

THE GROVE 270
9211 CORPORATE
BLVD

Office For Lease

1,034 - 32,402 SF



Leasing Information:
301.304.8300

Paul "Rocky" Kern **Richard Coppola**
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pkern@lpc.com rcoppola@lpc.com

Lincoln

1101 Wootton Pkwy
Suite 410
Rockville, MD 20854

www.lpc.com

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1,034 - 32,402 SF



Property Highlights

- Ample Free Surface and Covered Parking
- Full-Service Deli at 9210 Corporate
- Fitness Centers at 9200 & 9211 Corporate
- Conference Facilities at 9200 & 9211 Corporate
- Close Proximity to Rockville and Shady Grove Metrorail Stations (Red Line)
- On-site Property Management
- Close Proximity to Prime Retail and Dining Locations Including the Rio Washingtonian Center and Downtown Crown

Property Overview

The Grove 270, located at 9211 Corporate Boulevard in Rockville, MD, offers over 575,000 square feet of premium office space across five buildings in the heart of Montgomery County. This well-established business park features 4-story atriums, polished granite floors, sophisticated window lines, and exquisite lobby finishes. With move-in-ready suites that can be customized to fit tenant needs, The Grove 270 is perfect for everything from corporate headquarters to satellite offices. The owner also offers the opportunity to convert office space into life science uses. Exceptional onsite amenities include a full-service deli, two fitness centers, four conference centers, free park-wide Wi-Fi, and ample free surface and covered parking. Surrounded by lush green spaces and a refreshed landscape, The Grove 270 provides an attractive and functional environment for businesses to thrive.

Availabilities	SF	Date Available
Suite 210	2,624 SF	Immediately
Suite 215	1,034 SF	Immediately
Suite 260	8,003 SF	Immediately
Suite 270	2,293 SF	Immediately
Suite 280	2,381 SF	Immediately
Suite 305	4,188 SF	Immediately
Suite 360	1,852 SF	November 1, 2026
Suite 400	32,402 SF	September 1, 2026

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Property Amenities

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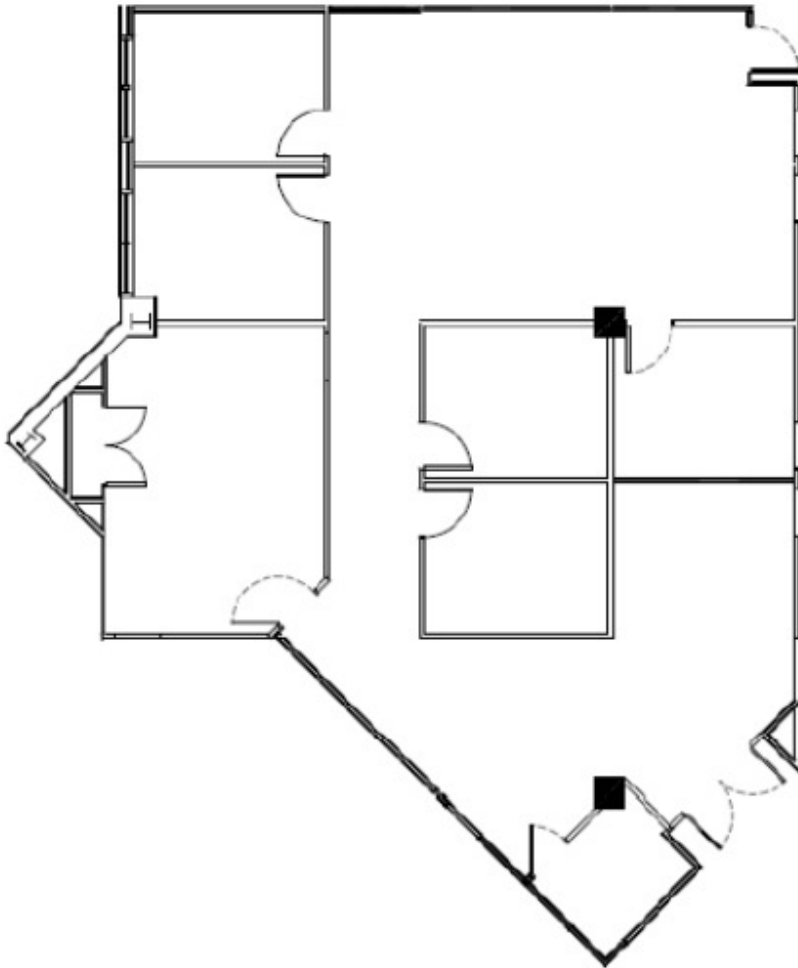
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Suite 210

