 112

Space Available	233 SF
Rental Rate	\$33.48 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

**\*Now Offering\*:** One Month FREE RENT!!! Contact us now to learn more!**Note:** Tenant pays for office phone use and WIFI. Annual Rent: \$7,800, Monthly Rent: \$650.

## 2nd Floor Ste 200-B

Space Available	294 SF
Rental Rate	\$48.96 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

**\*Now Offering\*:** One Month FREE RENT!!! Contact us now to learn more!**Note:** Tenant pays for office phone use-Phone Bill. Annual Rent: \$14,400, Monthly Rent: \$1,200.

## 2nd Floor Ste 200-C

Space Available	381 SF
Rental Rate	\$44.04 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

**\*Now Offering\*:** One Month FREE RENT!!! Contact us now to learn more!**Note:** Tenant pays for office phone use-Phone Bill. Annual Rent: \$16,800, Monthly Rent: \$1,400.

## 2nd Floor Ste 200-E

Space Available	395 SF
Rental Rate	\$42.48 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

**\*Now Offering\*:** One Month FREE RENT!!! Contact us now to learn more!**Note:** Tenant pays for office phone use-Phone Bill. Annual Rent: \$16,800, Monthly Rent: \$1,400.

### 3rd Floor Ste 303

5

Space Available	258 SF
Rental Rate	\$38.52 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

**\*Now Offering\*:** One Month FREE RENT!!! Contact us now to learn more!**Note:** Tenant pays for office phone use and WIFI. Annual Rent: \$9,948, Monthly Rent: \$829.

### 3rd Floor Ste 305

6

Space Available	271 SF
Rental Rate	\$36.72 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

**\*Now Offering\*:** One Mont FREE RENT!!! Contact us now to learn more!**Note:** Tenant pays for office phone use and WIFI. Annual Rent: \$9,948, Monthly Rent: \$829.

### 3rd Floor Ste 312

7

Space Available	204 SF
Rental Rate	\$44.16 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

**\*Now Offering\*:** One Month FREE RENT!!! Contact us now to learn more!**Note:** Tenant pays for office phone use and WIFI. Annual Rent: \$9,000 Monthly Rent: \$750.

