

**THE GROVE 270
9201 CORPORATE
BLVD**

Office For Lease

2,260 - 7,801 SF



Leasing Information:
301.304.8300

Paul "Rocky" Kern **Richard Coppola**
301.304.8399 301.304.8405
pkern@lpc.com rcoppola@lpc.com

Lincoln

1101 Wootton Pkwy
Suite 410
Rockville, MD 20854

www.lpc.com

9201 CORPORATE BLVD

9201 Corporate Blvd | Rockville, MD 20850

Office For Lease

2,260 - 7,801 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

Availabilities

SF

Date Available

Suite 100	6,215 SF	Immediately
Suite 120	4,249 SF	Immediately
Suite 130	7,801 SF	Immediately
Suite 150	4,175 SF	Immediately
Suite 200	5,198 SF	Immediately
Suite 210	7,231 SF	Immediately
Suite 220	4,750 SF	Immediately
Suite 260	2,260 SF	Immediately
Suite 270	2,892 SF	Immediately
Suite 300	5,180 SF	Immediately
Suite 340	2,311 SF	Immediately
Suite 380	3,000 SF	Immediately
Suite 400	7,480 SF	Immediately
Suite 430	2,643 SF	Immediately
Suite 450	5,016 SF	Immediately
Suite 480	3,661 SF	Immediately

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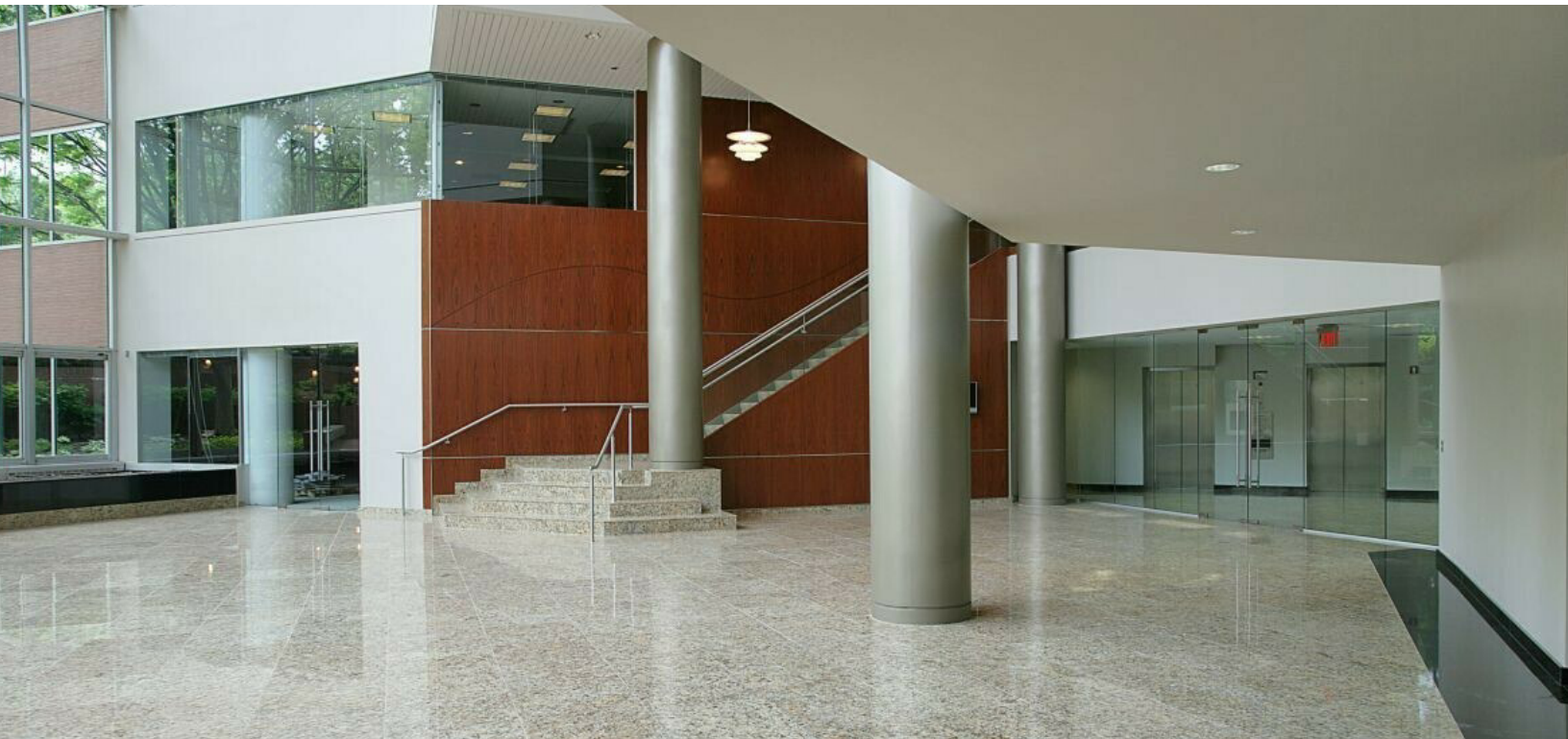
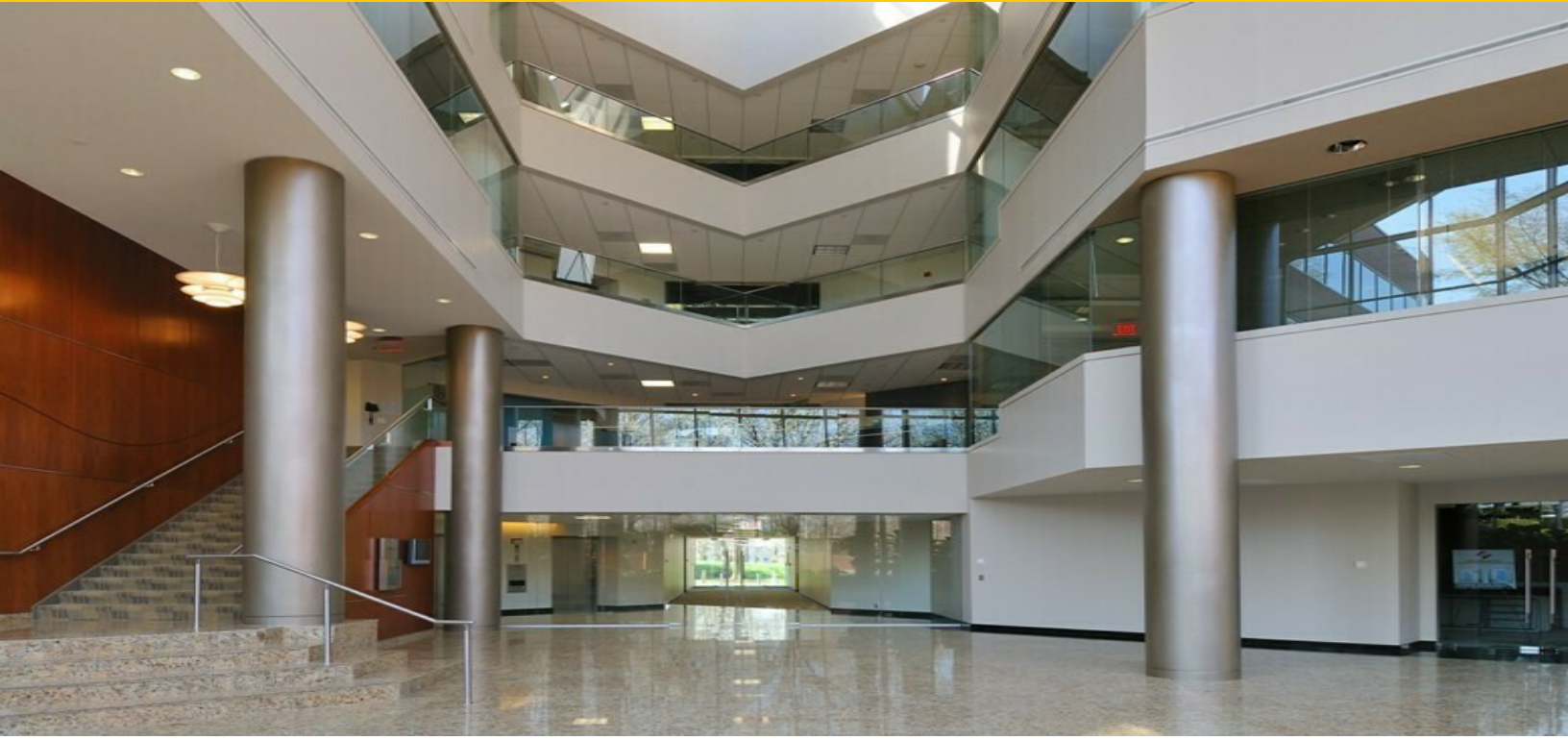
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Property Photos

