



**12300 TWINBROOK PARKWAY
ROCKVILLE, MD**

LEASING INFORMATION: 301.304.8300

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Lincoln

TWINBROOK METRO PLAZA

12300 TWINBROOK PARKWAY | ROCKVILLE, MD

PROPERTY HIGHLIGHTS

- Fully Renovated: redesigned lobby, circular drive for visitor drop-off/pick-up, fitness center with locker rooms (towel service provided), conference center, and Twinbrook Town Hall
- Upgraded HVAC system
- Prime Location -- walkable Rockville Pike amenity base. Walking distance to Twinbrook Metro Station (Red Line) and surrounded by hotels, banks and retailers
- Located in the heart of Rockville Pike between North Bethesda and Rockville with easy access to I-270 and I-495
- On-site property management and engineer

PROPERTY HIGHLIGHTS





AVAILABILITIES

SF

Suite 115	2,808 SF
Suite 120	827 SF
Suite 200	6,418 SF
Suite 210	2,451 SF
Suite 215	1,580 SF
Suite 225	2,704 SF
Suite 240	640 SF
Suite 300	1,981 SF
Suite 310*	7,470 SF
Suite 330*	2,425 SF
Suite 360*	9,536 SF
Suite 420	3,172 SF
Suite 430	3,073 SF
Suite 440**	7,747 SF
Suite 460**	3,609 SF
Suite 510	10,176 SF
Suite 530	1,719 SF
Suite 610	7,290 SF

