



Office / Medical / Retail Space for Lease



## *Located in the Heart of Rockville at 451 Hungerford Drive*

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 now open

Walk to the Rockville Metro & MARC station from the office (.03 miles)

Walking distance to the Montgomery County Circuit Courthouse (0.7 miles)

1.2 miles from Montgomery College

Minutes to I-270, I-370, & the ICC (MD Route 200)

- 700 - 6,700 SF available
- FREE surface parking
- Completed renovations to lobby, hallways & restrooms
- Energy Star certified



Walk Score® 87



## Get in Touch:

**Bobby Kravitz**

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# Office / Medical / Retail Space for Lease

## FLOOR PLANS

### Unique First Floor Opportunity

1,900 SF - 2,600 SF

MD Route 355 & Metro Red Line Visibility

Exterior Storefront Entrance

Interior Lobby Storefront

Signage and Access

Exterior Building Signage

Ideal for Retail or Medical Use

Free Abundant Surface Parking



Suites 113 & 100 can be combined for a total of 2,600 SF.

Space can be entered from the lobby and from its own exterior entrance.

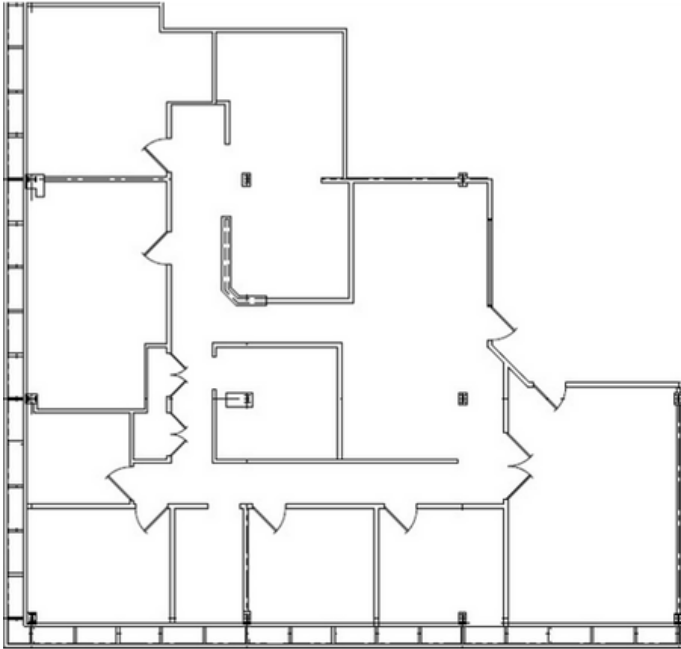




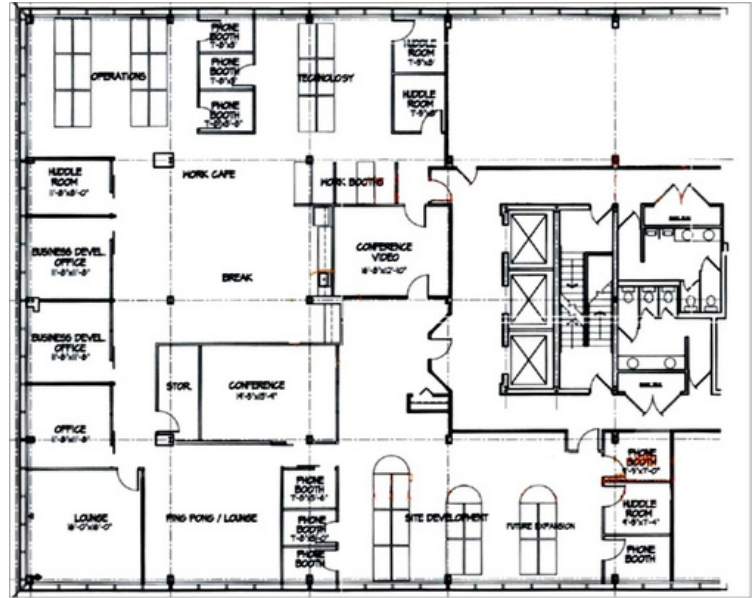
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## FLOOR PLANS