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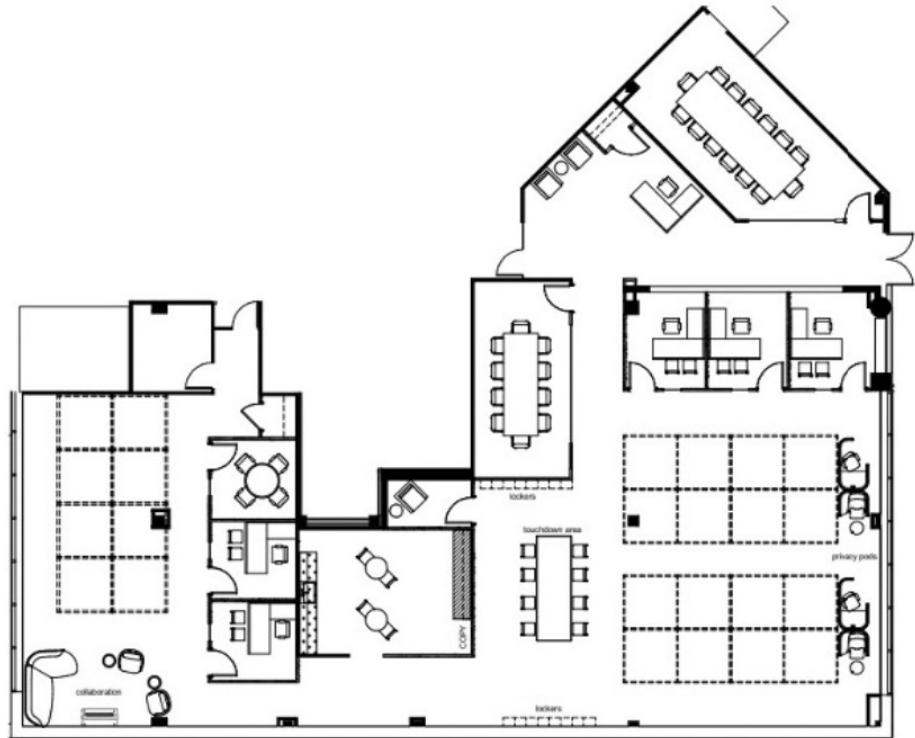
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Suite 100

