



DIAMONDBACK CORPORATE CENTER

15201 Diamondback Dr, Rockville, MD 20850



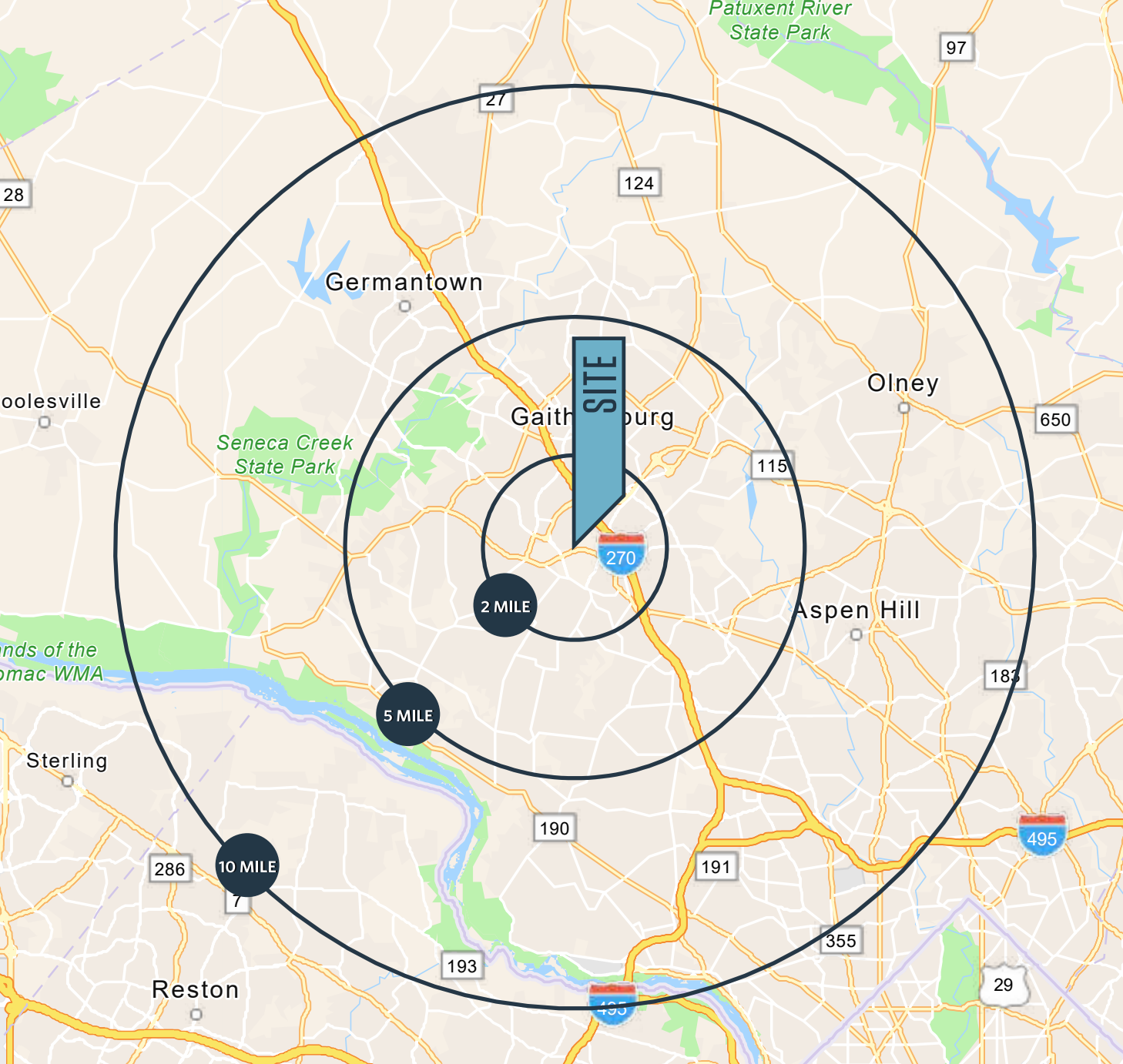
OFFICE FOR LEASE

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

KEIRY MARTINEZ
kmartinez@klnb.com
703-334-5629

klnb.com



PROPERTY NOTES

OFFICE SPACE FOR LEASE:

- Located in the heart of the Shady Grove market
- Easy access to ICC, I-270, restaurants, Falls Grove shopping & health clubs
- Accessible for Montgomery, Frederick, PG Counties & DC Metro Workforce
- Raised floors for easy data and phone cabling throughout suite
- Prominent entrance off elevator

DEMOGRAPHICS

| 2 miles | 5 miles | 10 miles |
|--------------------|-----------|-----------|
| 63,873 | 270,522 | 778,668 |
| POPULATION | | |
| 83,185 | 293,880 | 776,593 |
| DAYTIME POPULATION | | |
| \$163,325 | \$172,863 | \$181,298 |
| AVERAGE HH INCOME | | |

TRAFFIC

| | |
|------------------------|-------------|
| Key West Avenue, MD 28 | 25,345 AADT |
| Diamondback Drive | 3,615 AADT |
| Decoverly Drive | 1,549 AADT |

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ADVENTIST HEALTHCARE
SHADY GROVE MEDICAL CENTER

Great Seneca Hwy

Broschart Rd

28

DIAMONDBACK CORPORATE CENTER

Medical Center Dr

Key W Ave

JOHN'S HOPKINS UNIVERSITY -
MONTGOMERY COUNTY CAMPUS

FINRA

ZOOMED-IN AERIAL

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LIFETIME
THE HEALTHY WAY OF LIFE COMPANY

