



**1401**  
ROCKVILLE PIKE

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Enjoy More Than You Bargained For On Rockville Pike

**1401 Rockville Pike**  
Rockville, MD 20852

 **BOYD WATTERSON**  
ASSET MANAGEMENT

**AVISON  
YOUNG**

# Work near **Metro** and all your favorite places on Rockville Pike

- 190,044 sf Class A office with atrium lobby, private balconies and first-floor retail
- Located ½ mile from Twinbrook Metro station
- Walking distance to Congressional Plaza and upcoming Twinbrook Quarter
- Renovated fitness center on-site
- Tenant conference facility
- Energy star rated
- Easy access to Route 355, Randolph Road and I-270
- Abundant garage parking at a ratio of 3.0/1,000 sf



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# Walk right over to Congressional Plaza

Located immediately down the street, tenants will have access to Congressional Plaza, a regional shopping destination with a vibrant merchandising mix. Start your morning with a quick Starbucks pickup, or



grab lunch at local favorites like Lebanese Taverna, Chop't and Matchbox. Plus, enjoy more time for yourself with boutique shopping and everything needed to cross off your to-do list more conveniently.







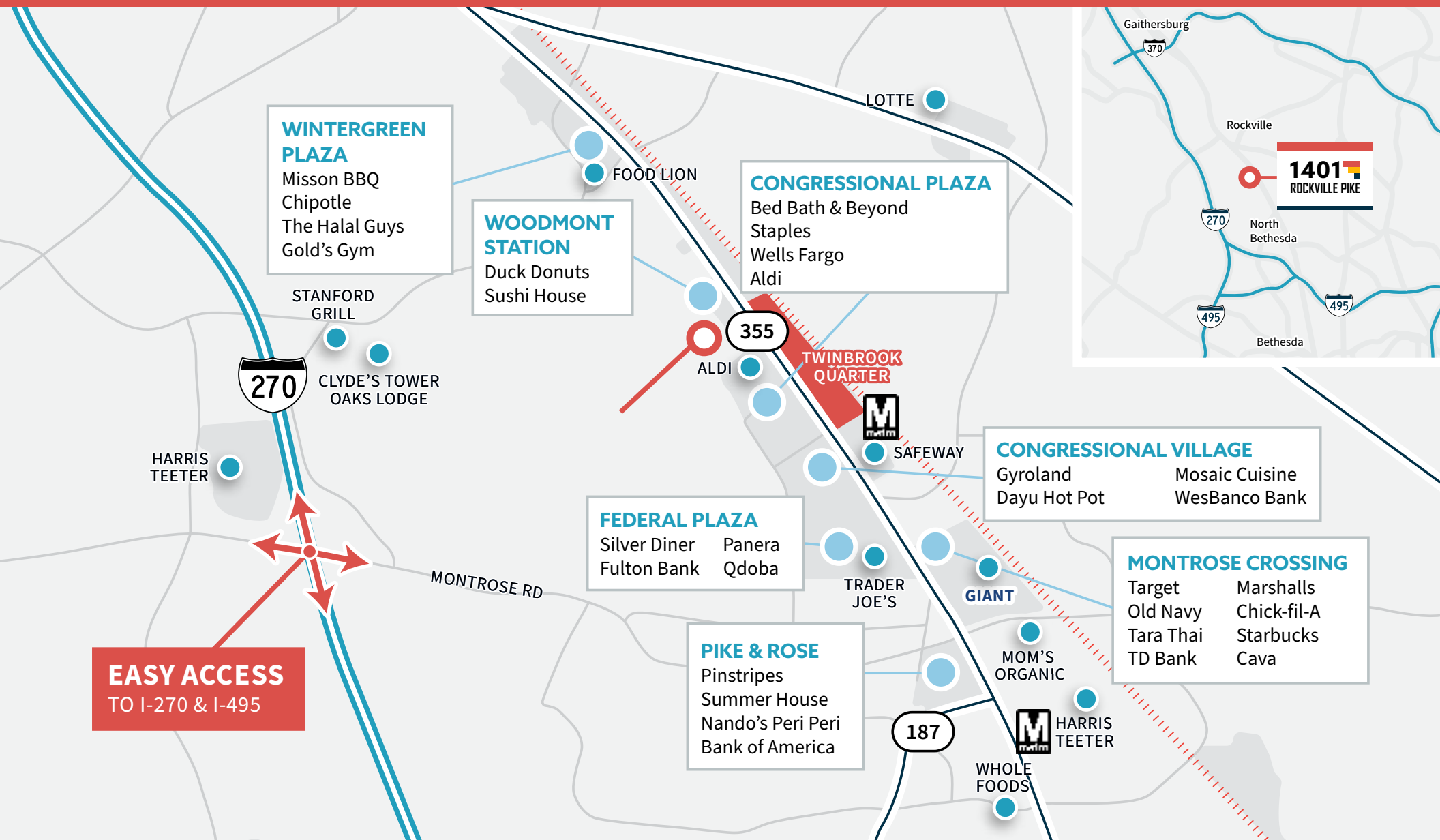
## Across the street from Twinbrook Quarter

Walk to a brand-new Wegmans and nearly 2,000 housing units breaking ground this year as part of the latest mixed-used development from B.F. Saul, which has already received unanimous approval. To learn more about the future of Rockville click [here](#).