6,215 SF



Suite	Size	Description
■ Suite 100	6,215 SF	Available Immediately

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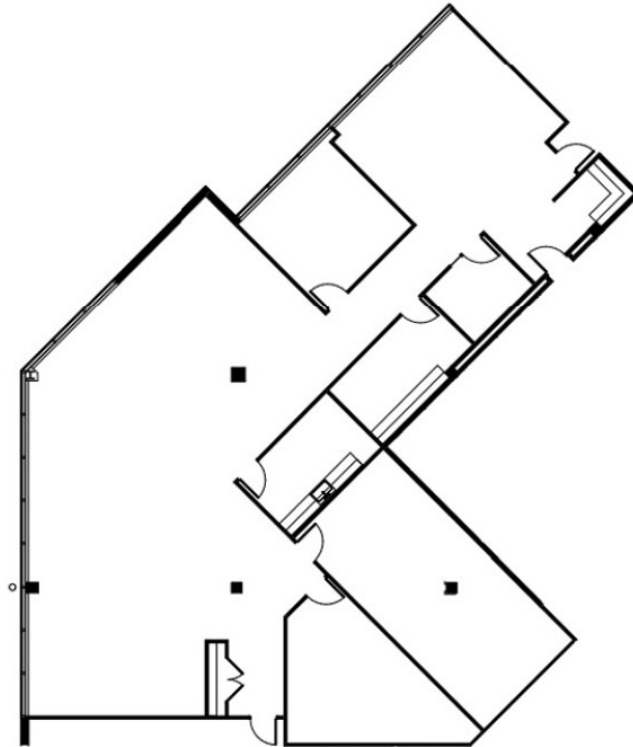
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Suite 120

4,249 SF



Suite	Size	Description
■ Suite 120	4,249 SF	Available Immediately

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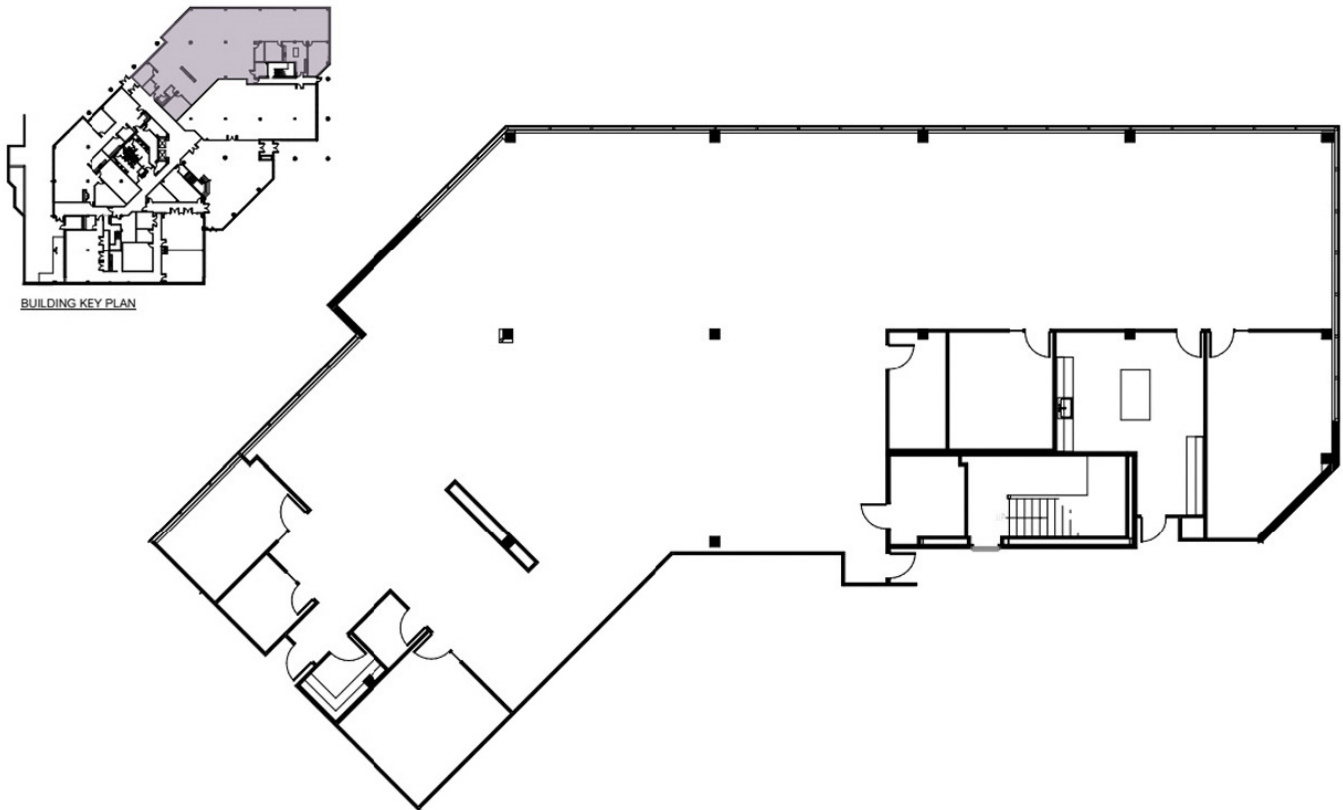
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Suite 130