2,624 SF



Suite	Size	Description
■ Suite 210	2,624 SF	Available Immediately. Suites 210 & 215 can be combined for a 3,658 SF block.

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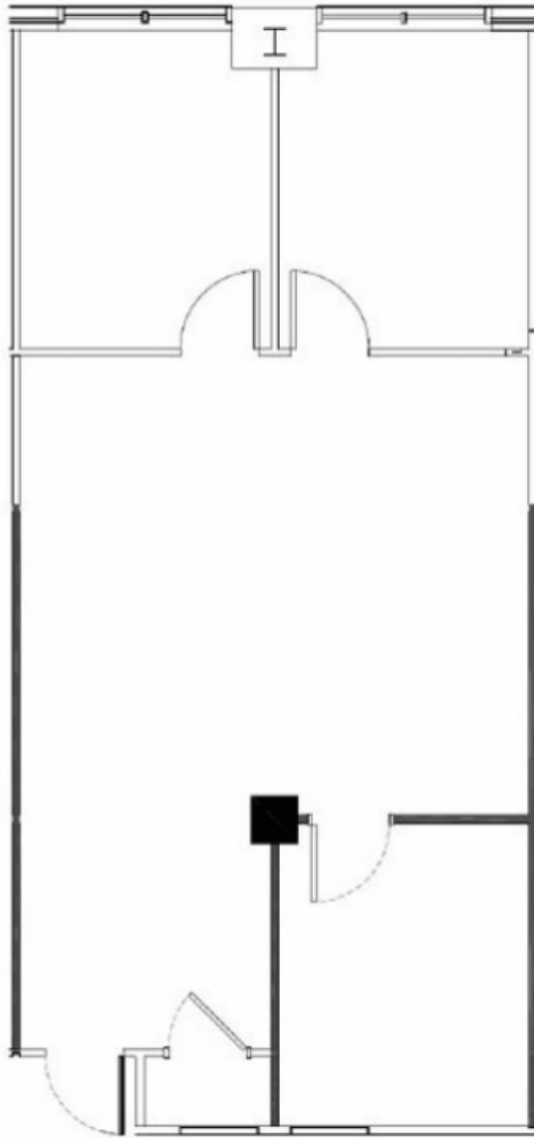
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9211 CORPORATE BLVD

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Suite 215

1,034 SF



Suite	Size	Description
Suite 215	1,034 SF	Available immediately. Suites 210 & 215 can be combined for a 3,658 SF block.

