

**SUITES AVAILABLE FOR SALE**

**3200** TOWER OAKS BLVD,  
ROCKVILLE MD 20852

**SUITE 140 & SUITE 400**  
1,920 SF | 6,320 SF





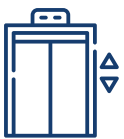


**2 OFFICE CONDOMINIUM UNITS TOTALING 8,240 SF  
(1,920 SF AND 6,320 SF IN ESTABLISHED TOWER OAKS OFFICE PARK)**

*CAN BE SOLD TOGETHER OR SEPARATELY*

# Property Highlights

- Highly accessible location with easy access to I-270
- Turnkey office space available immediately
- Newly redesigned lobbies and bathrooms, and newly installed elevators
- Ample parking, including free garage and surface options
- Public transportation available with a Ride On bus stop at the entrance
- Surrounding neighborhood features retail shops and restaurants including Park Potomac and Potomac Woods Plaza



UPGRADED COMMON  
AREAS INCLUDING  
RENOVATED BATHROOMS  
AND ELEVATOR



NEW ROOF



SEPARATELY METERED  
UTILITIES



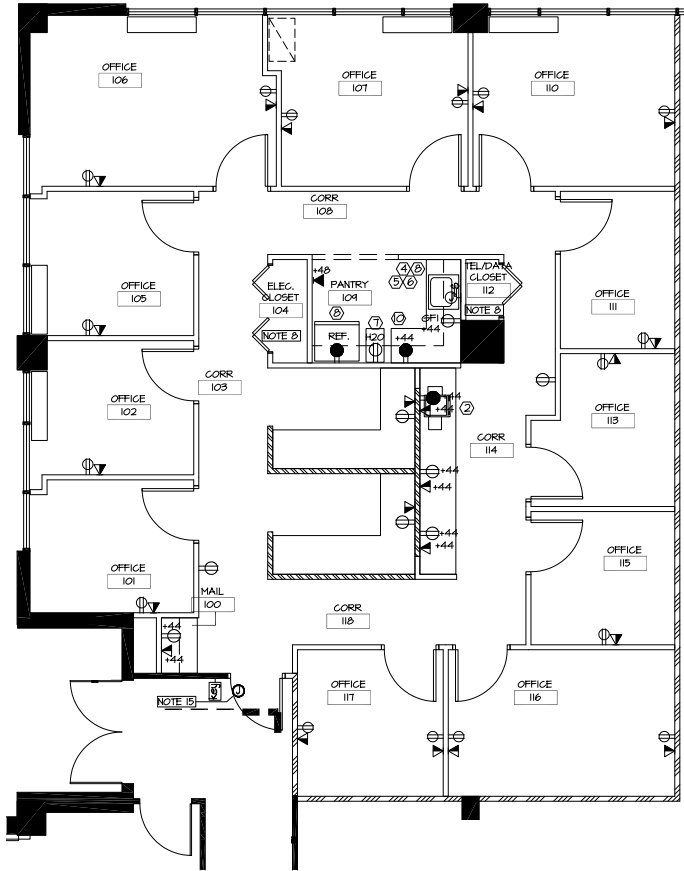
FURNITURE CAN BE  
MADE AVAILABLE

1,920 SF

# Suite 140

\$185/SF

- Easily accessible from parking
- Ideal suite for medical, accounting, legal use, professional services, etc.