* Contiguous 19,431 SF Block

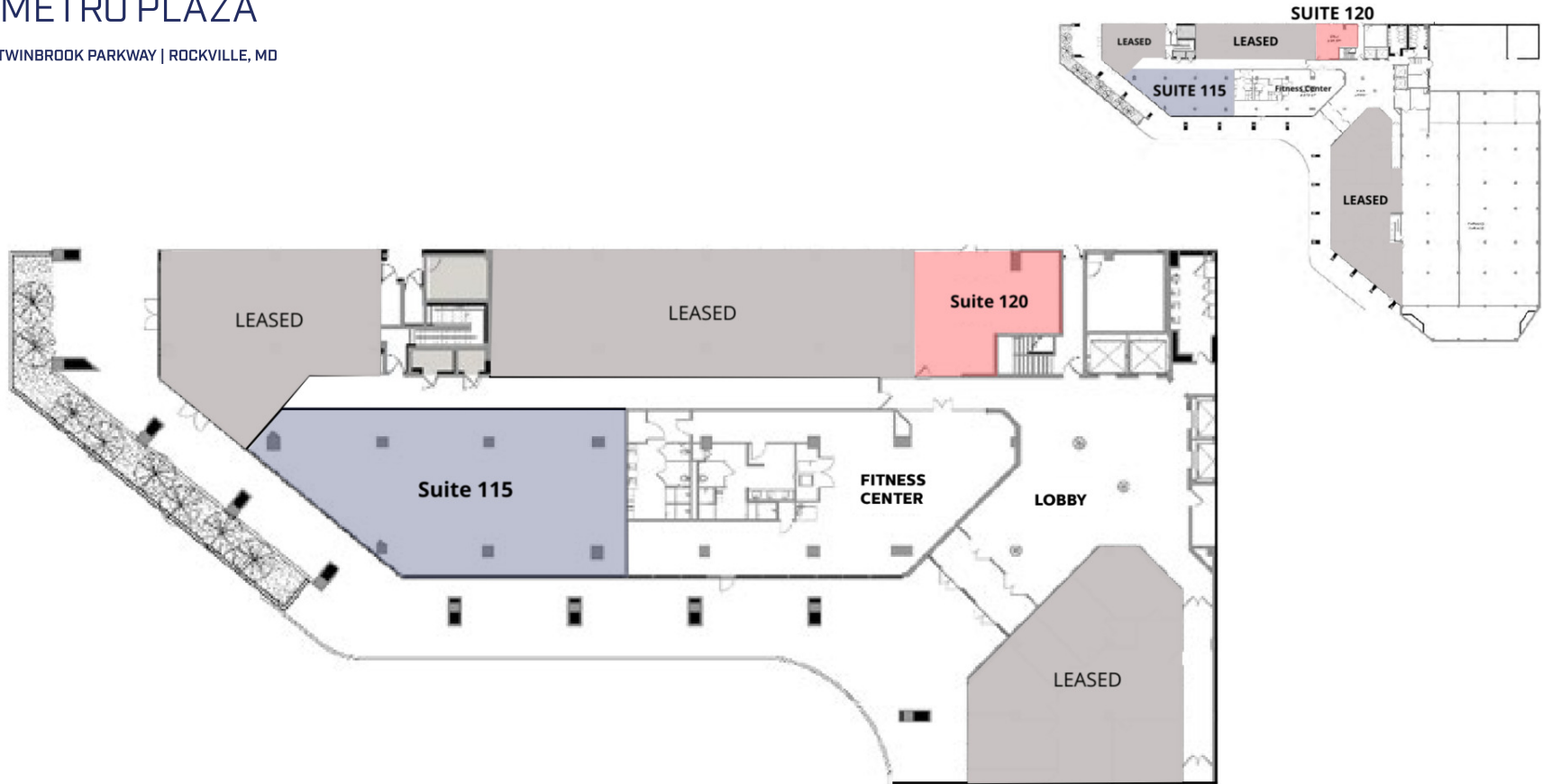
** Contiguous 11,356 SF Block

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TOWN HALL - 4TH FLOOR

