

725 Rockville Pike

12,000 SF Move-In Ready
Office Space For Lease

CONVENIENTLY LOCATED OFFICE HUB

ROCKVILLE, MD 20852



IMMEDIATE ACCESS TO I-270

 **TRANSWESTERN**

Prime Office Location

Position your business at 725 Rockville Pike—12,000 SF of office space available on the 3rd floor in the heart of Rockville's premier commercial corridor. With outstanding visibility, easy access to I-270, and proximity to major retail centers, this location offers unmatched convenience. **Join established tenants like Goodwill of Greater Washington Retail, Hanifa, and Movement of Rockville (Rock Climbing and Yoga).**

NEARBY VEHICLES PER DAY

62,800

Vehicles Per Day on Rockville Pike (0.1 Mile)

48,400

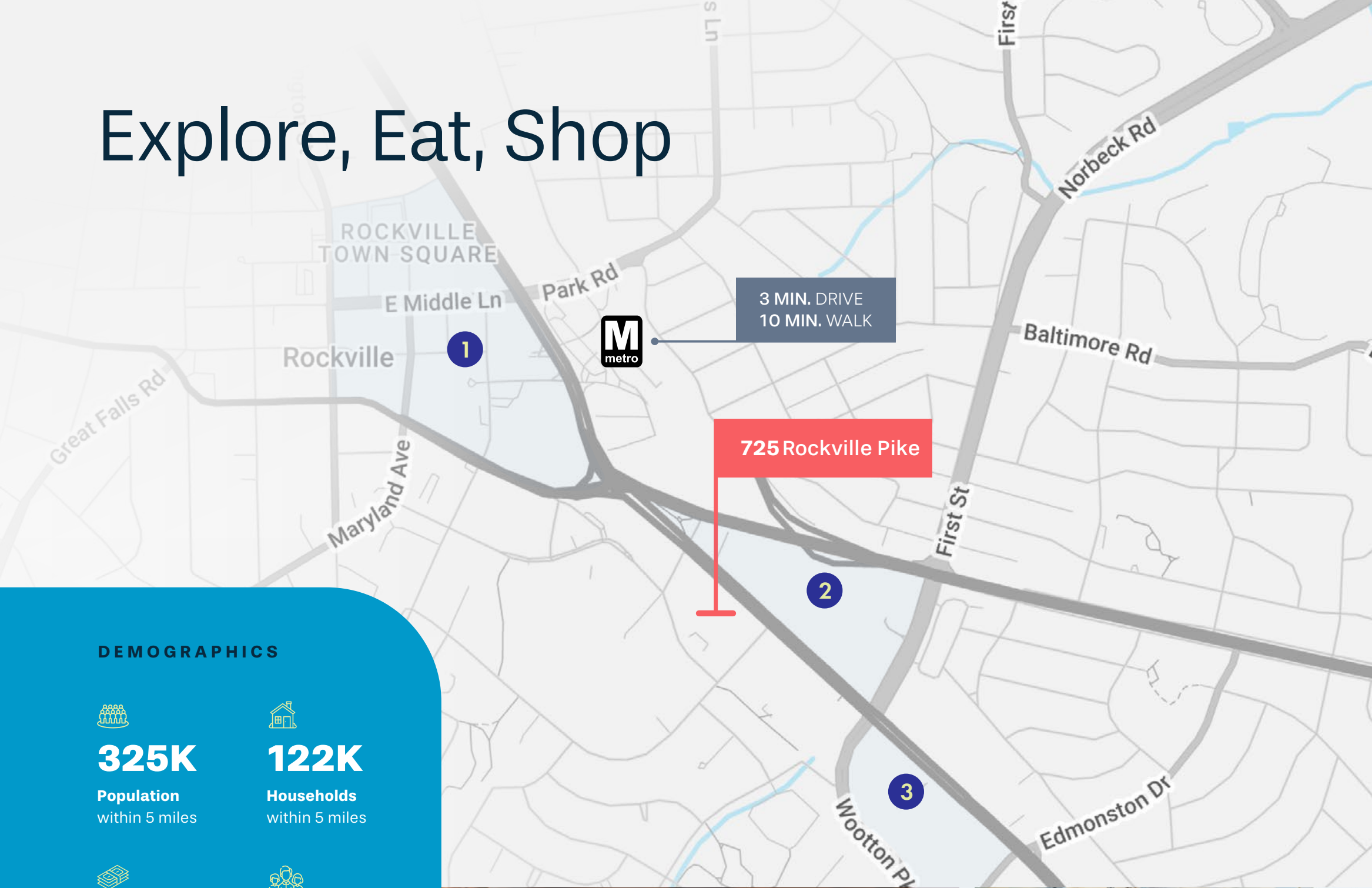
Vehicles Per Day on First Street (0.5 Mile)

GENERAL SPECIFICATIONS

Property Address	725 Rockville Pike
Year Built / Stories	1995 / 4 Stories
Rentable Building Area	192,000 SF
Available Rentable SF	12,000 SF
Suite Number	300
Rate	\$14.00 PSF (Net Janitorial)
Elevators	Yes
Parking Ratio	2.0/1,000 SF (24 Spaces)
Zoning	MXCD