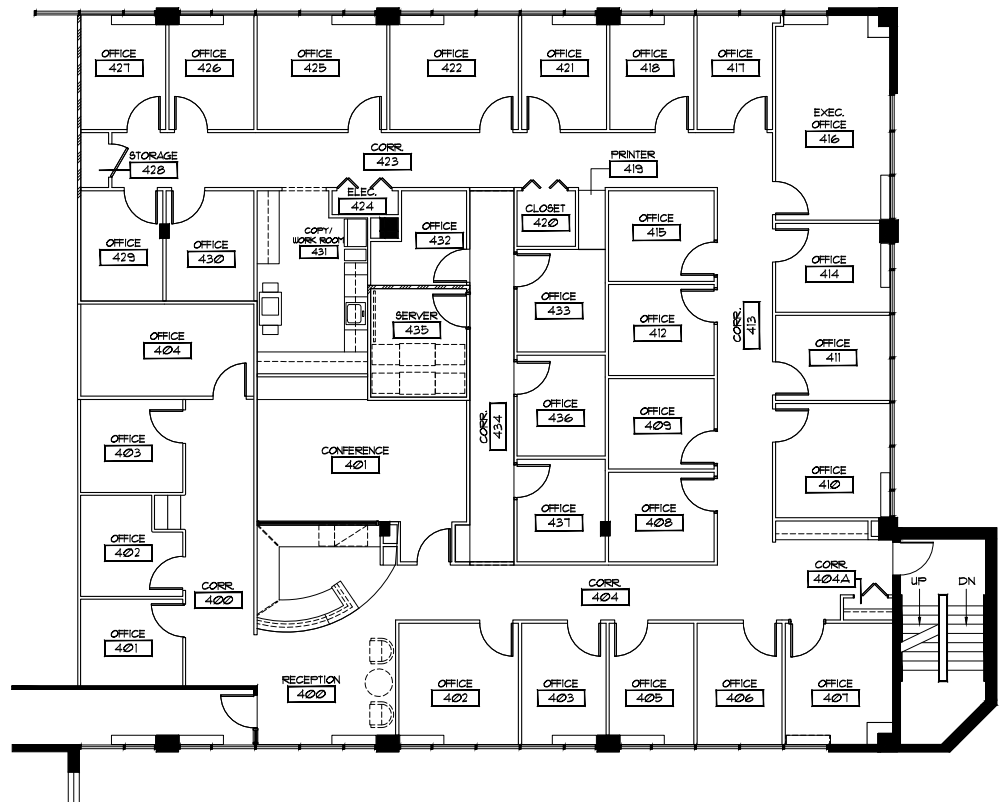


6,320 SF

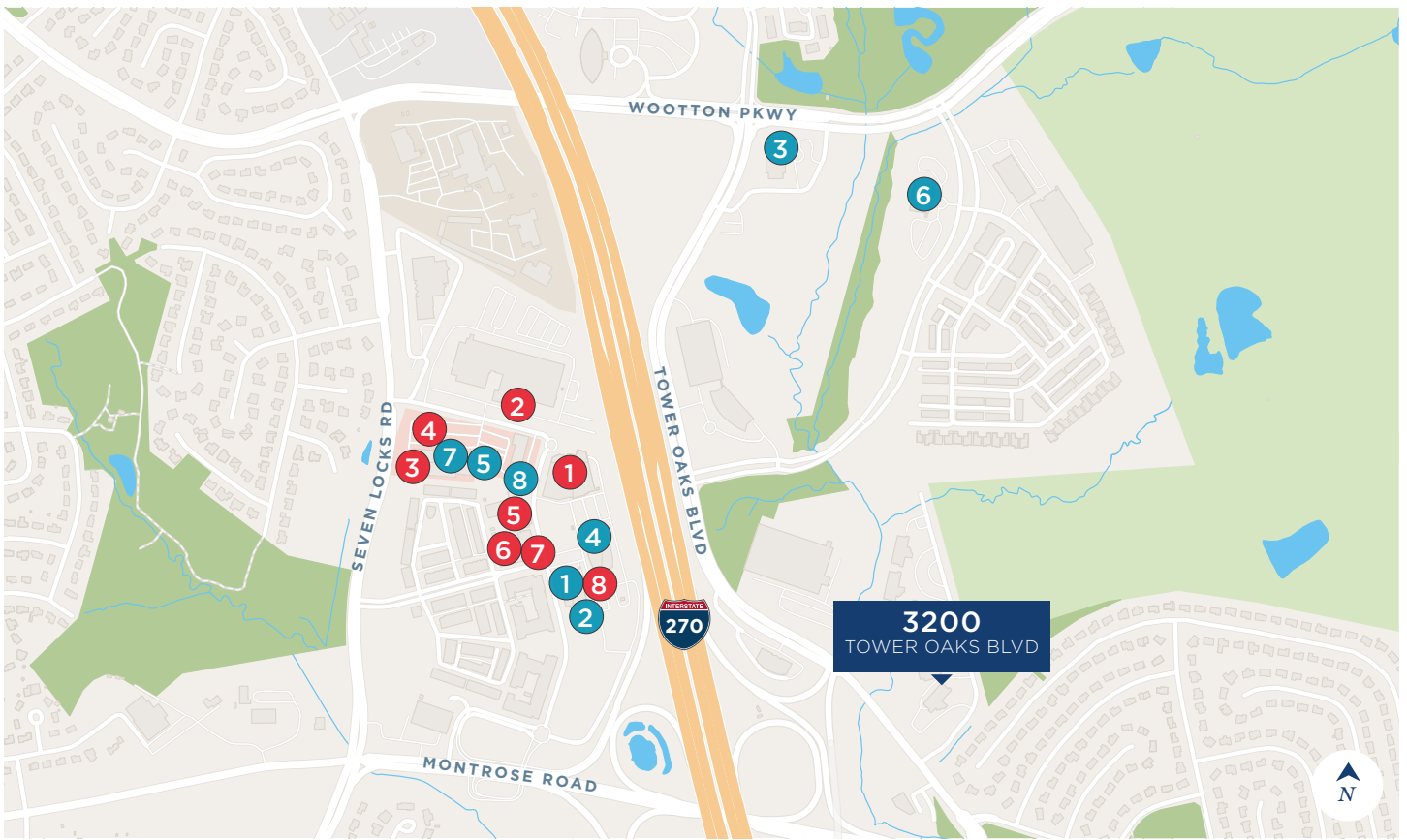
# Suite 400

\$225/SF

- Ideal suite for medical, accounting, legal use, professional services, etc.







# Area Amenities

## Food & Restaurants

- |                              |                                   |
|------------------------------|-----------------------------------|
| <b>1</b> King Street Oyster  | <b>5</b> Quincy's Potomac Bar     |
| <b>2</b> Gringos & Mariachis | <b>6</b> Clyde's Tower Oaks Lodge |
| <b>3</b> Stanford Grill      | <b>7</b> Baskin Robbins           |
| <b>4</b> Potomac Deli        | <b>8</b> Starbucks                |

## Retail

- |                             |                              |
|-----------------------------|------------------------------|
| <b>1</b> Harris Teeter      | <b>5</b> Love Couture Bridal |
| <b>2</b> The Bottle Shop    | <b>6</b> Elysiem             |
| <b>3</b> O'Donnell's Market | <b>7</b> Kaufmann Jewelers   |
| <b>4</b> Walgreens          | <b>8</b> Park Potomac Mall   |

## CONTACT INFORMATION

**PETER ROSAN**  
Executive Managing Director  
+1 301 634 8487  
peter.rosan@cushwake.com

**MEGAN WILLIAMS**  
Managing Director  
+1 301 634 8489  
megan.williams@cushwake.com