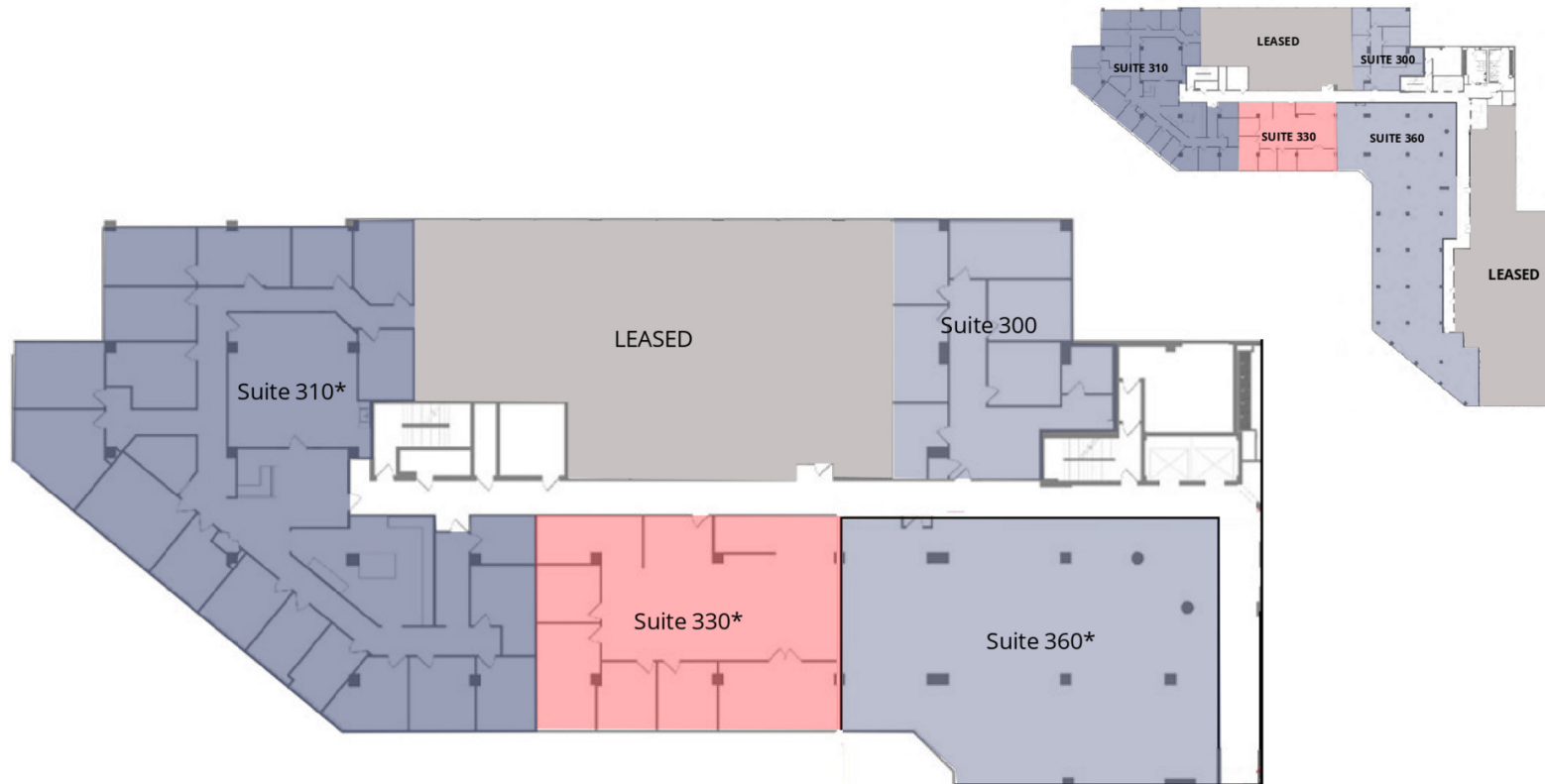




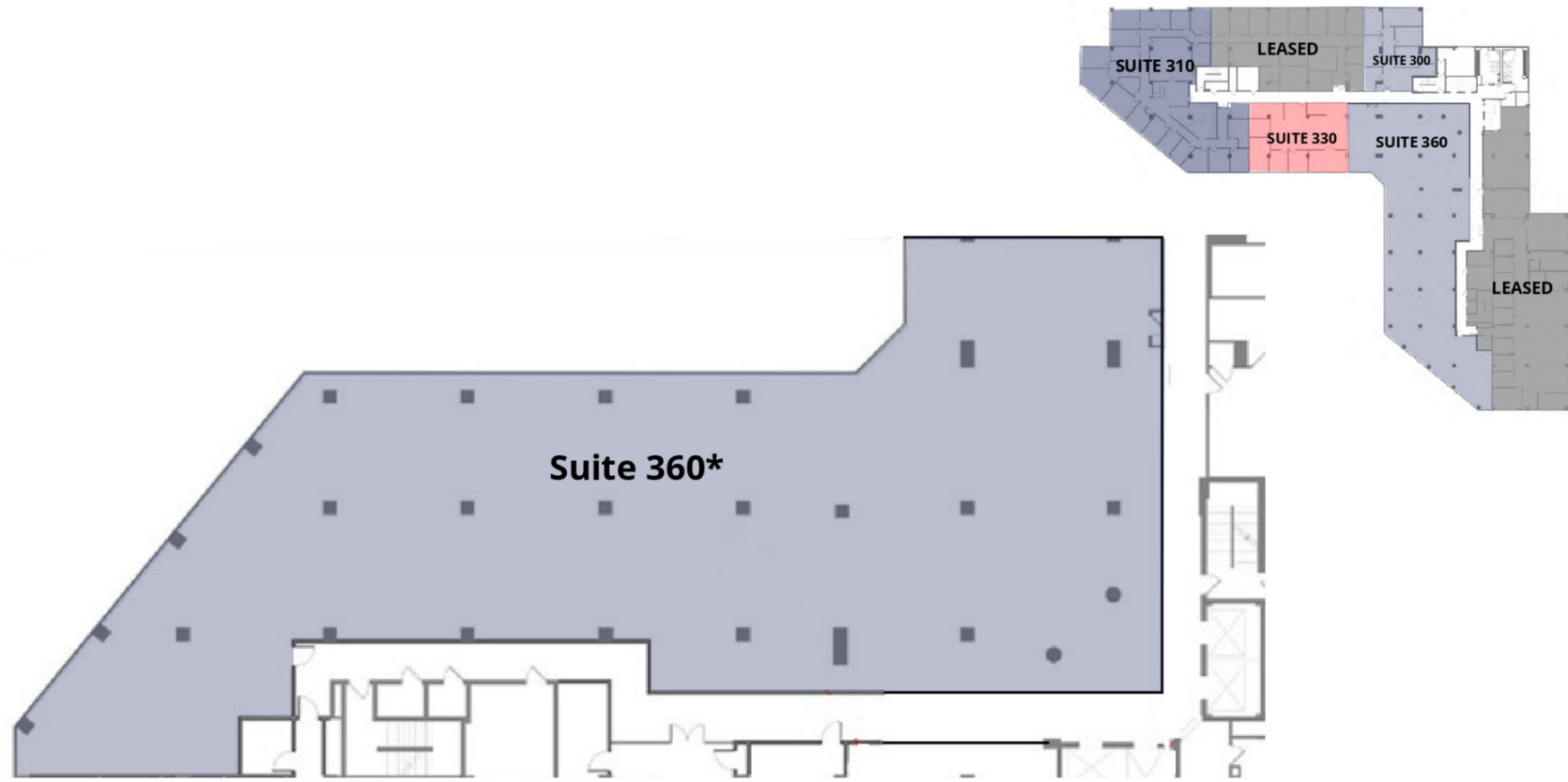
SUITE	SIZE	DESCRIPTION
■ Suite 115	2,808 SF	Shell condition, ready for build-out.
■ Suite 120	827 SF	Available Immediately