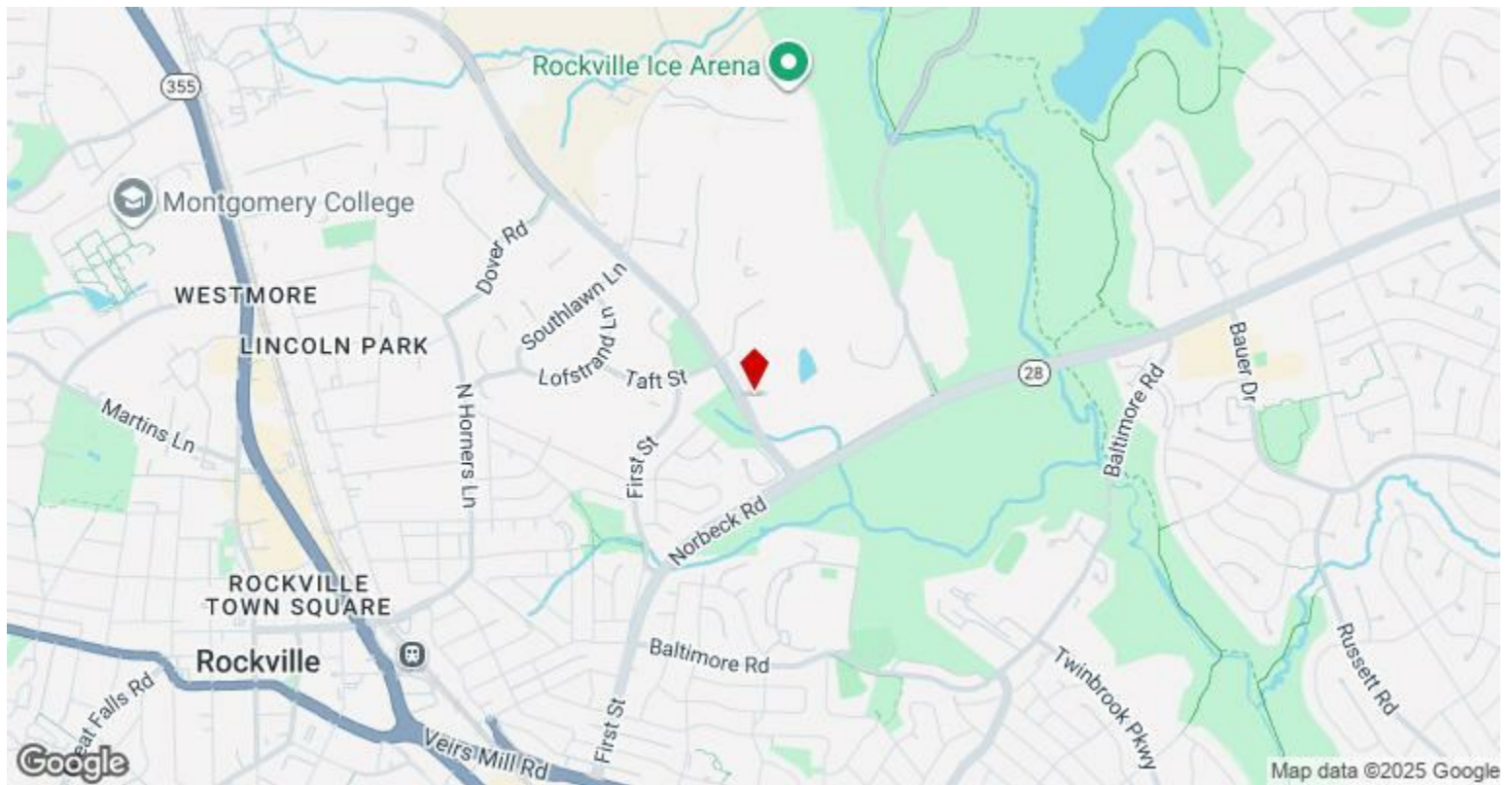
### 3rd Floor Ste 315

8

Space Available	272 SF
Rental Rate	\$37.56 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

**\*Now Offering\*:** One Month FREE RENT!!! Contact us now to learn more!**Note:** Tenant pays for office phone use and WIFI. Annual Rent: \$10,200, Monthly Rent: \$850.





## 1680 E Gude Dr, Rockville, MD 20850

Total Building Size: 2,308 SF

Year Built: 1984

Zoning: MXB (Mixed-Use Business)

Building Class: V

Floors: 3

Ceiling Height: 8 ft slab-to-slab

Tenancy: Multiple

The building's MXB zoning and Class V designation allow for a mix of office, retail, and light industrial uses, making it a flexible option for a wide range of businesses.

### Location & Surroundings:

Positioned in a highly visible and accessible area of Rockville, MD, 1680 East Gude Drive benefits from proximity to major roadways, public transportation, and a variety of nearby amenities including restaurants, retail, banks, and fitness centers. This makes it a convenient and attractive location for both employees and clients.

### Accessibility:

Commuter Rail: Rockville Amtrak Station – approx. 10-minute drive

### Airports:

Ronald Reagan Washington National – approx. 40 minutes

Baltimore/Washington International Thurgood Marshall – approx. 45 minutes

Washington Dulles International – approx. 55 minutes

This property is well-suited for professional offices, retail showrooms, or light industrial businesses seeking a strategic and flexible space in the Rockville commercial corridor.



