

THE GROVE 270
9200 CORPORATE
BLVD

Office For Lease

1,107 - 4,962 SF



Leasing Information:
301.304.8300

Paul "Rocky" Kern **Richard Coppola**
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Lincoln

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Rockville, MD 20854

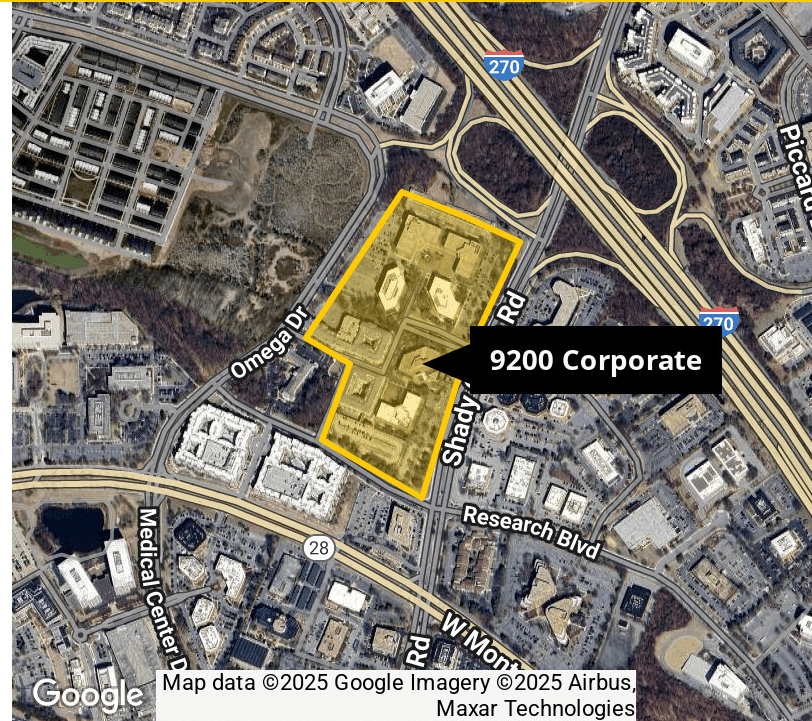
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9200 CORPORATE BLVD - THE GROVE 270

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1,107 - 4,962 SF

9200 Corporate Boulevard | Rockville, MD 20850



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 9200 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 100	4,155 SF	Immediately
Suite 140	1,107 SF	Immediately
Suite 143	1,646 SF	Immediately
Suite 230	4,789 SF	Immediately
Suite 375	3,605 SF	Immediately
Suite 460	4,313 SF	Immediately
Suite 470	4,962 SF	Immediately

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Property Amenities

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Suite 100
4,155 SF

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Suite	Size	Description
■ Suite 100	4,155 SF	Available Immediately

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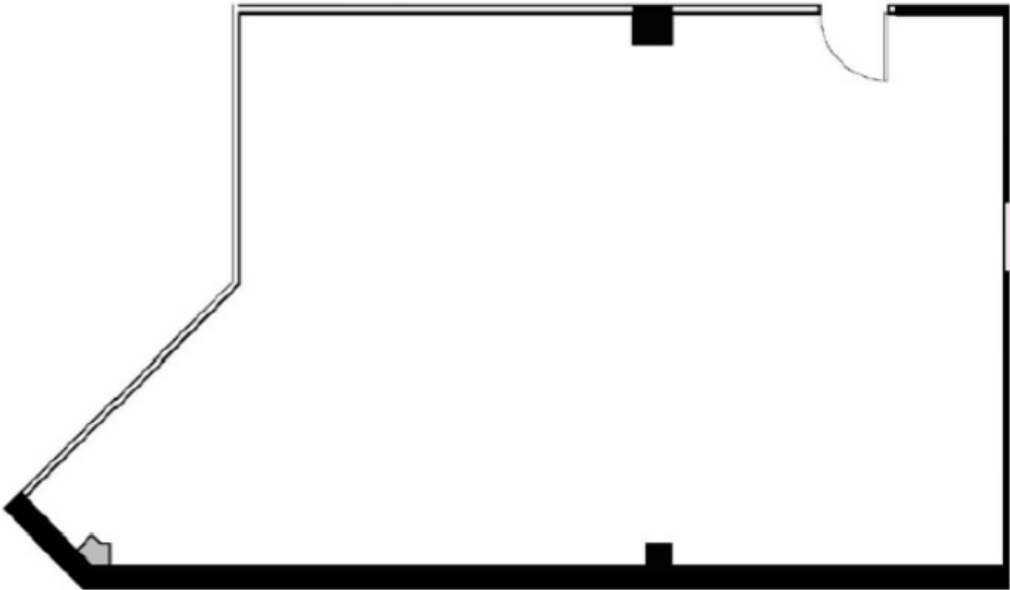
9200 CORPORATE BLVD - THE GROVE 270