SUITE	SIZE	DESCRIPTION
■ Suite 200	6,418 SF	Suites 200 and 240 can be combined for a 7,058 SF block. Shell condition, ready for build-out.
■ Suite 210	2,451 SF	Available immediately.
■ Suite 215	1,580 SF	Suites 215 and 225 can be combined for a 4,231 SF block
■ Suite 225	2,704 SF	Suites 215 and 225 can be combined for a 4,231 SF block
■ Suite 240	640 SF	Suites 200 and 240 can be combined for a 7,058 SF block. Former conferencing facility. Available immediately.

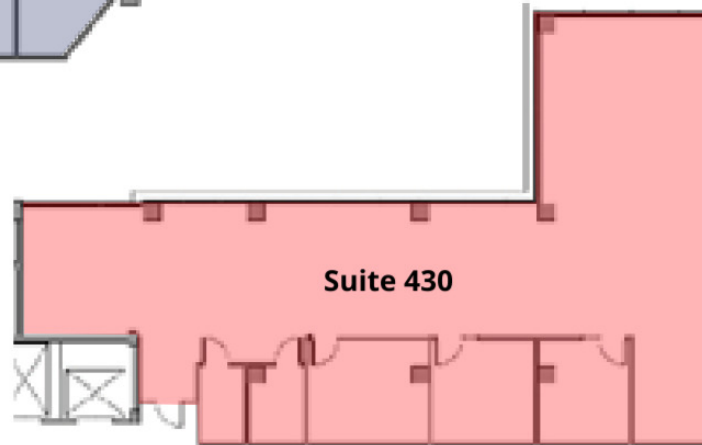
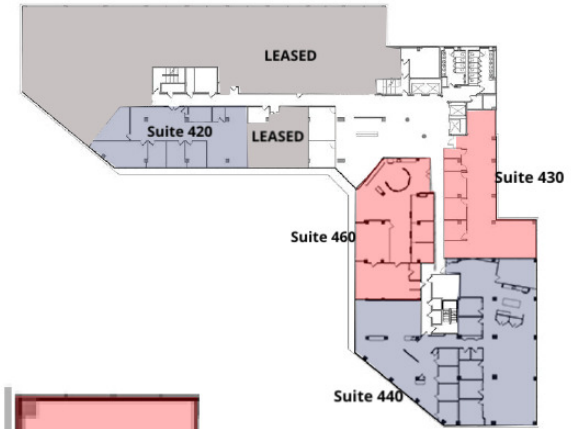
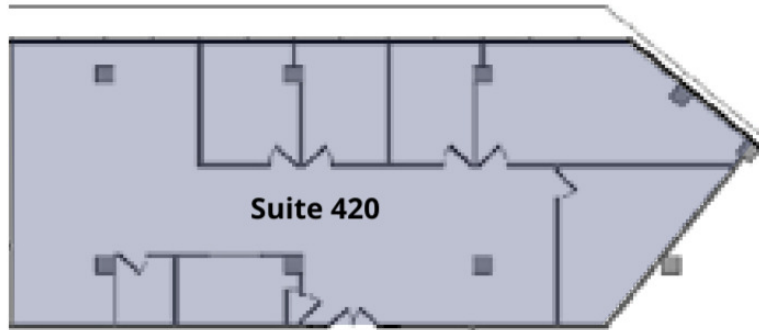


