



## EXCHANGE PLACE

451 Hungerford Drive  
Rockville, Maryland 20850

### Available Space:

Suite 104: 713 SF\*  
former deli (non vented)  
Suite 113: 1,900 SF\*  
Suite 200: 3,167 SF  
Suite 300: 2,594 SF  
Suite 325: 6,692 SF  
Suite 450: 5,172 SF  
Suite 503: 1,500 SF *move-in ready*  
Suite 524: 3,050 SF

*\*may be leased together for a total  
of 2,613 SF*

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Competitive Rates and Terms

**FREE Surface Parking**

**Walk Score® 87**

## Office Space for Lease



### Energy Star Certified



### Interior Renovations on Lobby, Hallways & Restrooms Completed



### Contact:

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## Energy Efficiencies at Exchange Place

Upon acquiring Exchange Place in 2017, Promark Partners recognized an opportunity to improve the energy efficiencies of the building.

In 2018 an Energy Efficiency Project, designed to improve overall building comfort and systems reliability, was completed to include:

- Upgraded mechanical components
- New lighting
- Renewable energy (rooftop solar panel installation)\*
- Newly integrated Building Automation Systems
- Water conservation measures
- Achieved EnergyStar Certification

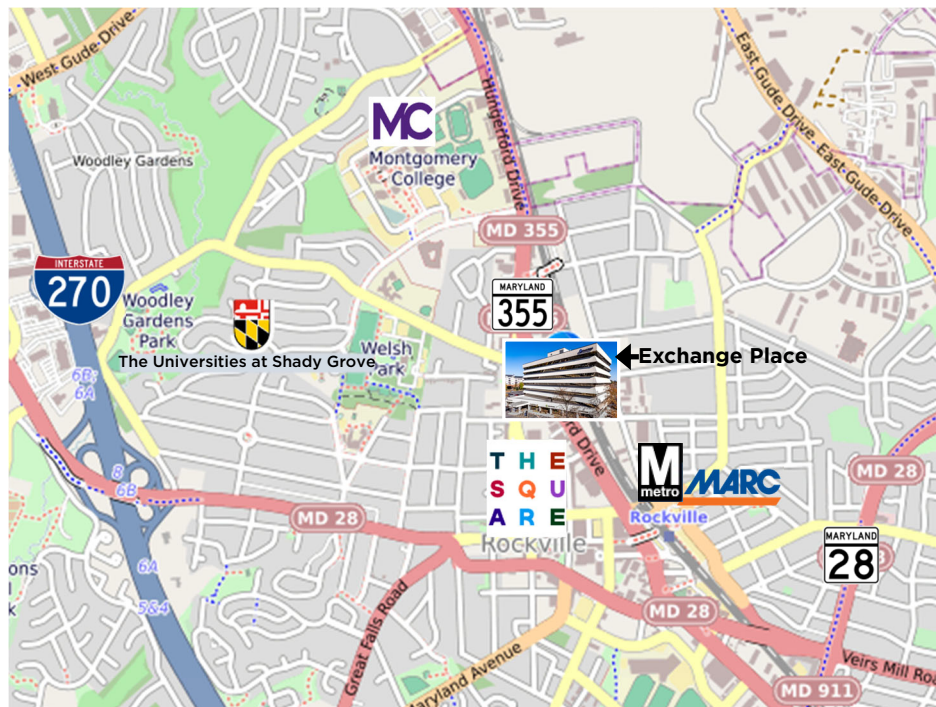


*\* This marked the first completed C-PACE project in Montgomery County to include solar energy.*

## In the Heart of Downtown Rockville

Walk Score® 87

- Directly across the street from “The Square” at Rockville Town Center with more than 20 restaurants, Gold’s Gym, a variety of shops & services, and a new Trader Joe’s scheduled to open in 2025
- Located on Route 355 (Hungerford Dr) in the heart of downtown Rockville
- Walk to the Rockville Metro & MARC station from the office (.03 miles)
- Walking distance to the Montgomery County Circuit Courthouse
- 1.2 miles from Montgomery College
- Minutes to I-270, I-370, & the ICC (MD Rte 200)



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