Suite 140
1,107 SF

9200 Corporate Boulevard | Rockville, MD 20850



BUILDING LEGEND



Suite	Size	Description
Suite 140	1,107 SF	Available immediately.

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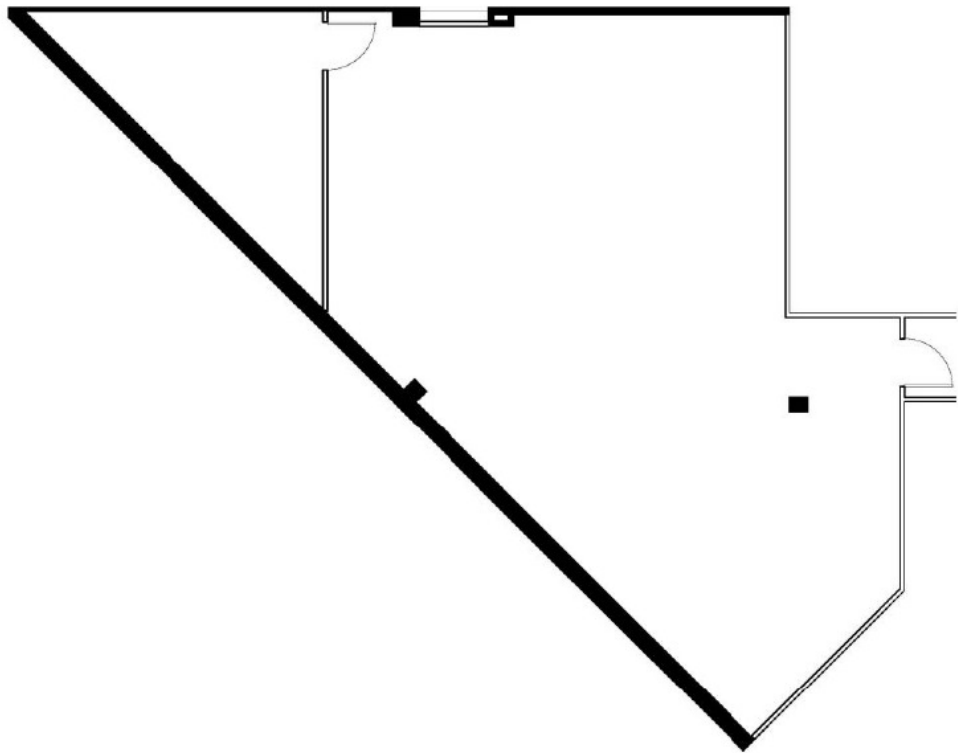
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Suite 143