SUITE	SIZE	DESCRIPTION
■ Suite 300	1,981 SF	Available Immediately
■ Suite 310*	7,470 SF	Up to 19,431 SF Contiguous on 3rd Floor
■ Suite 330*	2,425 SF	Up to 19,431 SF Contiguous on 3rd Floor
■ Suite 360*	9,536 SF	Up to 19,431 SF Contiguous on 3rd Floor. Shell condition, ready for build-out.

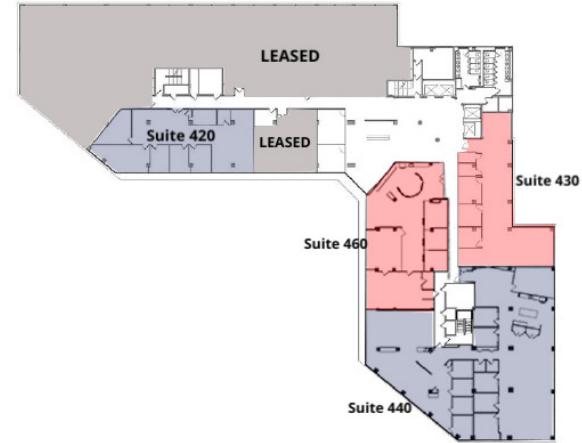
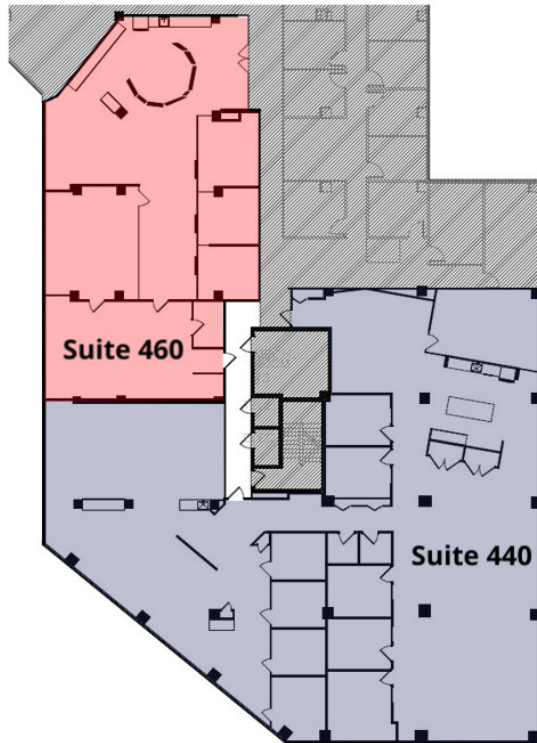