7,801 SF



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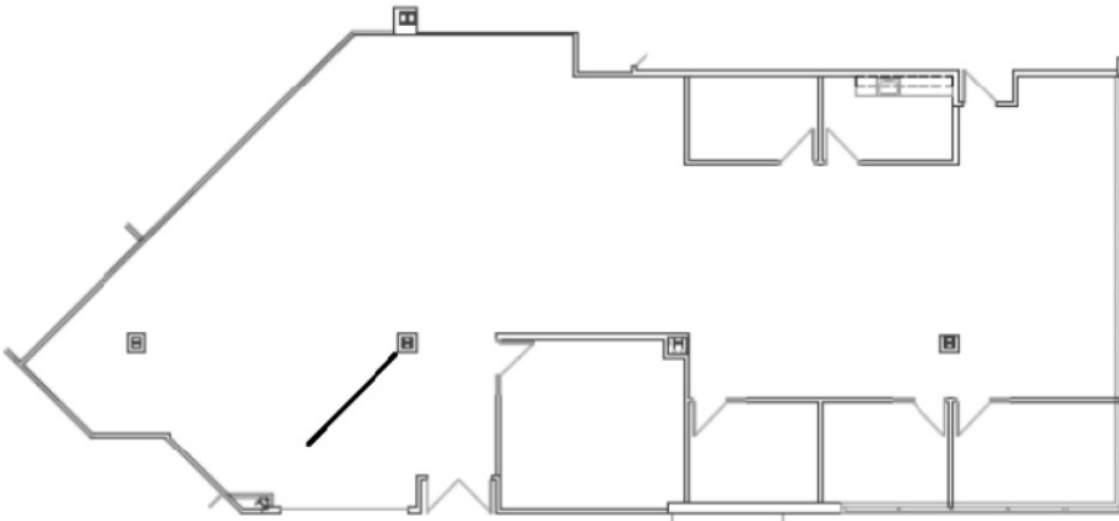
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Suite 150

4,175 SF



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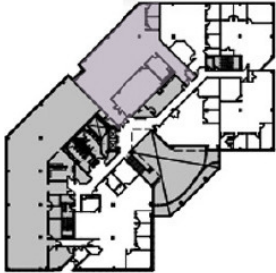
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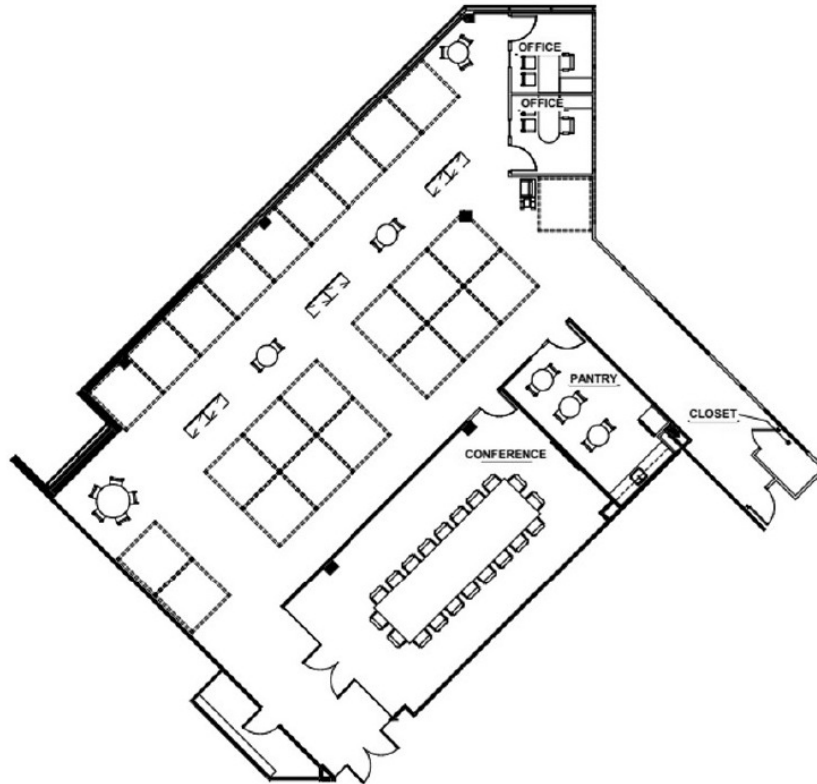
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Suite 200

5,198 SF



BUILDING KEY PLAN



Suite	Size	Description
■ Suite 200	5,198 SF	Available Immediately

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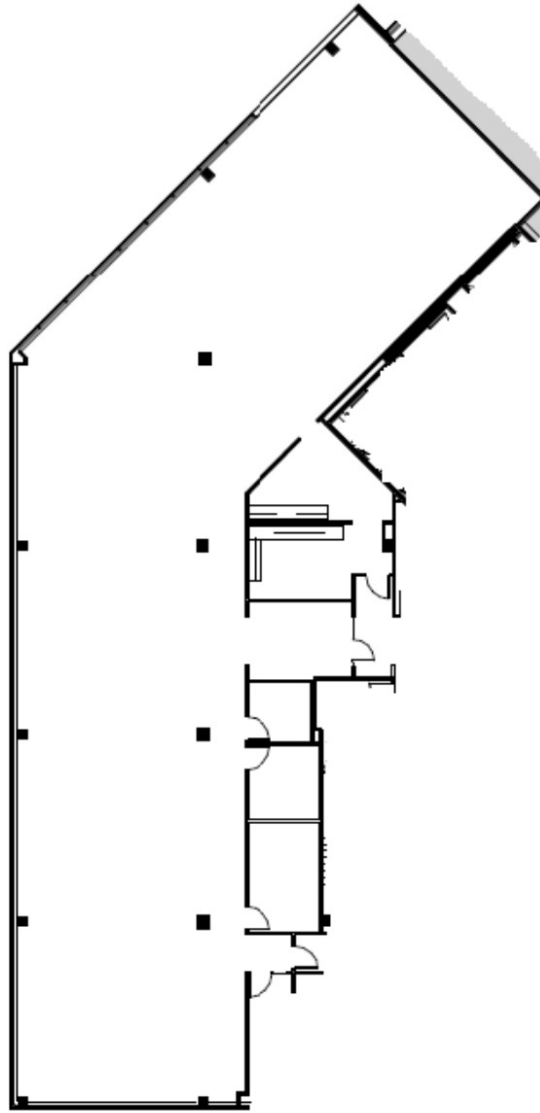
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Suite 210

7,231 SF



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■ Suite 210	7,231 SF	Available Immediately

