

iHeartRADIO

1801  
ROCKVILLE

1801 Rockville Pike, Rockville, MD

WesBanco

SUITE 100

AVISON  
YOUNG





# OPPORTUNITY

- Class A Building with Striking Lobby Atrium
- Newly Built Conference Center and Tenant Lounge
- 3 to 10 Year Lease Terms Available
- Covered Parking, 3.6/1,000 SF at \$75.00 per Space per Month; Hourly Visitor Parking
- Excellent Mid-Pike Location, Walk to Shopping and Restaurants
- Walking Distance to Twinbrook Metro Station (Red Line)
- Two Electric Vehicle Charging Stations On-site:

*Two Charge Pro 208V / 240V Electrical Vehicle Charging Stations for Visitors and Employees located on the First Level Visitor Parking Garage. Pay via Cell Phone, Charging App, or Smart Card!*



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**LOBBY ATRIUM**

**TENANT LOUNGE**



**CONFERENCE CENTER**



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# OFFICE SPACE FOR LEASE

SPACE	SQUARE FEET	AVAILABILITY	RENTAL RATE
SUITE 105	3,266 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 110	5,018 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 200	8,024 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 300	4,344 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 340	11,668 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 405	16,963 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 500	34,382 RSF	VACANT	\$28.50 PSF, FULL SERVICE
SUITE 600	34,265 RSF	VACANT	\$28.50 PSF, FULL SERVICE





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# LOCATION & NEARBY AMENITIES



586

**CONGRESSIONAL PLAZA**

- matchbox
- noodles & company
- CVS pharmacy
- THE FRESH MARKET
- Staples
- Starbucks
- CHOPT

SAFeway

PIKE CENTER  
FRIDAYS

**MONTROSE CROSSING SHOPPING CENTER**

- Chick-fil-A
- TARGET
- Giant
- BANK OF AMERICA
- CAVA

**FEDERAL PLAZA**

- Panera BREAD
- TRADER JOE'S
- planet fitness
- FIVE GUYS BURGERS and FRIES

**PIKE & ROSE**

- CHIPOTLE MEXICAN GRILL
- Starbucks
- sweetgreen
- &pizza rōti
- Nando's
- PINSTRIPES BOWLING BOCCIA BISTRO
- FOGO DE CHÃO BRAZILIAN STEAKHOUSE

0.2 MILES FROM THE  
TWINBROOK METRO

3 MILES TO I-270

RESTAURANTS AND RETAIL  
RIGHT ACROSS THE STREET!

I-270

187

M



LEASING:

**AVISON  
YOUNG**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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