Suite 360*

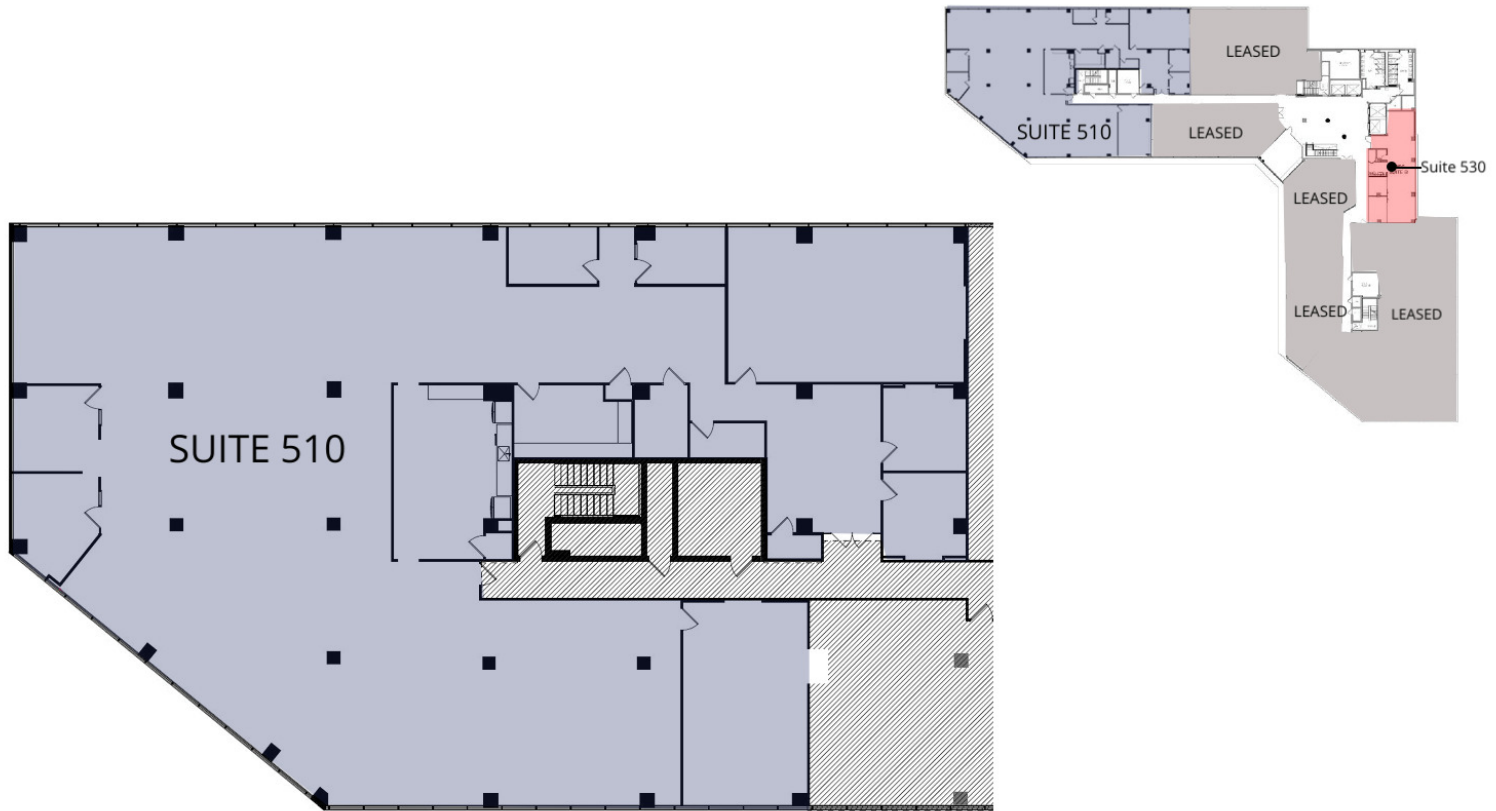
SUITE	SIZE	DESCRIPTION
■ Suite 360*	9,536 SF	Up to 19,431 SF Contiguous on 3rd Floor. Shell condition, ready for build-out.



