

RESEARCH  WEST





Research West

2400 & 2440 Research Boulevard

Research West comprises two buildings totaling 245,000 square feet in Rockville, Maryland.

The location offers easy access to Interstate 270 and the ICC and a wide variety of nearby restaurants and retail amenities at Falls Grove Village Center, RIO Washingtonian and Downtown Crown.



245k
RSF



5
STORIES



4/1000
PARKING



2
BUILDINGS

Unique Amenities

The properties have undergone substantial modern renovations including updated lobbies with high-end coffee service and micromarket, as well as a brand new fitness center, conference center and game room.



TENANT LOUNGE



BARISTA SERVICE



CONFERENCE CENTER



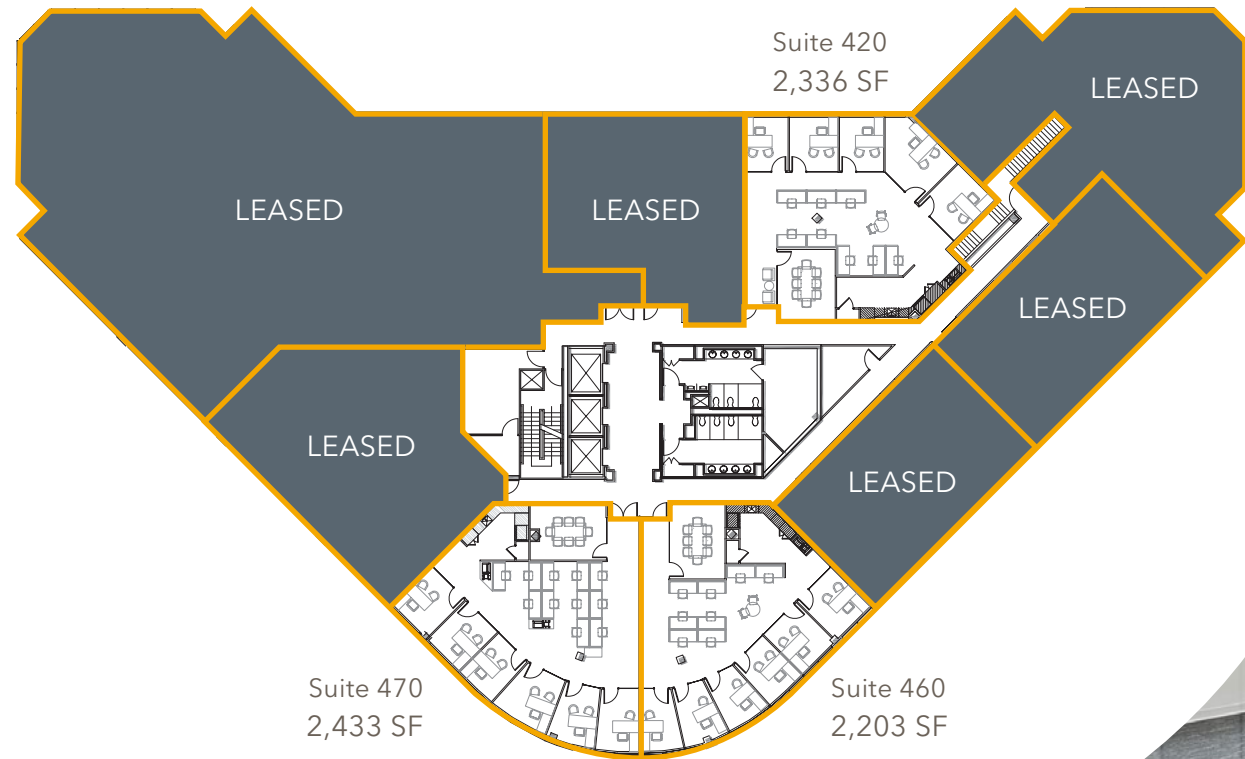
INTERIOR FINISHES

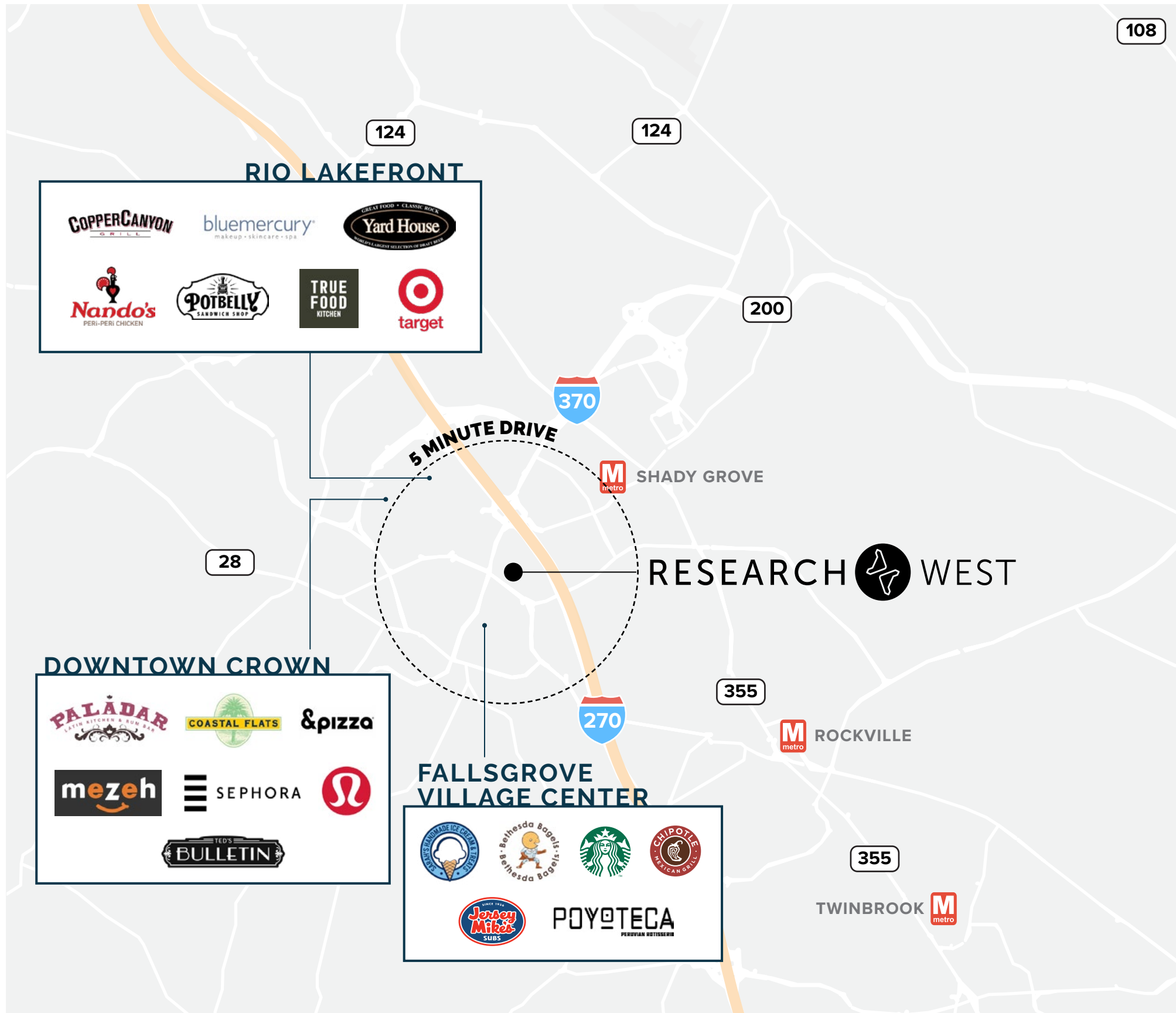


FITNESS CENTER

Flexible Spec Suites

Whether you opt for a single suite as is or wish to combine multiple spaces, the decision is entirely yours. The 4th Floor Spec Suite Program is designed to cater to your unique needs and preferences, ensuring smooth adaptability to match your requirements.






Unparalleled Access

At Research West, your vibrant office hub thrives in the heart of the bustling I-270 corridor. Here, tenants enjoy easy access to a variety of restaurants and retail venues. Just a 5-minute drive away, three bustling shopping centers offer over 100 dining and retail options.

 **3 MIN**
to I-270

 **3 MIN**
to Fallsgrove
Village Center

 **8 MIN**
to Shady
Grove Metro

5 MIN
to Rio
Lakefront

6 MIN
to Downtown
Crown

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FOR MORE LEASING INFORMATION

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EXCLUSIVE LEASING BY

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