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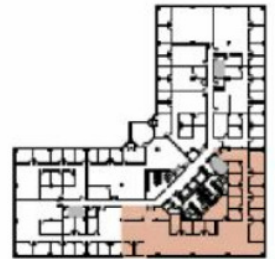
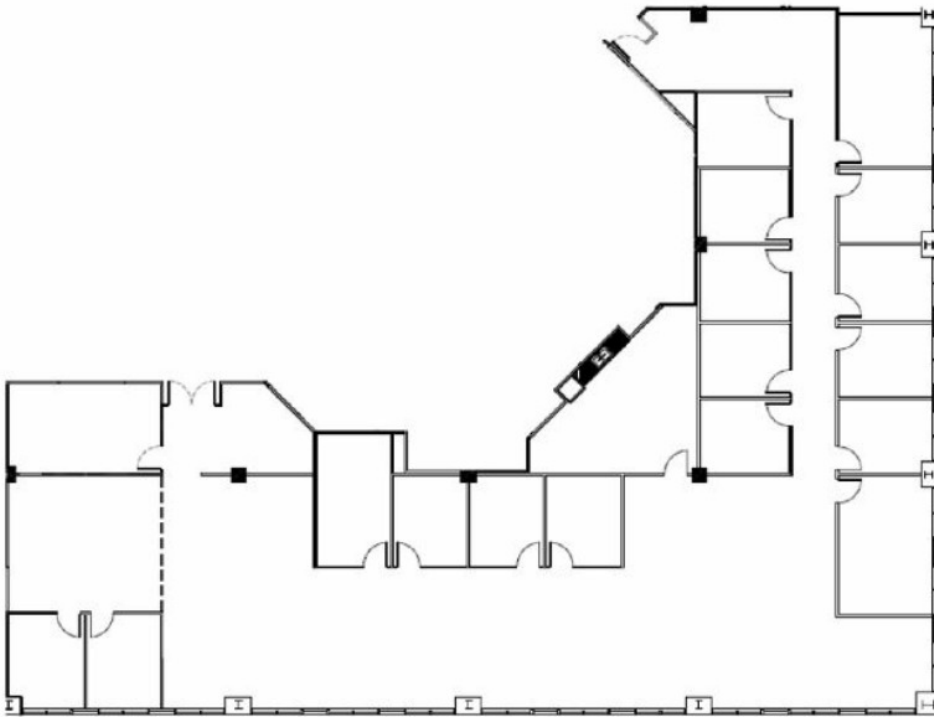
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Suite 260

8,003 SF



Suite	Size	Description
Suite 260	8,003 SF	Available immediately.

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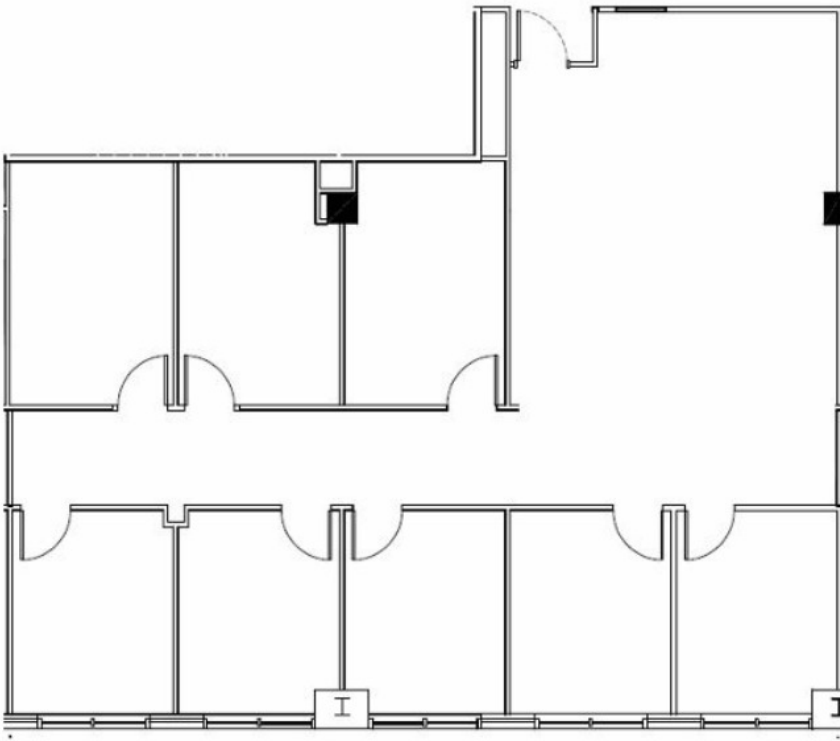
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Suite 270

2,293 SF



Suite	Size	Description
Suite 270	2,293 SF	Available immediately. Suites 270 & 280 can be combined for a 4,674 SF block.