Images courtesy of Saul Holdings

# Satisfy Every Craving





# On-Site Amenities



**RENOVATED FITNESS CENTER**



**FIRST-FLOOR RETAIL**



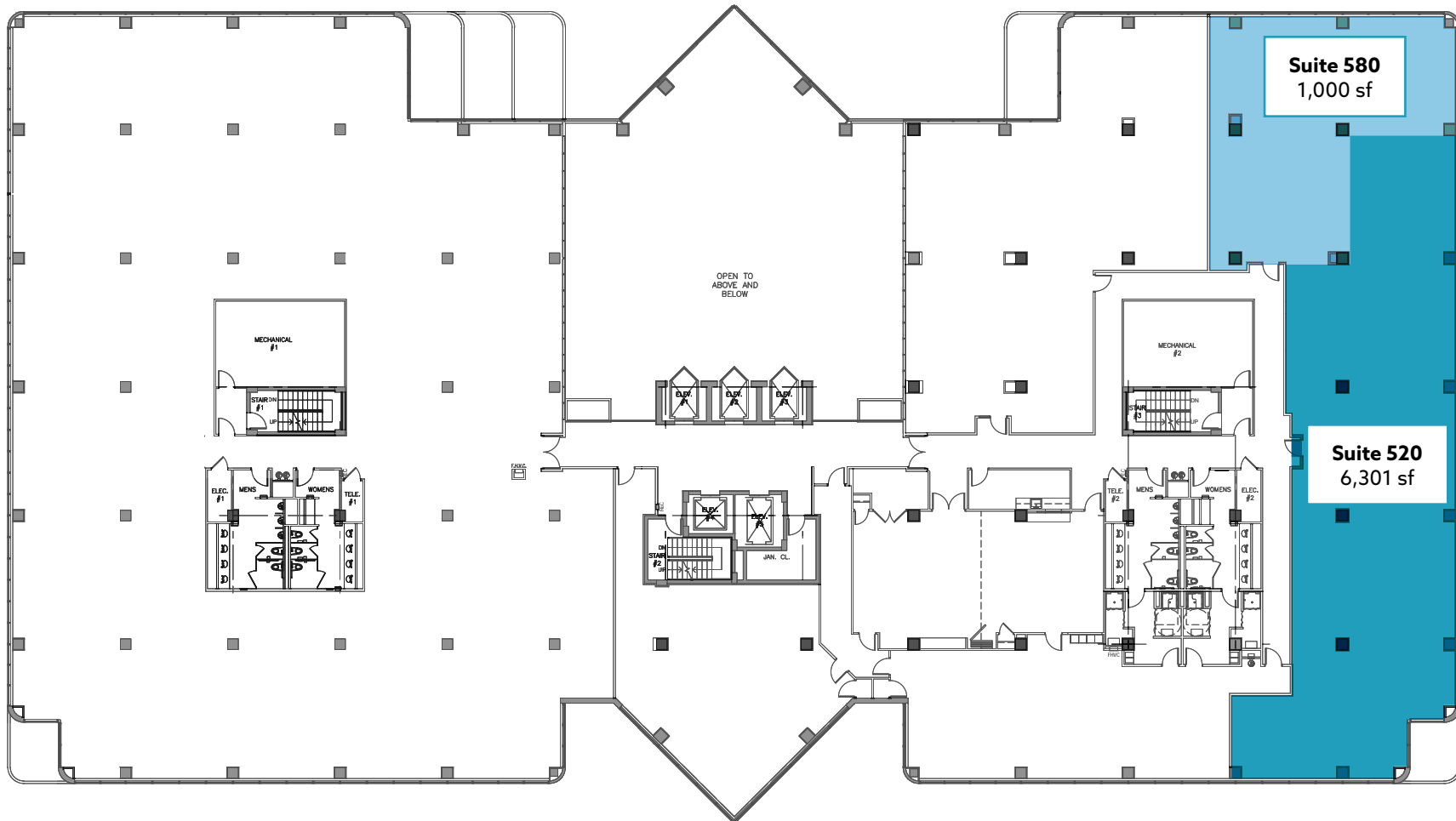
**ATRIUM LOBBY**



**TENANT CONFERENCE FACILITY**

# Available Space

Fifth Floor – 7,301 sf available





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**For Leasing Inquiries, Please Contact:**

**Bob Dickman**

Principal  
301.417.1091  
bob.dickman@avisonyoung.com

**Bob Wrightson**

Senior Vice President  
301.417.1063  
bob.wrightson@avisonyoung.com

**Connor Wrightson**

Senior Associate  
301.417.1088  
connor.wrightson@avisonyoung.com

**Avison Young**

11921 Rockville Pike, Ste 200  
Rockville, MD 20852  
301.948.9870 | avisonyoung.com