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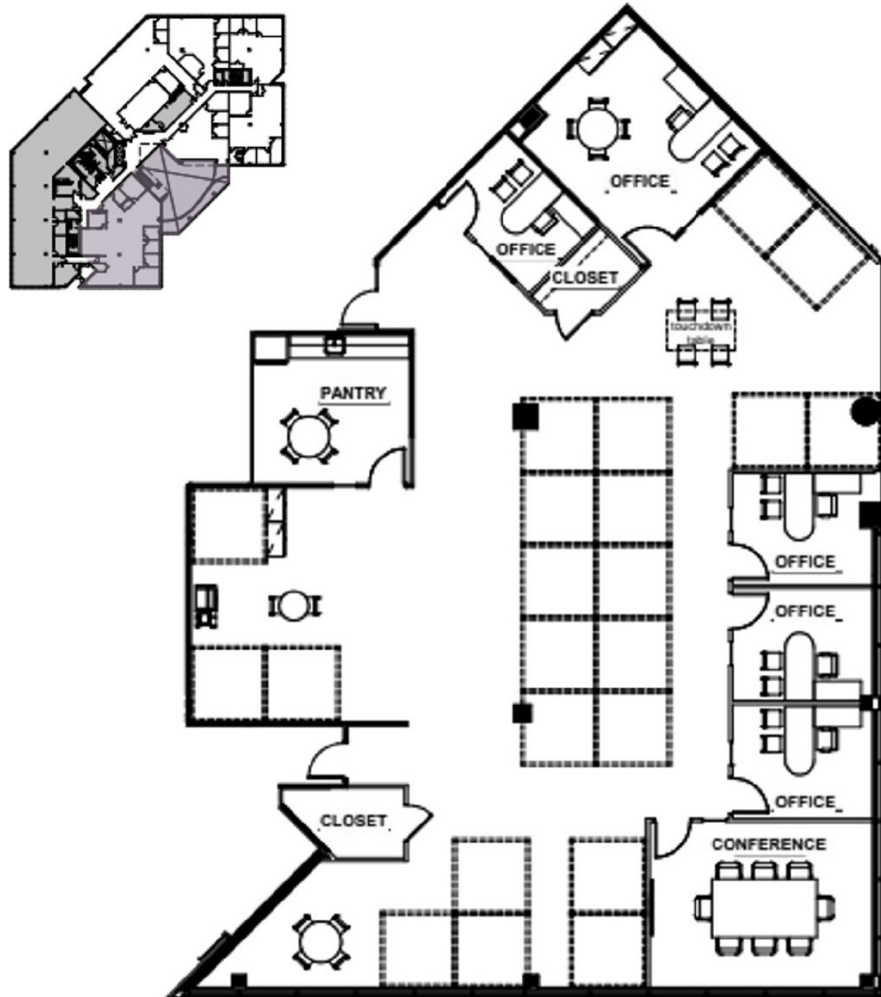
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Suite 220

4,750 SF



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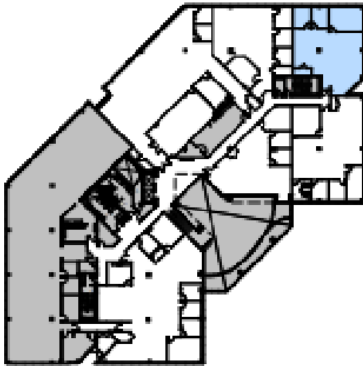
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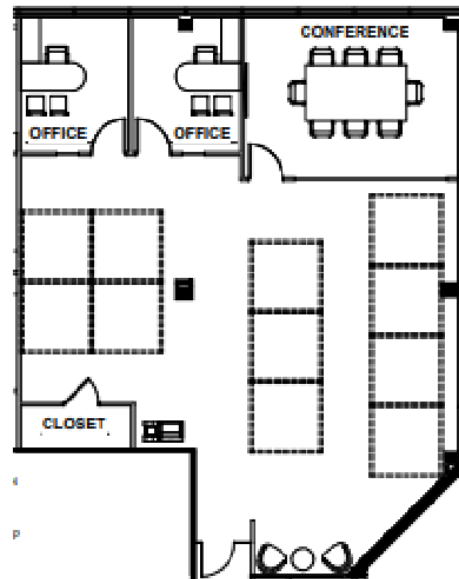
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Suite 260

2,260 SF



BUILDING KEY PLAN



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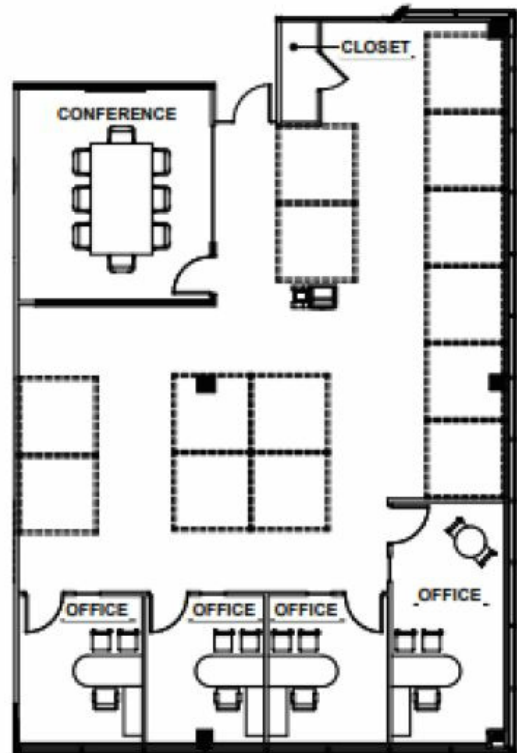
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Suite 270

2,892 SF



BUILDING KEY PLAN



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Suite 270	2,892 SF	Available immediately.