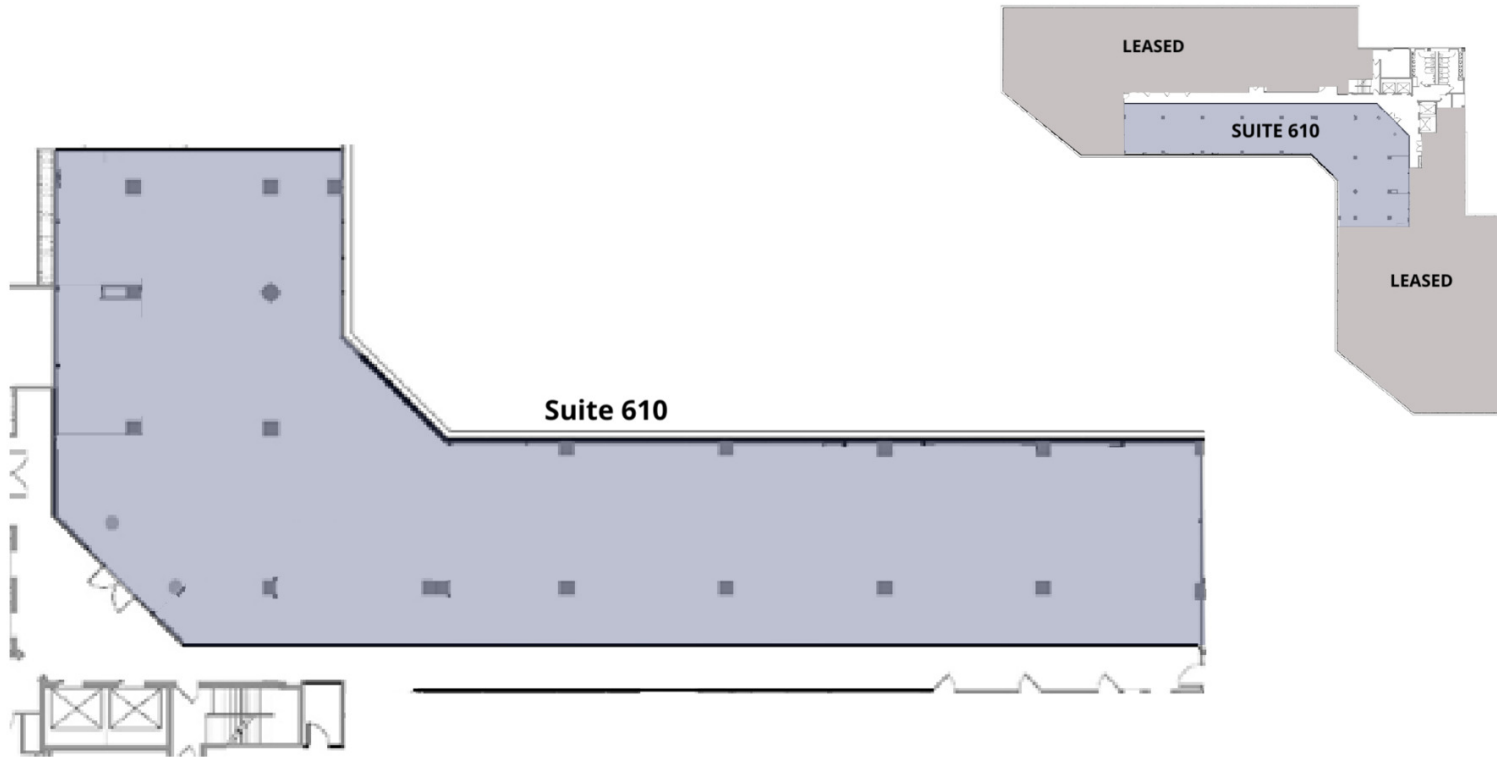
SUITE	SIZE	DESCRIPTION
■ Suite 420	3,172 SF	Available Immediately
■ Suite 430	3,073 SF	Available Immediately. Shell condition, ready for buildout.
■ Suite 440**	7,747 SF	Fully built-out office suite. Mix of private offices and open space. Suites 440 and 460 can be combined for an 11,356 sf contiguous block.
■ Suite 460**	3,609 SF	Available Immediately. Suites 440 and 460 can be combined for an 11,356 sf contiguous block.



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SUITE	SIZE	DESCRIPTION
■ Suite 510	10,176 SF	Fully built-out office suite. Available immediately.
■ Suite 530	1,719 SF	Fully built-out office suite. Available immediately.