## Property Photos



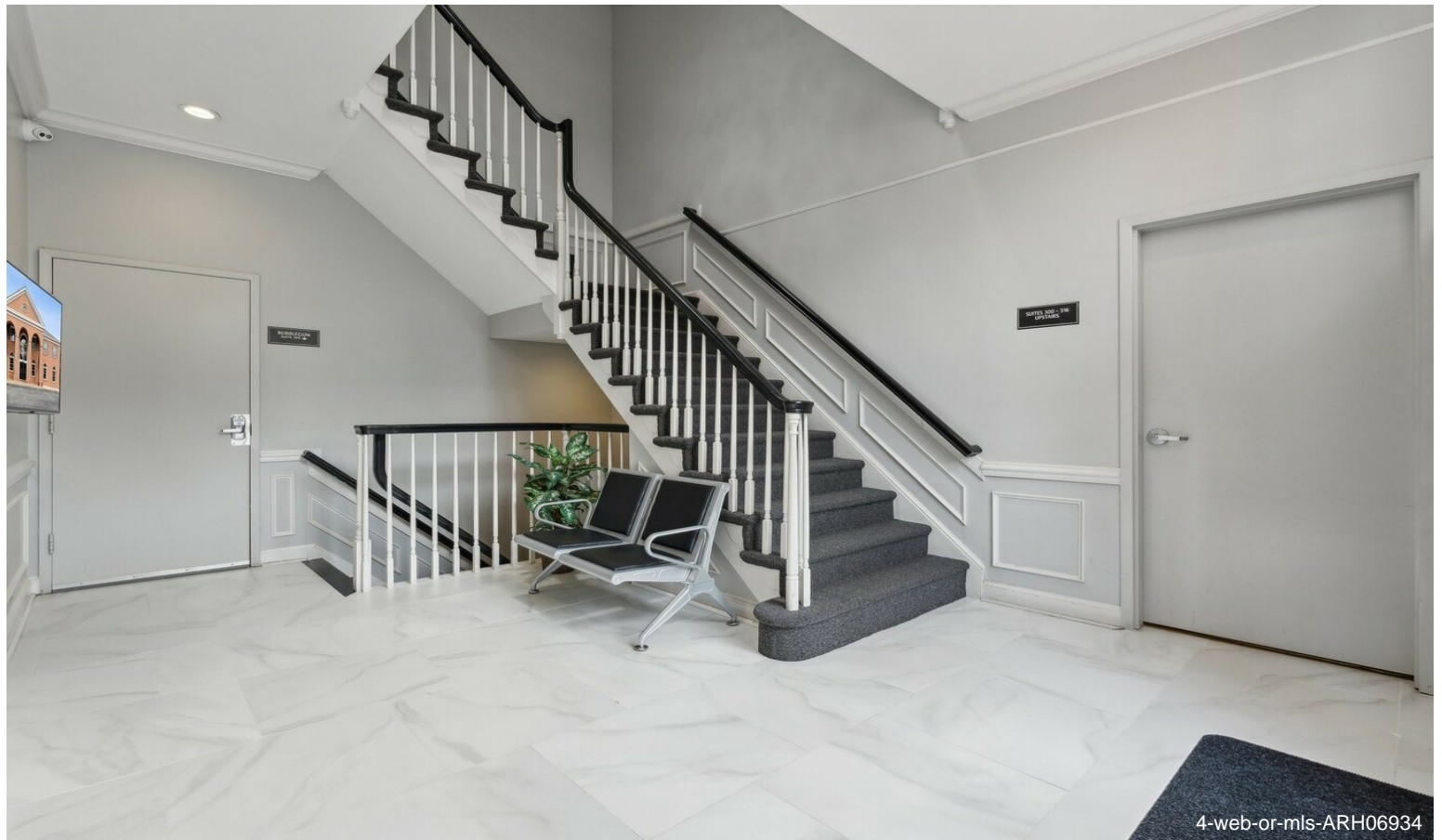