1,646 SF



BUILDING LEGEND



Suite	Size	Description
■ Suite 143	1,646 SF	Available Immediately

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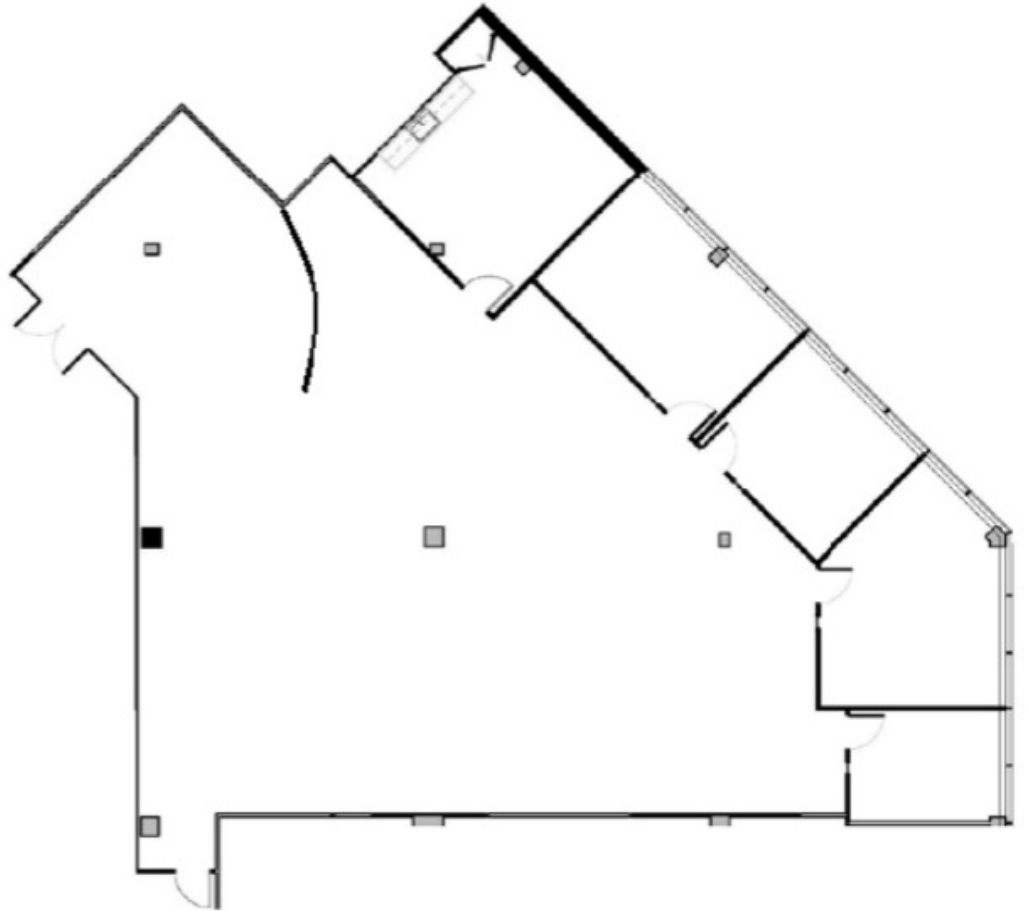
9200 CORPORATE BLVD - THE GROVE 270

Suite 230
4,789 SF

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BUILDING LEGEND



Suite	Size	Description
■ Suite 230	4,789 SF	Available Immediately

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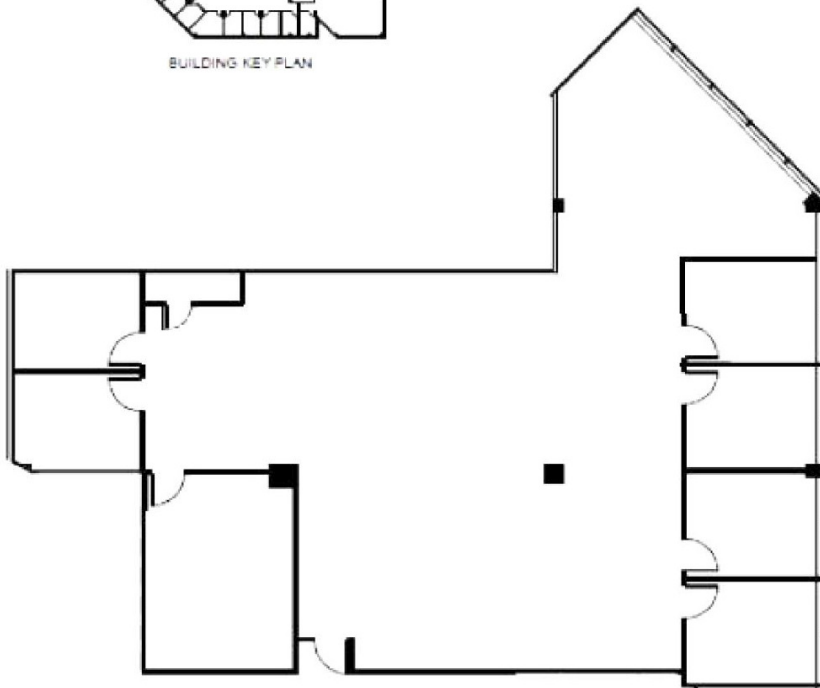
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Suite 375
3,605 SF