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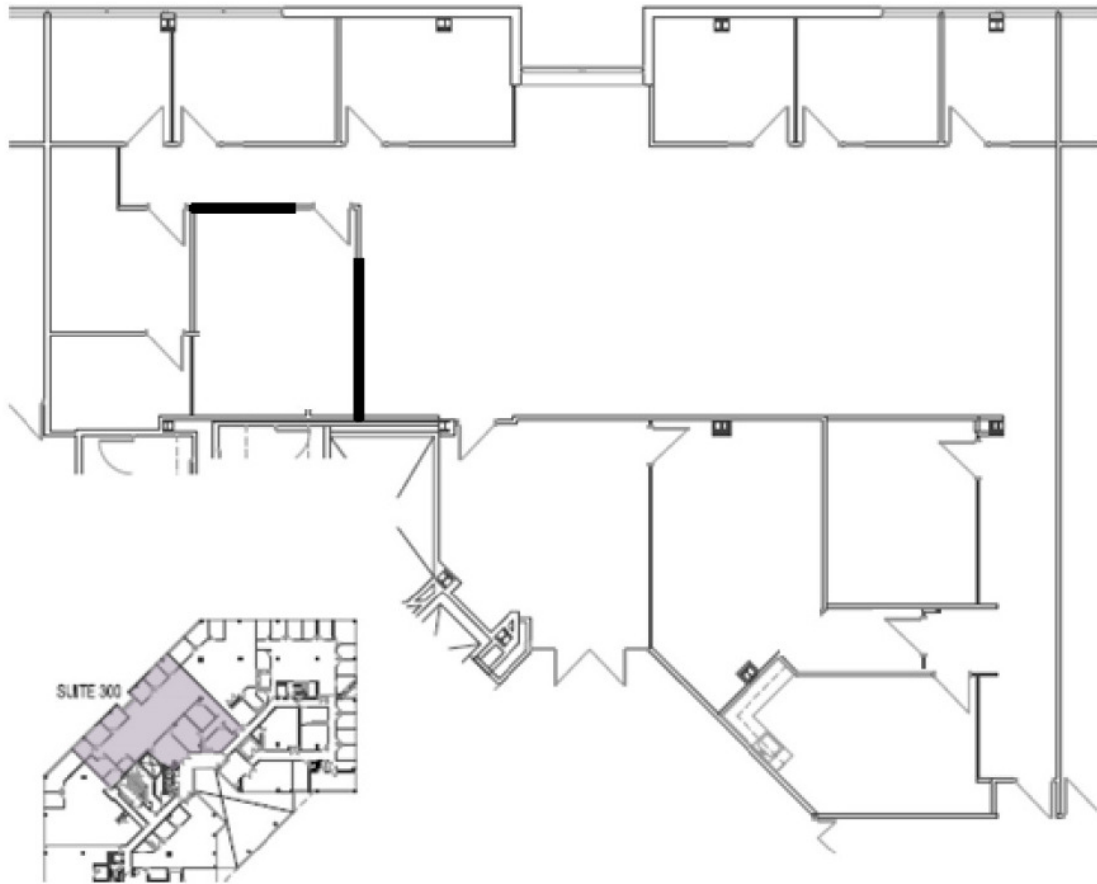
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Suite 300

5,180 SF



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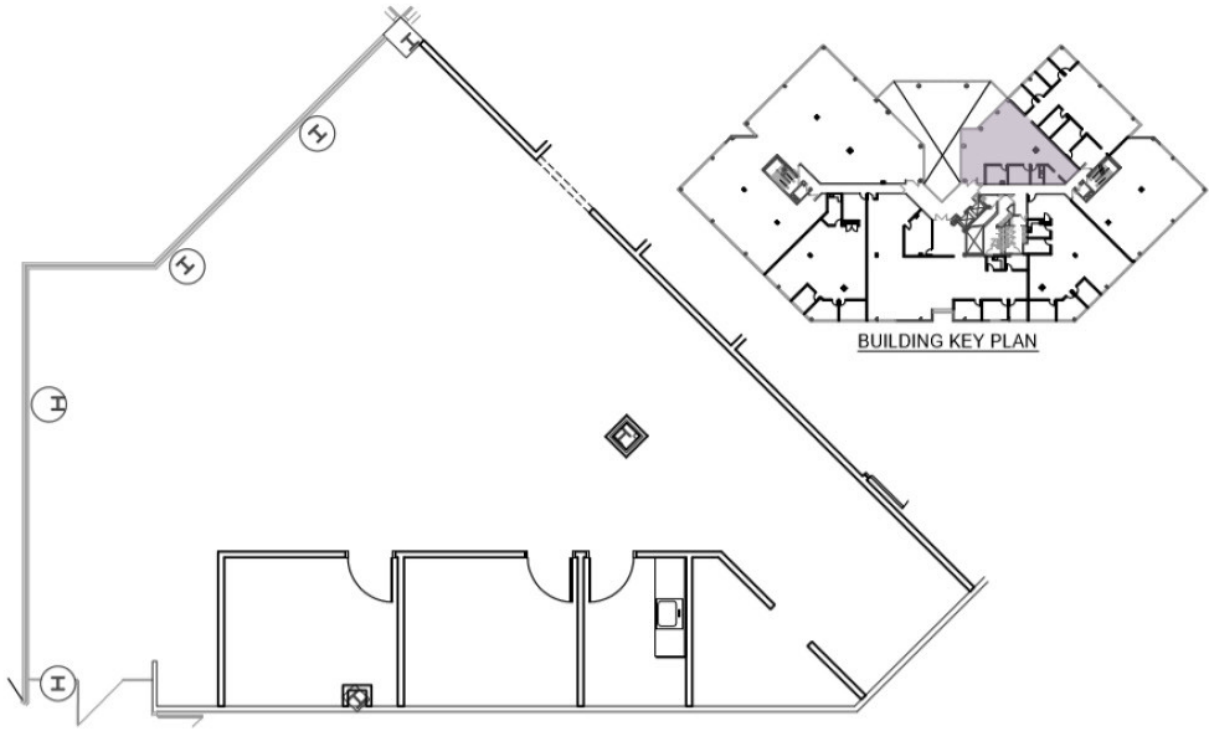
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Suite 340