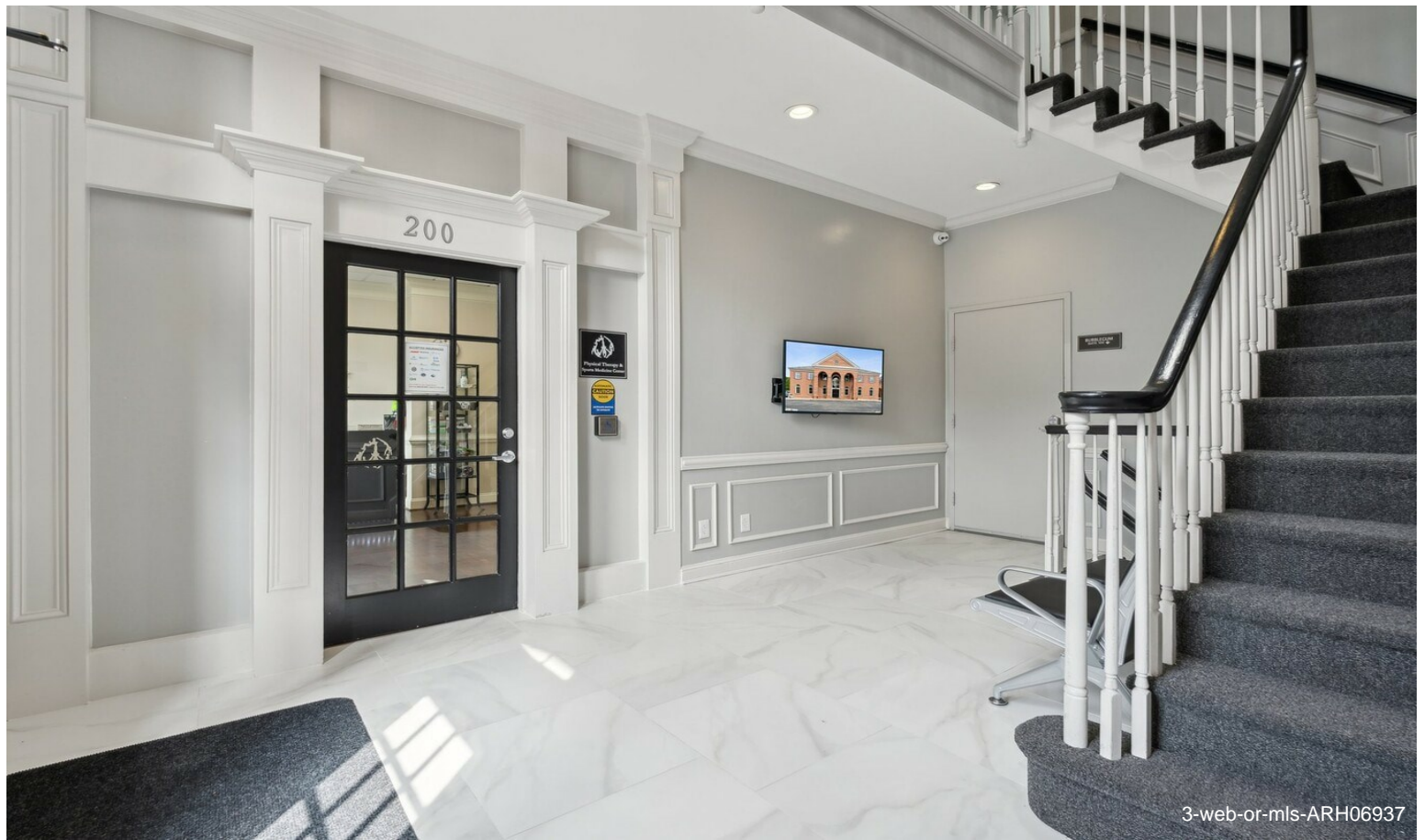


## Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos



10-web-or-mls-ARH06967



11-web-or-mls-ARH06958



## Property Photos





## Property Photos





## Property Photos





## Property Photos



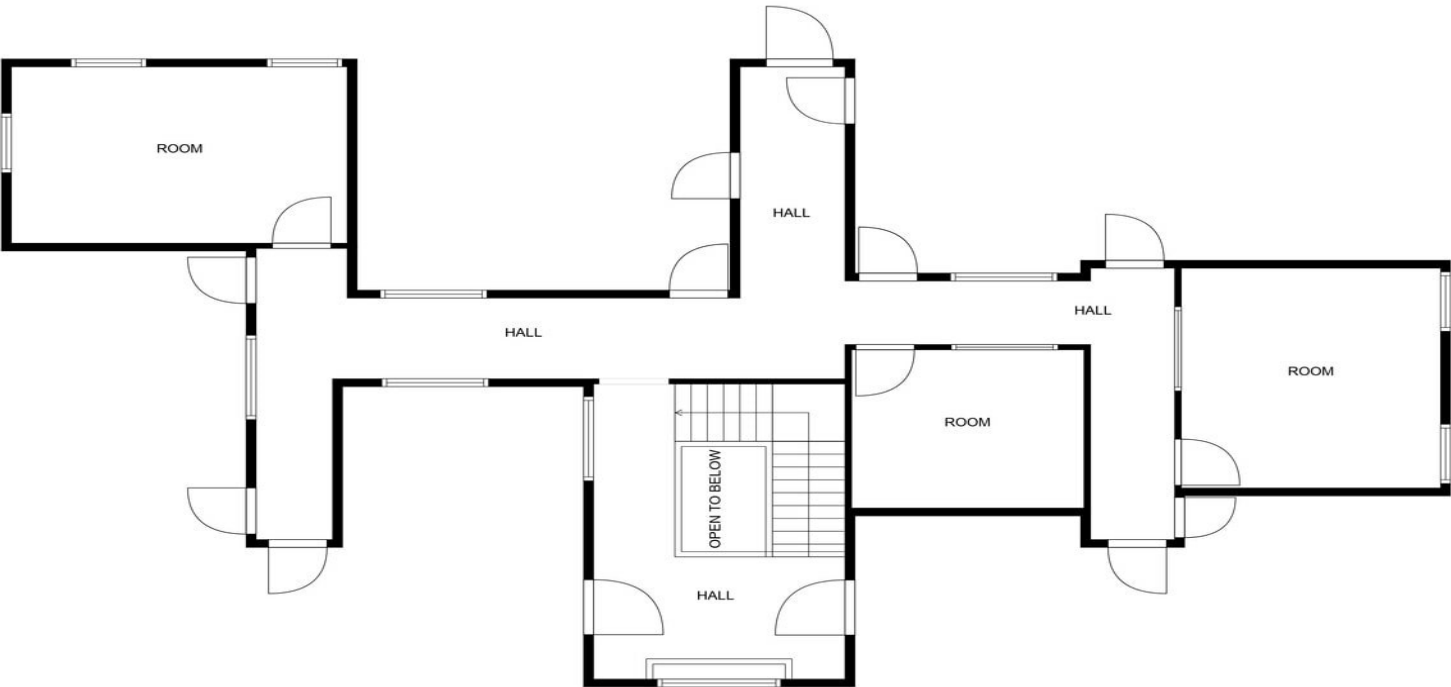


## Property Photos

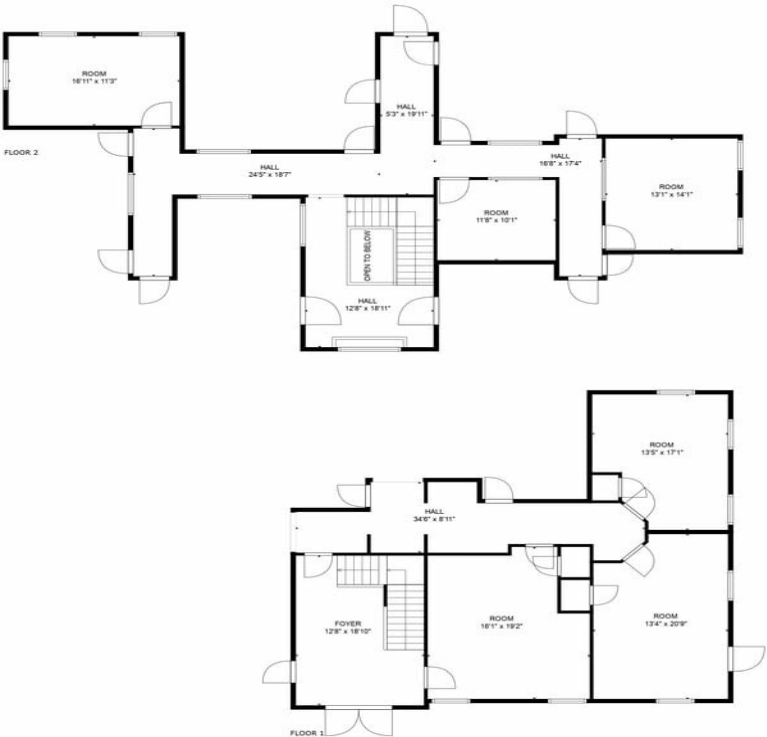




Property Photos