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BUILDING KEY PLAN



Suite	Size	Description
■ Suite 375	3,605 SF	Available Immediately

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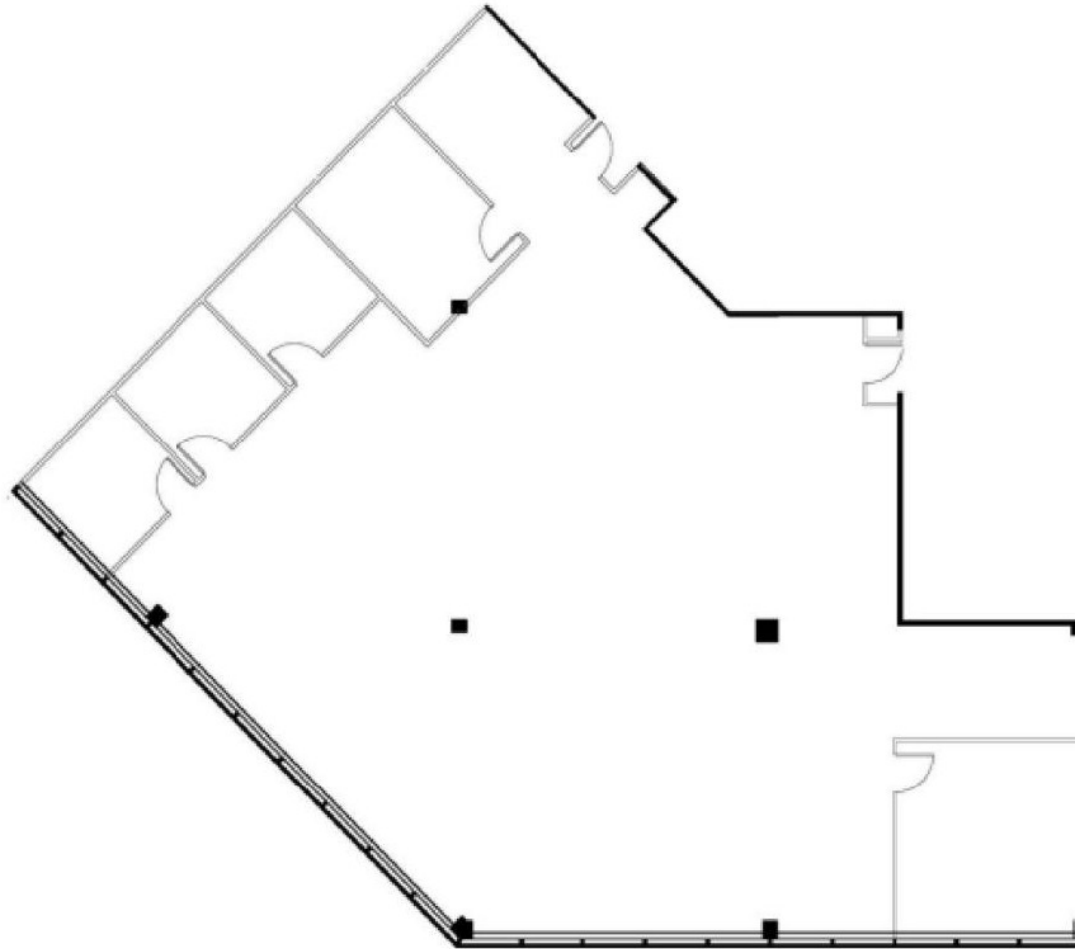
9200 CORPORATE BLVD - THE GROVE 270

Suite 460
4,313 SF

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BUILDING LEGEND



Suite	Size	Description
■ Suite 460	4,313 SF	Available Immediately. Suites 460 & 470 can be combined for a 9,275 SF block.