2,311 SF



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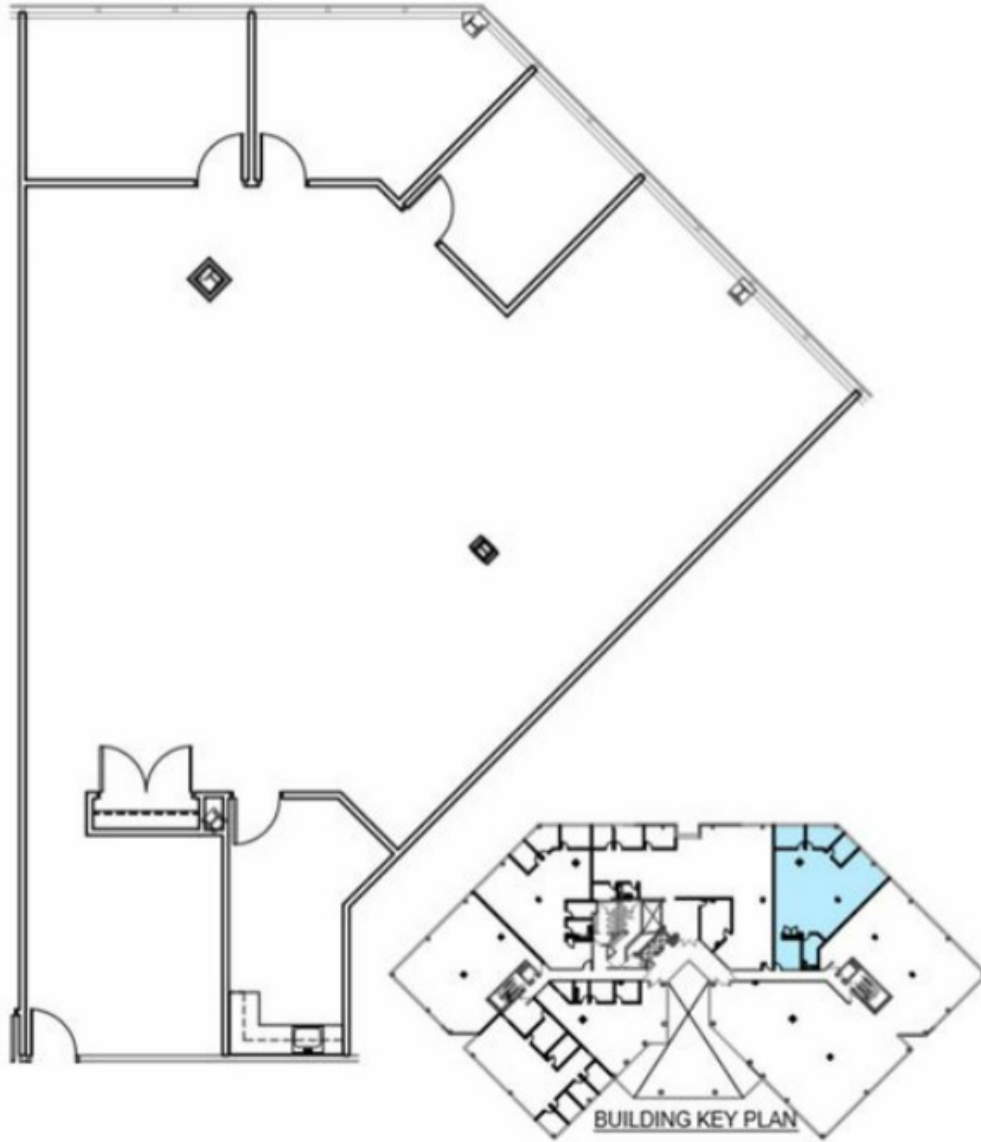
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Suite 380

3,000 SF



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Suite 400

7,480 SF



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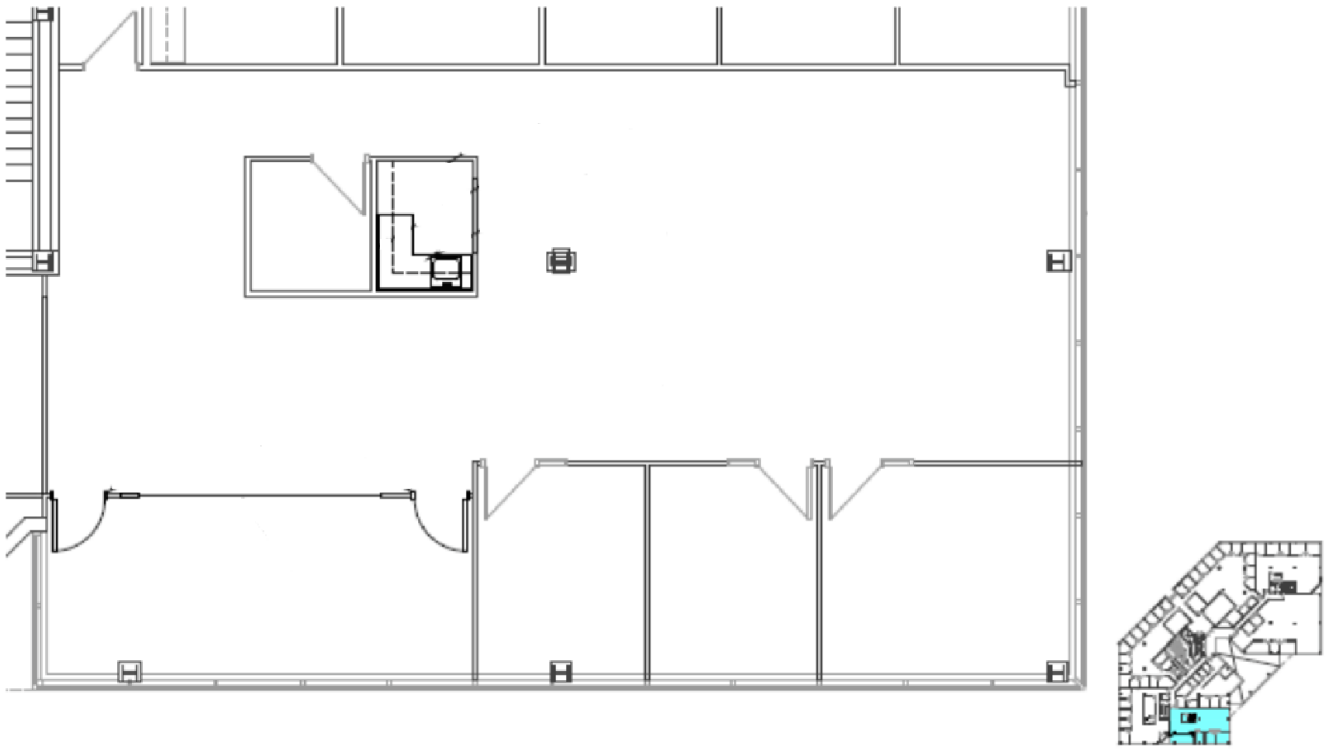
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Suite 430