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

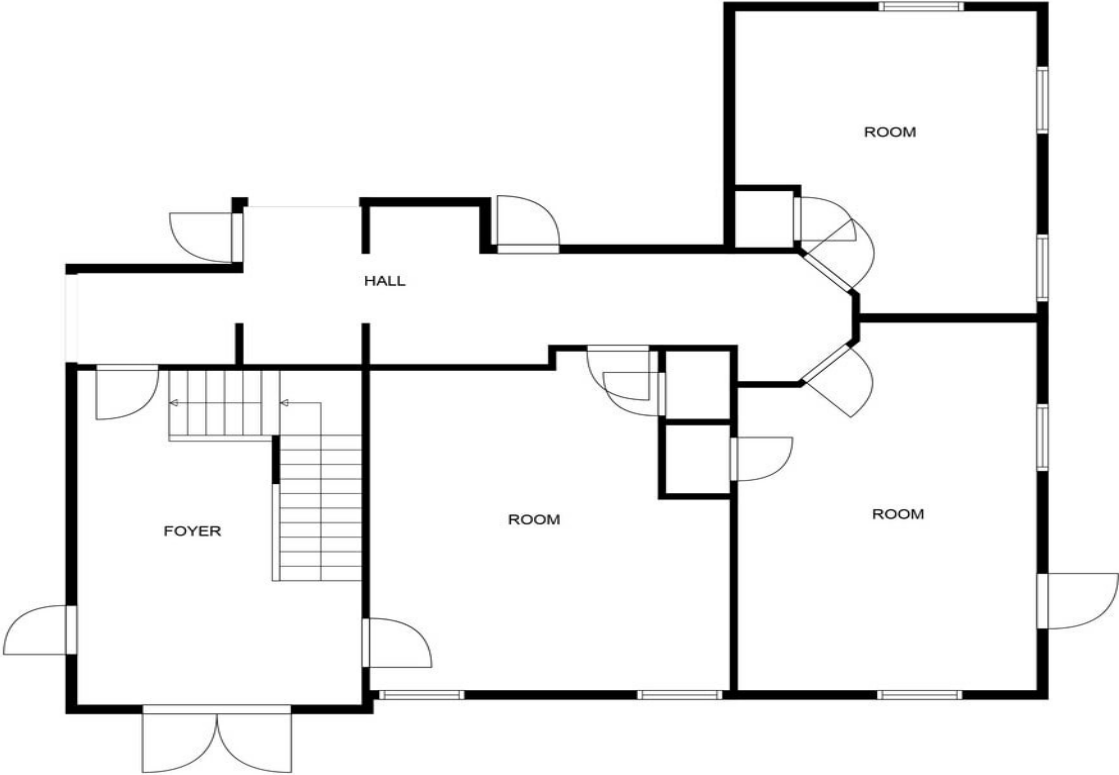


TOTAL: 2407 sq. ft  
FLOOR 1: 1270 sq. ft, FLOOR 2: 1137 sq. ft  
EXCLUDED AREAS: OPEN TO BELOW: 29 sq. ft

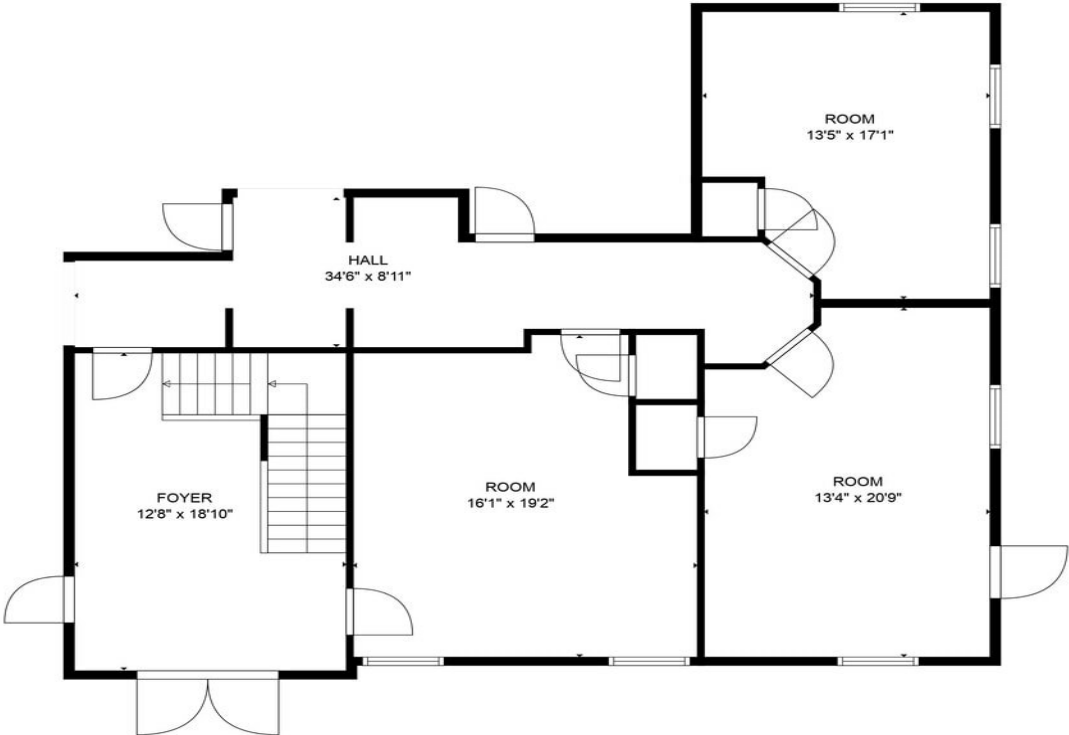
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Property Photos