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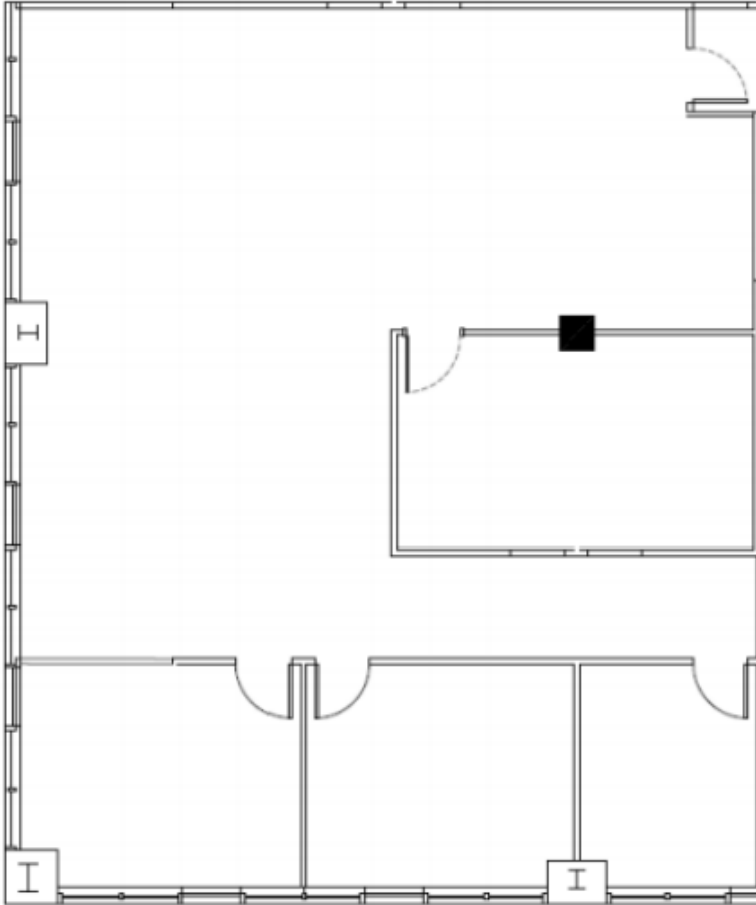
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Suite 280

2,381 SF



Suite	Size	Description
■ Suite 280	2,381 SF	Available Immediately. Suites 270 & 280 can be combined for a 4,674 SF block.

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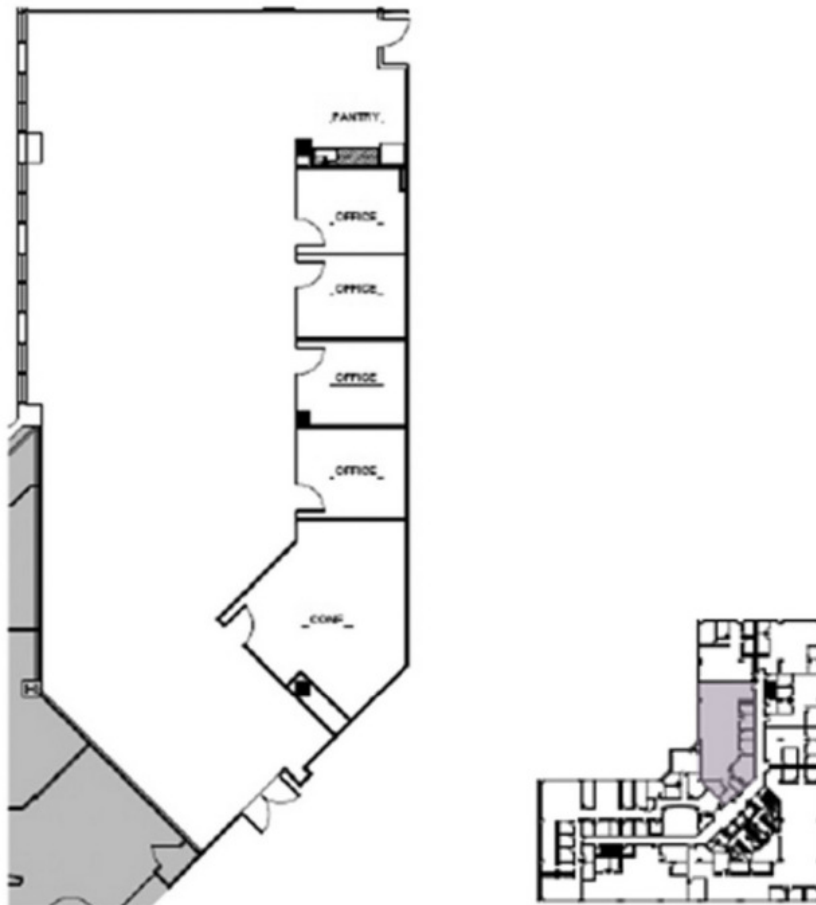
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Suite 305

