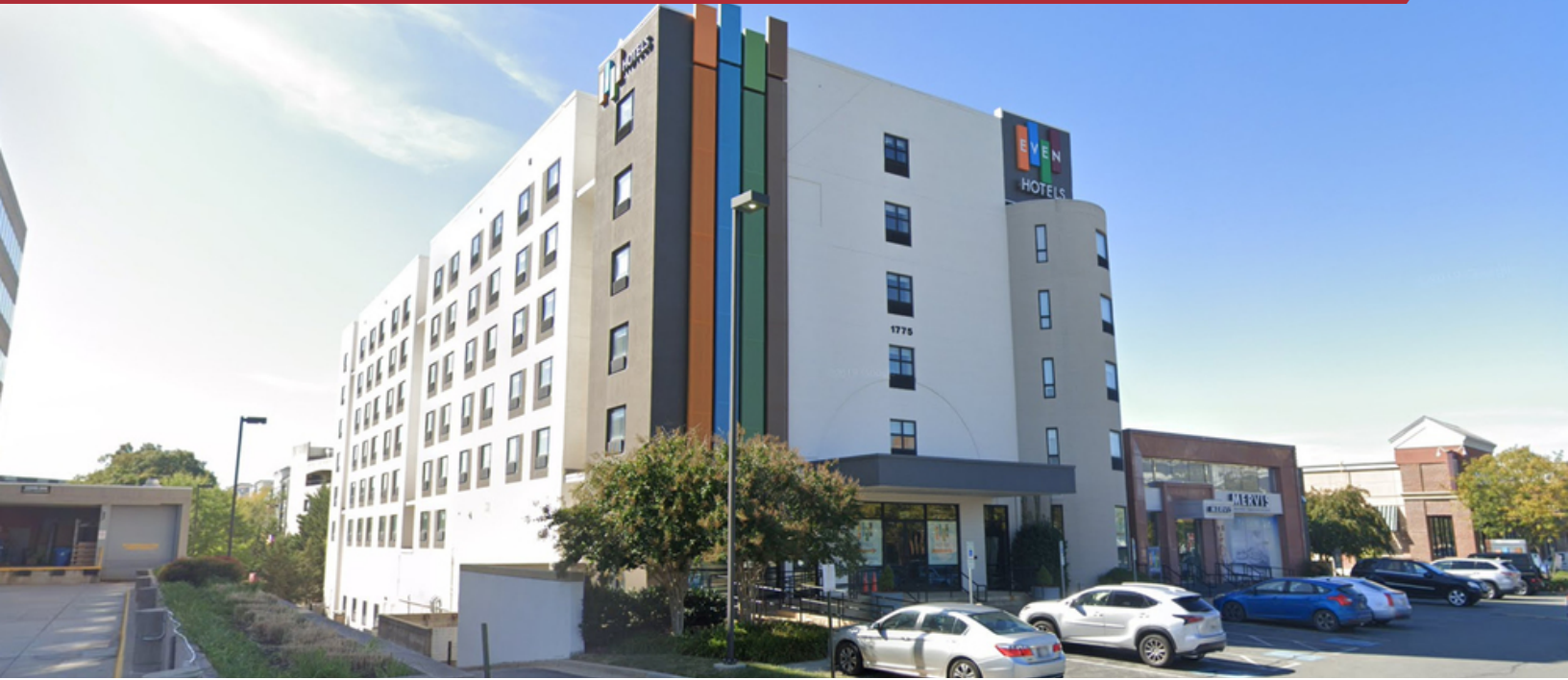


For Lease

Retail Space at EVEN Hotel - Under New Ownership!



1775 Rockville Pike

Rockville, Maryland 20852-1613

Property Highlights

- 3,750+/- SF available on first floor of EVEN Hotel
- EVEN Hotel is a lifestyle and wellness brand
- Adjacent to Congressional Village and Congressional Plaza
- Completely renovated space with expanded glass line and prominent signage facing Rockville Pike

Location Overview

- Affluent and stable demographics in surrounding neighborhoods
- Convenient to 40+ million SF of office R&D space and many employment centers
- Few blocks from the Twinbrook Metro Station
- Average daily traffic on Rockville Pike - 41,381 (MDOT)

OFFERING SUMMARY

Available SF	3,750 SF
Lease Rate	\$45.00 SF/yr (NNN)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	20,320	\$85,330
3 Miles	120,187	\$110,985
5 Miles	310,957	\$122,482

Michael Isen

O: 301 918 2908
misen@naimichael.com

Michael DiMeglio

O: 301 918 2949
mdimeglio@naimichael.com

For Lease
Retail Space in EVEN Hotel



SITE

TWINBROOK QUARTER
Wegmans

BED BATH & BEYOND petco
Staples Michaels ALDI

buy buy BABY THE FRESH MARKET The Container Store

HealthyBack CLUB CHAMPION verizon goldfish swim school

SAFeway

FedEx

TRADER JOE'S QDOBA MEXICAN EATS
SILVER DINER DOLLAR TREE

Chick-fil-A FIVE GUYS BURGERS and FRIES cava mezze Giant TARGET

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