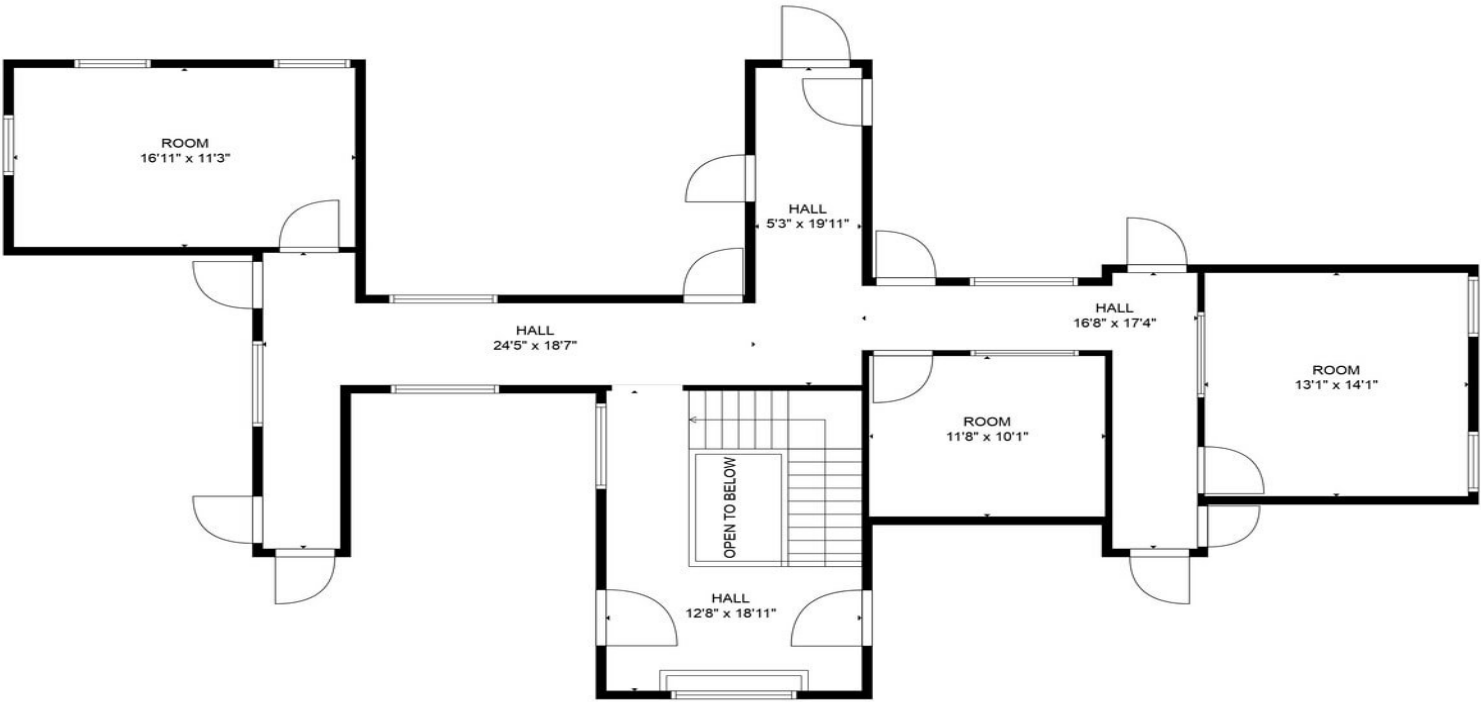
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