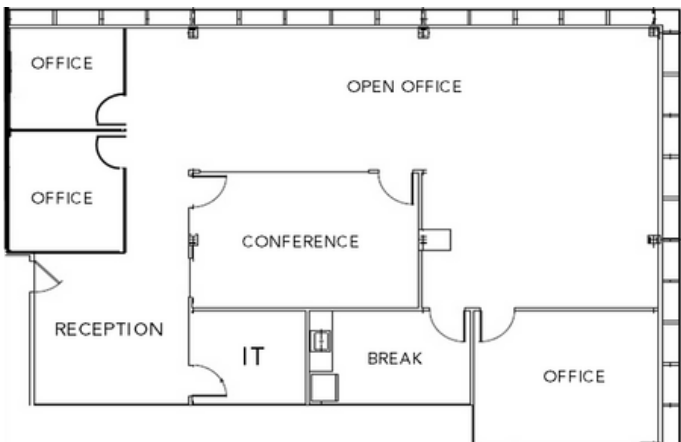
Suite 200 - 3,167 SF



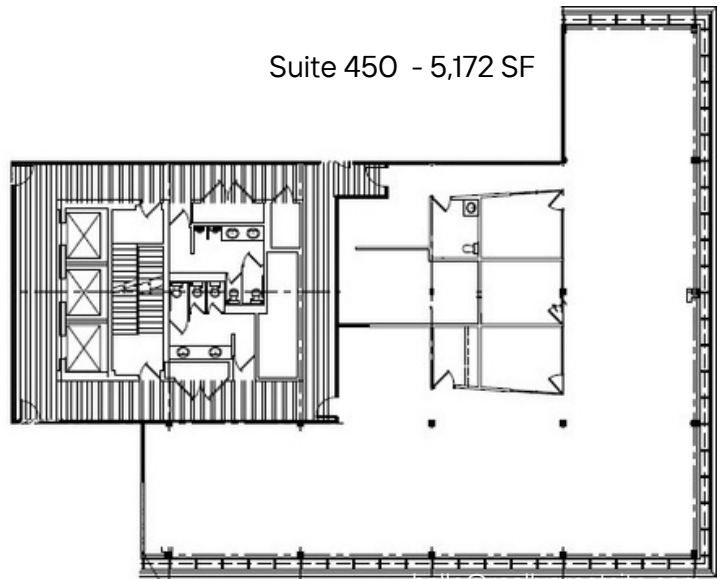
Suite 325 - 6,692 SF



Suite 300 - 2,594 SF



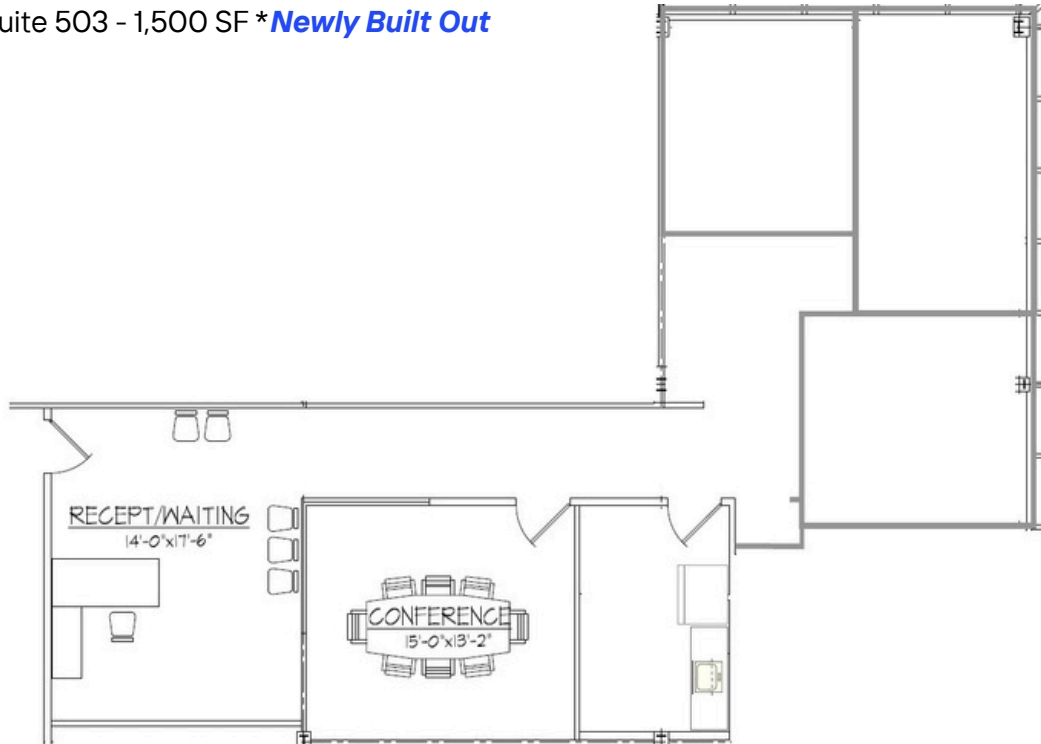
Suite 450 - 5,172 SF



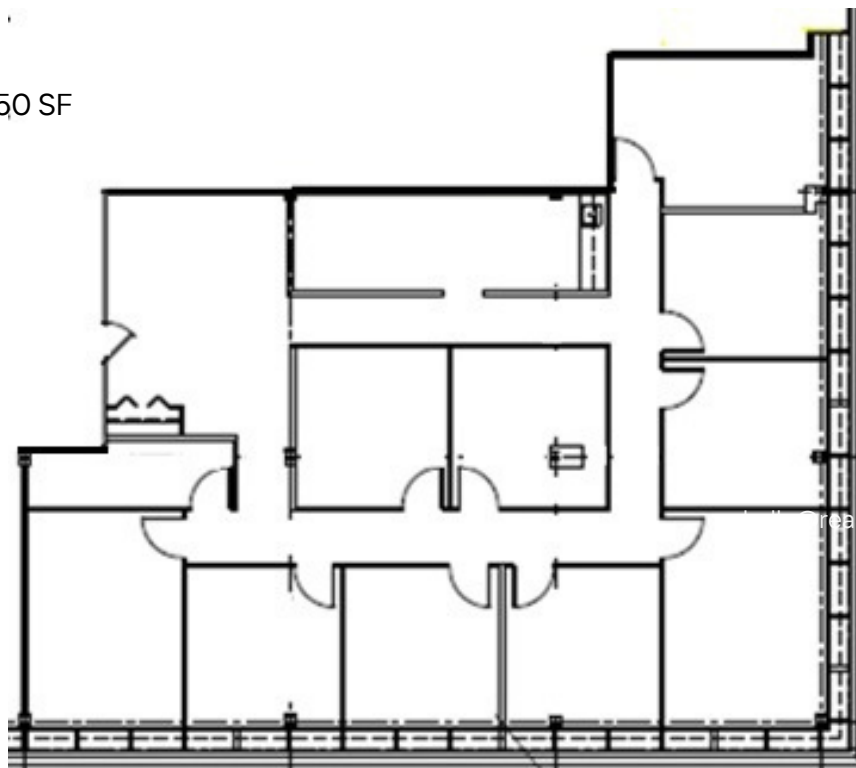
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## FLOOR PLANS

Suite 503 - 1,500 SF \**Newly Built Out*



Suite 524 - 3,050 SF





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.*


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