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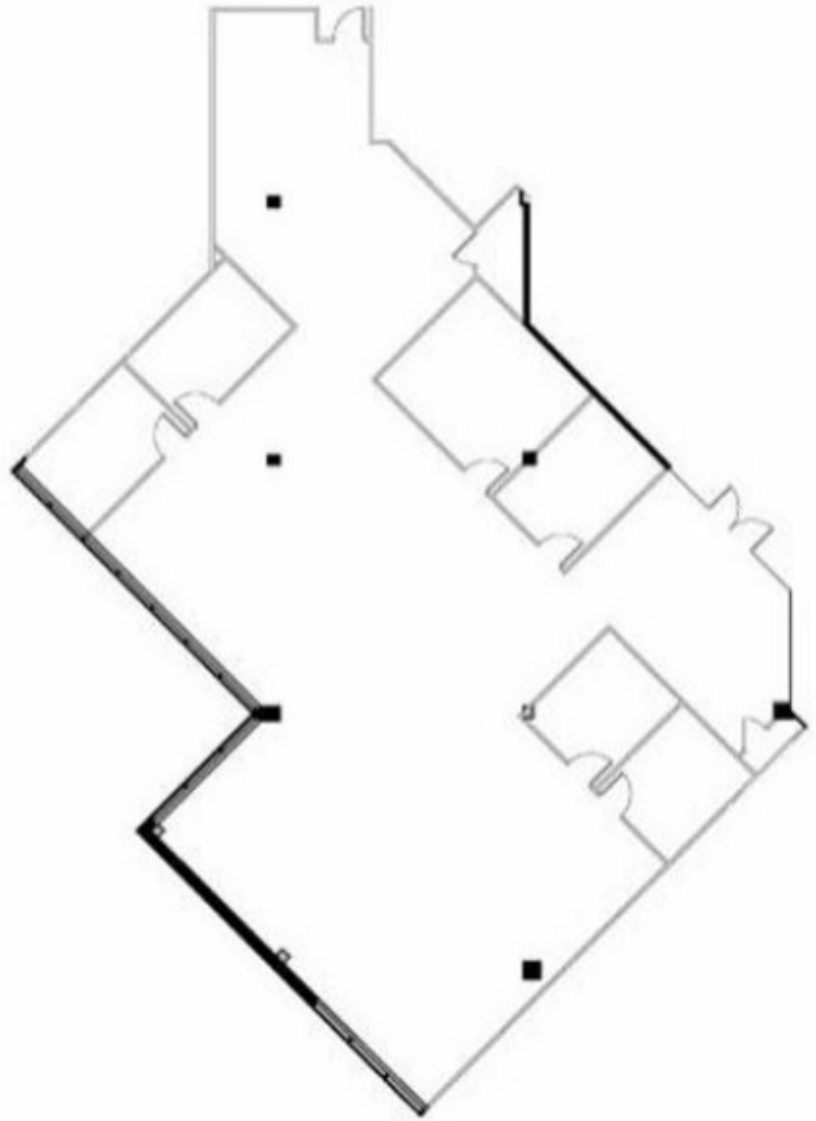
9200 CORPORATE BLVD - THE GROVE 270

Suite 470
4,962 SF

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BUILDING LEGEND



Suite	Size	Description
Suite 470	4,962 SF	Available Immediately. Suites 460 & 470 can be combined for a 9,275 SF block.