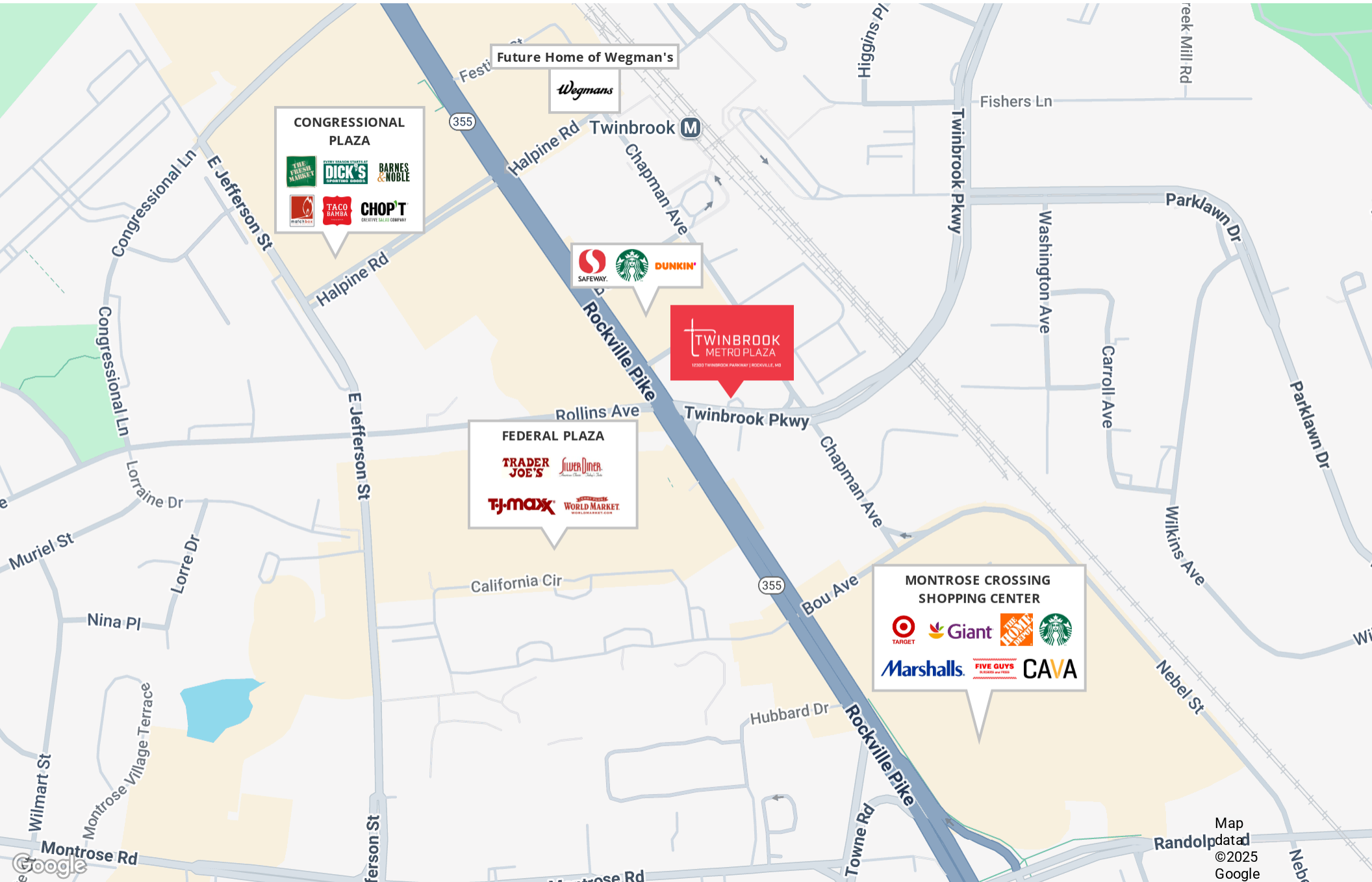


SUITE	SIZE	DESCRIPTION
■ Suite 610	7,290 SF	Shell condition, ready for build-out.

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PRIME ROCKVILLE LOCATION



CONGRESSIONAL PLAZA

- FRESH MARKET
- DICK'S SPORTS & OUTDOORS
- BARNES & NOBLE
- TACO BAMBAs
- CHOP'T CREATIVE SALAD COMPANY

Future Home of Wegman's

Wegmans

SAFeway

Starbucks

DUNKIN'

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FEDERAL PLAZA

- TRADER JOE'S
- SILVER DOLLAR
- TJ-MAXX
- WORLD MARKET

MONTROSE CROSSING SHOPPING CENTER

- TARGET
- Giant
- THE FRESH MARKET
- Starbucks
- Marshalls
- FIVE GUYS
- CAVA



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