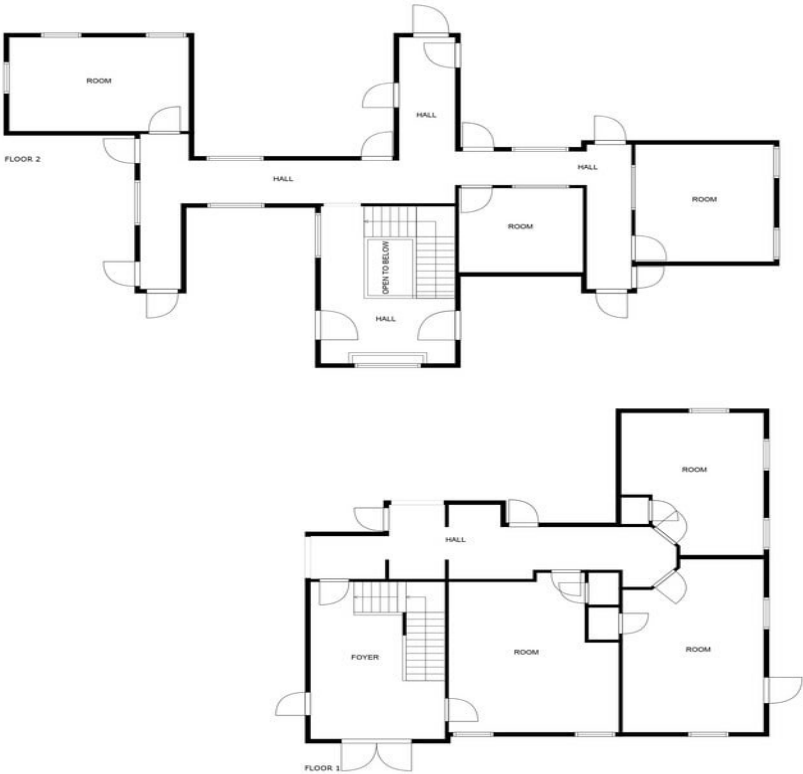
**TOTAL: 2407 sq. ft**  
FLOOR 1: 1270 sq. ft, FLOOR 2: 1137 sq. ft  
EXCLUDED AREAS: OPEN TO BELOW: 29 sq. ft  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Property Photos



**TOTAL: 2407 sq. ft**  
FLOOR 1: 1270 sq. ft, FLOOR 2: 1137 sq. ft  
EXCLUDED AREAS: OPEN TO BELOW: 29 sq. ft  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



The map depicts a section of Rockville, Maryland, with the following features:

- Streets:** TAFT STREET, SOUTH LAWN STREET, FIRST STREET, DRIVE ROAD, and GUD DRIVE.
- Industrial and Office Areas:**
  - INDUSTRIAL CENTER:** Located in the lower-left quadrant, containing several numbered lots (3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13).
  - OFFICE B:** A large parcel (2.12 Ac.) situated north of the Industrial Center.
  - PARK:** Located in the upper-right quadrant, containing a building labeled 'OFFICE PARK' and 'PHASE I'.
- Other Labels and Features:**
  - Parcel "C":** A large area in the center-right.
  - Parcel "A":** A small area in the lower-right.
  - Mayor & Council of Rockville:** A large area (5.90 Ac.) in the center-right, labeled P 550.
  - Lot Numbers:** Various lots are numbered, including 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22.
  - References:** P 384, P 580, P 550, P 500, P 501, P 502, P 503, P 504, P 505, P 506, P 507, P 508, P 509, P 510, P 511, P 512, P 513, P 514, P 515, P 516, P 517, P 518, P 519, P 520, P 521, P 522, P 523, P 524, P 525, P 526, P 527, P 528, P 529, P 530, P 531, P 532, P 533, P 534, P 535, P 536, P 537, P 538, P 539, P 540, P 541, P 542, P 543, P 544, P 545, P 546, P 547, P 548, P 549, P 550, P 551, P 552, P 553, P 554, P 555, P 556, P 557, P 558, P 559, P 560, P 561, P 562, P 563, P 564, P 565, P 566, P 567, P 568, P 569, P 570, P 571, P 572, P 573, P 574, P 575, P 576, P 577, P 578, P 579, P 580, P 581, P 582, P 583, P 584, P 585, P 586, P 587, P 588, P 589, P 590, P 591, P 592, P 593, P 594, P 595, P 596, P 597, P 598, P 599, P 600.