4,188 SF



Suite	Size	Description
■ Suite 305	4,188 SF	Available Immediately.

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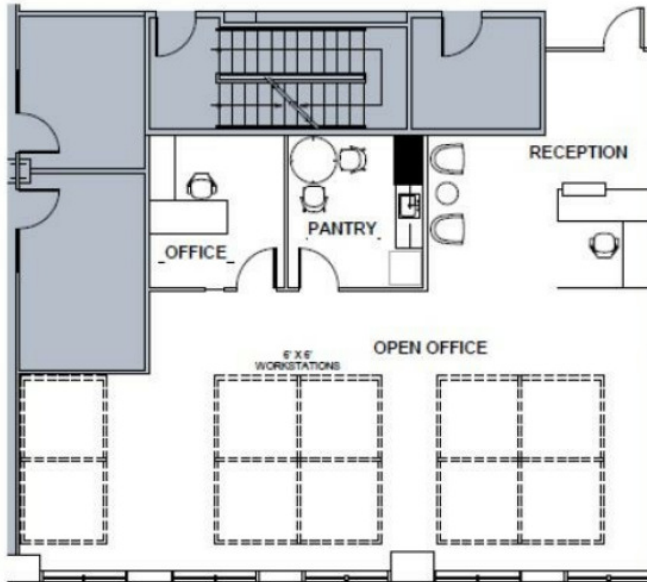
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Suite 360

1,852 SF



*ALL FURNITURE SHOWN IN PLAN IS FOR REFERENCE ONLY

Suite	Size	Description
Suite 360	1,852 SF	Available November 1, 2026.