2,643 SF



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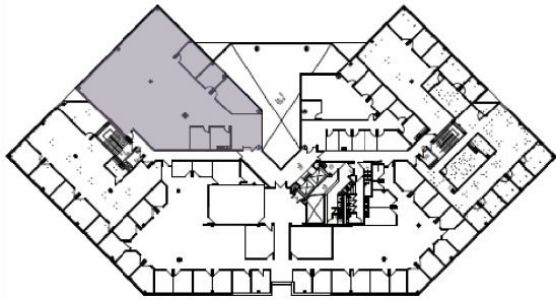
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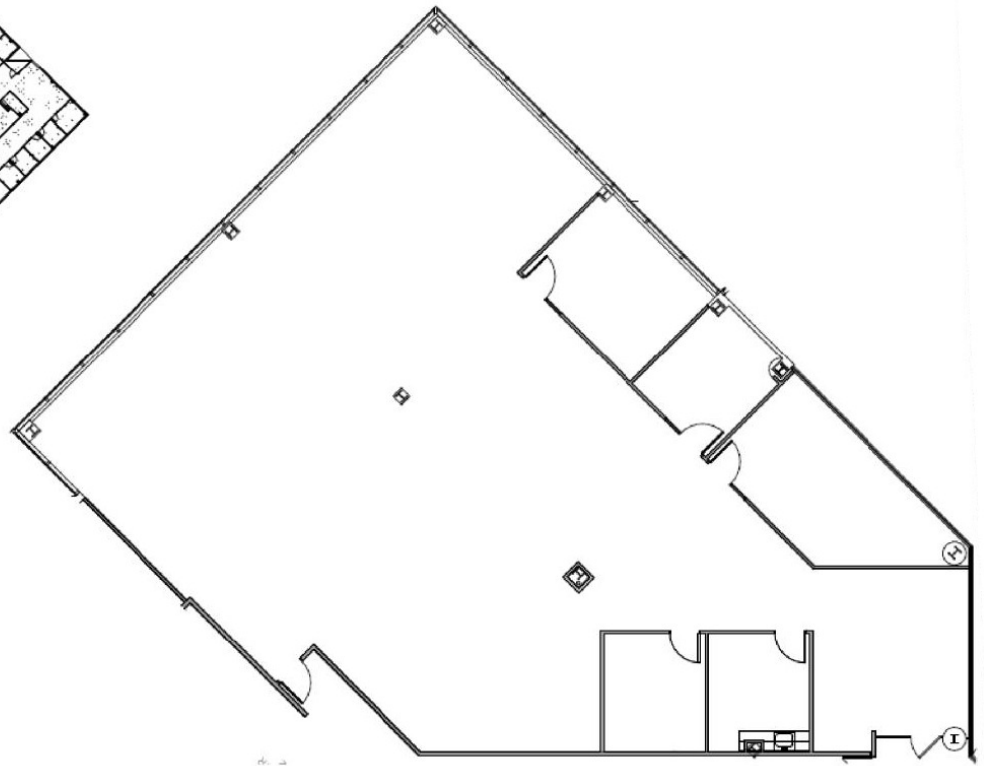
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Suite 450

5,016 SF



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Suite 480

3,661 SF



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Nearby Amenities

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Rio Shopping & Dining

- Nando's, Copper Canyon, True Food Kitchen, Barnes & Noble, Yard House, EMPLOYER'S RESTAURANT
- Silver Diner, Poki DC, BURGERFI, POTBELLY, TARGET, LIGHTHOUSE RESTAURANT
- SAVES MASTER, MUSE, south moon under, WHITE HOUSE BLACK MARKET, AMC Dine-In Theatres, CINNABON
- KUNG FU TEA, KOHL'S, DICK'S, ANN TAYLOR, LOFT

- The Melting Pot FONDUE RESTAURANT, FIVE GUYS BURGERS and FRIES
- NORDSTROM RACK
- FIREHOUSE SUBS, MOM'S Organic Market
- SAFEWAY, DUNKIN' DONUTS

Downtown Crown

- Harris Teeter, Starbucks, CLUB PILATES, FLOYD'S RESTAURANT
- LA FITNESS, lululemon, SEPHORA
- mezeh, la Madeleine COUNTRY FRENCH CAFE, Aris Nino
- &pizza, sweetgreen

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

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