Explore, Eat, Shop



DEMOGRAPHICS

325K
Population
within 5 miles

122K
Households
within 5 miles

\$144K
Average Income
within 5 miles

181K
Daytime Employees
within 5 miles

\$4.8M
Consumer Spending
within 5 miles



NEIGHBORHOOD AMENITIES

- 1**
- Starbucks
 - Walgreens
 - Bonchon
 - First Watch
 - Five Guys
 - Gold's Gym
 - Verizon
 - Thai Chef
 - Potbelly
 - Buffalo Wild Wings
 - Quickway
 - BoBaPoP Tea
 - Marble Slab Creamery
 - Finnegan's Pub
 - Giuseppi's Pizza Plus
 - Little Miner Taco
 - Paris Baguette
 - Subway
 - Panera Bread
 - World of Beer
 - Cambria Hotel
 - The Lady Vintner

- 2**
- Roy Roger's
 - Wendy's
 - IHOP
 - CVS
 - 7-Eleven
 - PNC Bank
 - Taste of Kabab
 - Ding Cafe
 - L&L Hawaiian BBQ
 - MiaCane Juicery
 - Japong Bakery
 - El Mariachi

- 3**
- Dunkin'
 - Chipotle
 - Starbucks
 - Mission BBQ
 - Gold's Gym
 - Bray & Scarff
 - Food Lion
 - The Halal Guys
 - Wingstop
 - Jersey Mike's
 - UPS Store
 - Habit Burger & Grill

Office Floor Plan Suite 300

This 12,000 SF office space offers a flexible, move-in ready layout with elevator access, private restrooms, and a large kitchen—ideal for a branded headquarters or professional suite, just steps from major retail & dining destinations.

12,000 SF

Divisible Space

\$14.00 PSF

Net Janitorial

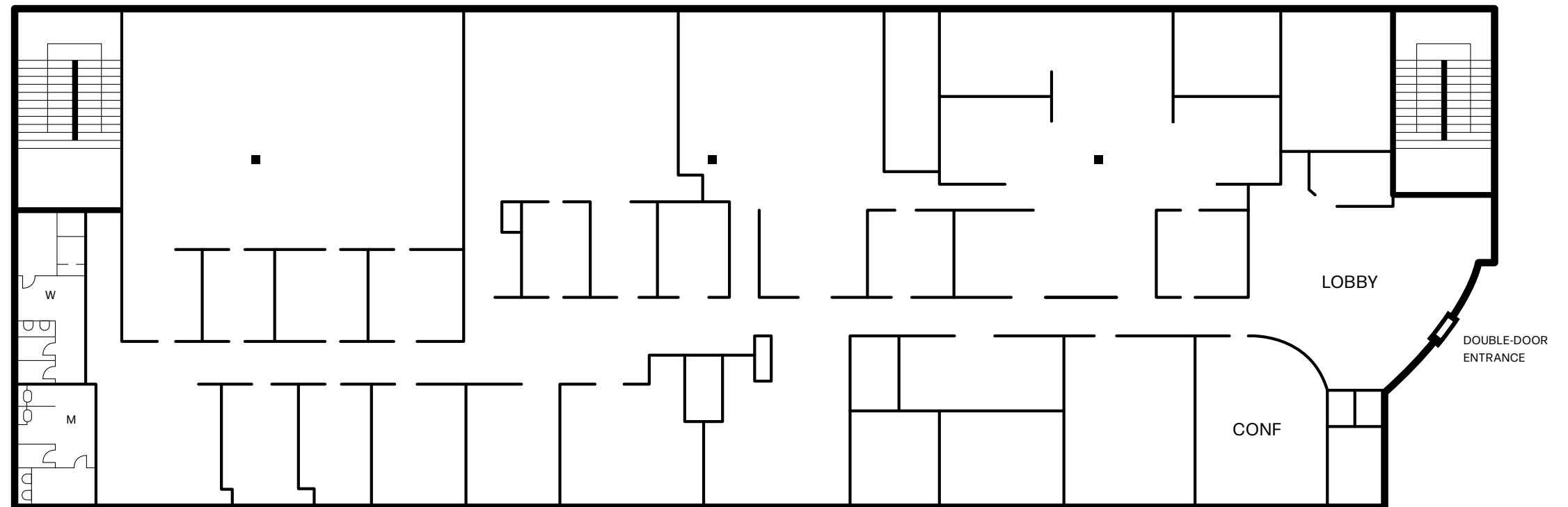
DOUBLE-DOOR

Suite Entrance

CONFERENCE

Meeting Center

SUITE 300: 12,000 SF



12,000 SF Move-In Ready Office Space For Lease

725 Rockville Pike

ROCKVILLE, MD 20852

OFFICE OPPORTUNITY



FOR MORE INFORMATION, PLEASE CONTACT:

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 **TRANSWESTERN**

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