RIO LAKEFRONT

AMC THEATRES
DICK'S SPORTS GOODS
BARNES & NOBLE BOOKSELLERS
KOHL'S
TARGET
chico's
LOFT
UNCLE JULIO'S

GAITHER CENTER

M metro
SHADY GROVE

MUDDY BRANCH SQUARE
Giant
FIRST WATCH

Harris Teeter
LAIFITNESS
BULLETIN
COASTAL PLATE
BURGER KING
Starbucks
DOWNTOWN CROWN

THE HOME DEPOT
NORDSTROM Rack
FIVE GUYS
BEST BUY
Bowlero
270 CENTER

CVS pharmacy
MOM
MOM's Original Market

28

SITE

CVS pharmacy
7 ELEVEN
TACO BELL

TRAVILAH SQUARE
TRADER JOE'S
7 ELEVEN
Lebo Pizzeria
Safe Rio MEXICAN GRILL
tropical CAFE
Banfield

ANYTIME FITNESS
Giant
MATTRESS Warehouse
cava mezza
TRAVILLE VILLAGE CENTER

FALLSGROVE VILLAGE CENTER
SAFeway
Starbucks
Jorday Mike's Subs
moby dick
SMOOTHIE KING
Krupsy Home
Tanera

onlife FITNESS
Chick-fil-A
COOPER'S HAWK
MATTRESS Warehouse

21,143 (2021 ADT)

the Tile Shop
SUBWAY
DUNKIN'
PAPA JOHN'S
COLLEGE PLAZA

MONTGOMERY COLLEGE

MARKET AERIAL

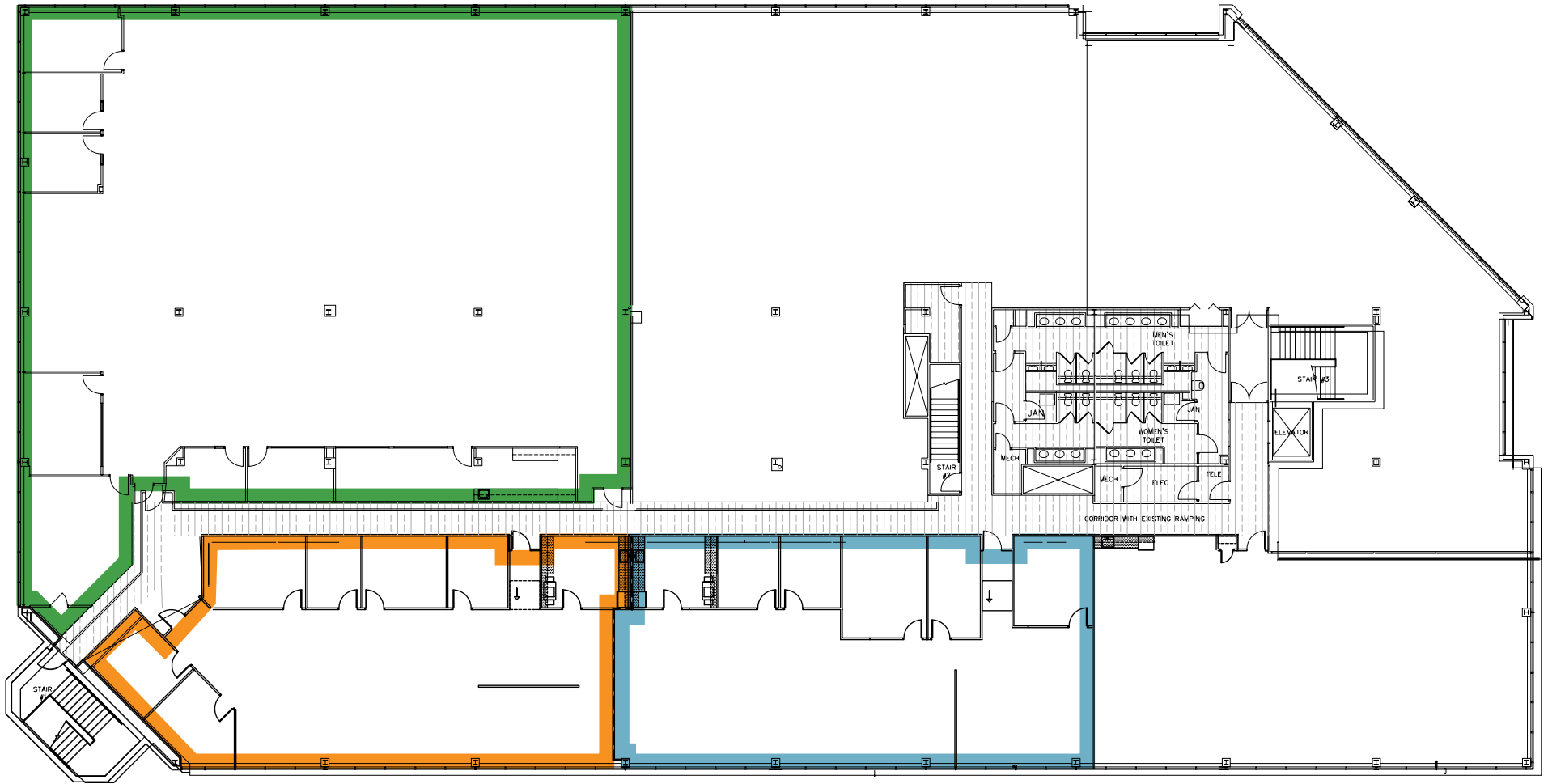
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SUITE 230
3,699 SF | SPEC SUITE

SUITE 240
3,549 SF | SPEC SUITE

SUITE 260
10,534 SF

FLOOR PLAN

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VISIT PROPERTY WEBSITE



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