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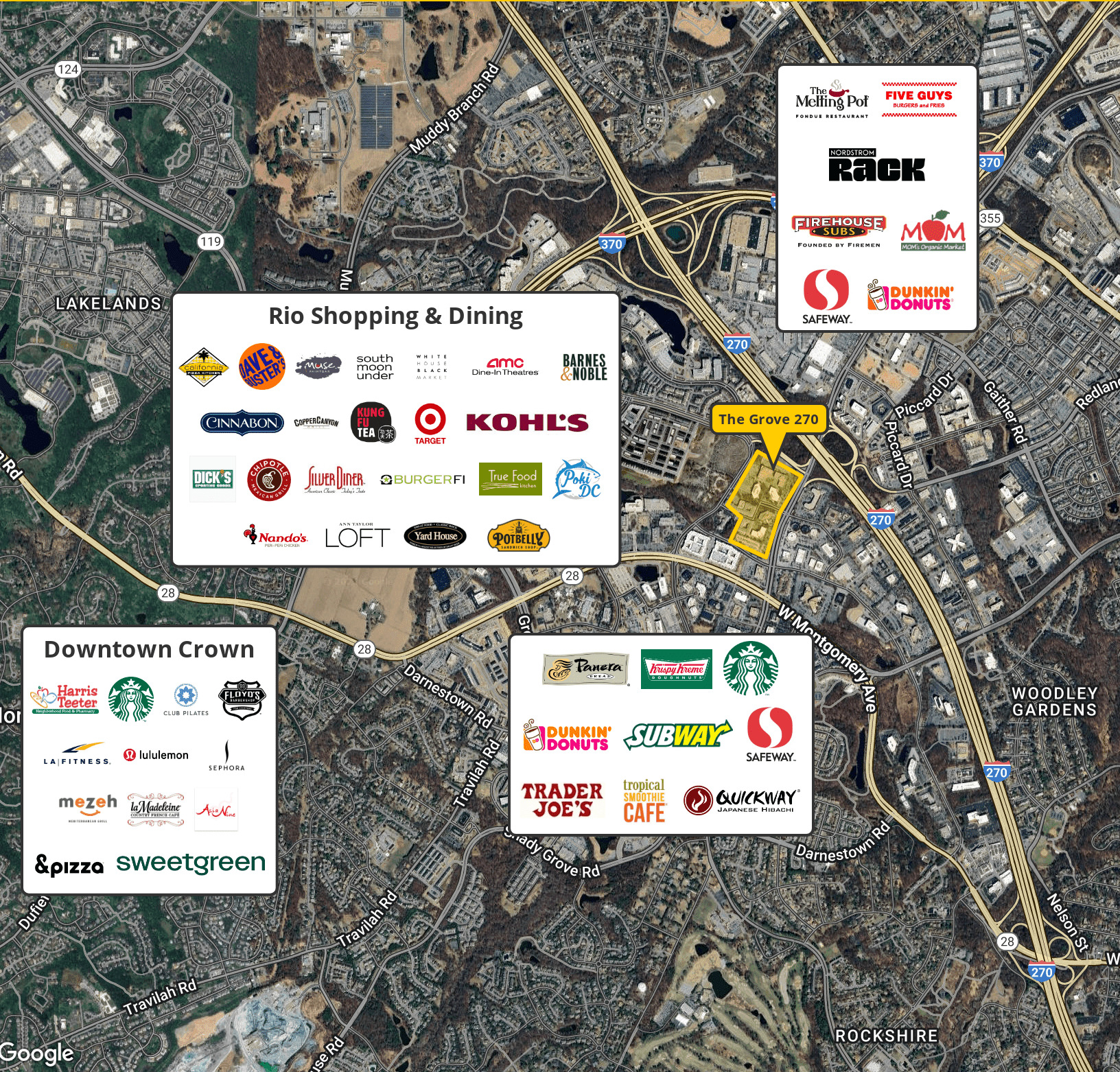
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Nearby Amenities

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Rio Shopping & Dining

- AMC Dine-In Theatres
- BARNES & NOBLE
- White House Black Market
- South Moon Under
- MUSE
- LAVERNE & WALTER
- COFFEEWORKS
- AMC
- Target
- KOHL'S
- True Food Kitchen
- Poki DC
- BURGERFI
- Silver Diner
- DICK'S
- AMERICAN POTTERY
- ANN TAYLOR
- LOFT
- Yard House
- POTBELLY
- Nando's
- CINNABON
- COPPERCANYON
- KUNG FU TEA

- 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
- Acia Nova
- &pizza
- sweetgreen

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

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