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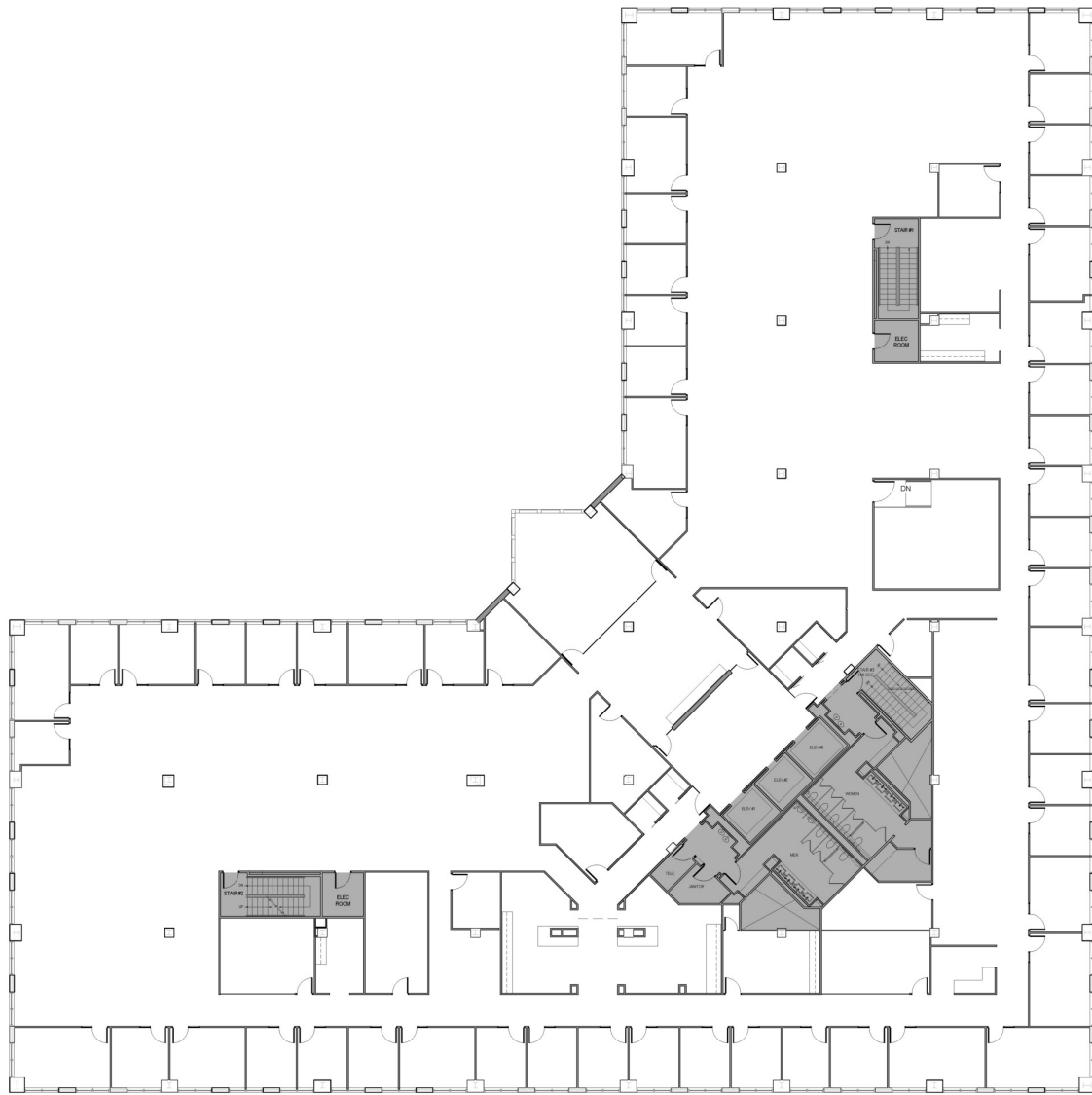
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Suite 400

32,402 SF



Suite	Size	Description
Suite 400	32,402 SF	Available September 1, 2026

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Nearby Amenities

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Rio Shopping & Dining

- ESTONIA RESTAURANT
- CAVE'S KITCHEN
- MUSE
- south moon under
- WHITE HOUSE BLACK MARKET
- AMC Dine-In Theatres
- BARNES & NOBLE
- CINNABON
- COPPER CANYON
- KUNG FU TEA
- TARGET
- KOHL'S
- DICK'S SPORTS GOODS
- CHIPOTLE MEXICAN GRILL
- SILVER Diner
- BURGERFI
- True Food Kitchen
- Poki DC
- Nando's PERUVIAN CHICKEN
- ANN TAYLOR LOFT
- Yard House
- POTBELLY

- The Melting Pot FONDUE RESTAURANT
- FIVE GUYS BURGERS and FRIES
- NORDSTROM RACK
- FIREHOUSE SUBS FOUNDED BY FIREMEN
- MOM'S Organic Market
- SAFeway
- DUNKIN' DONUTS

Downtown Crown

- Harris Teeter
- Starbucks
- CLUB PILATES
- FLOYD'S
- LA FITNESS
- lululemon
- SEPHORA
- mezeh
- La Madeleine COUNTRY FRENCH CAFE
- Michèle
- &pizza
- sweetgreen

- Panera
- Krispy Kreme
- Starbucks
- DUNKIN' DONUTS
- SUBWAY
- SAFeway
- TRADER JOE'S
- tropical SMOOTHIE CAFE
- QUICKWAY JAPANESE Hibachi

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