



**COLDWELL
BANKER
COMMERCIAL**
NRT

6000 EXECUTIVE

\$27.00 SF/yr (Full Service)

6000 Executive Blvd (Suite 500)
Rockville, MD 20852

AVAILABLE SPACE
1,800 - 2,802 SF

FOR LEASE

CBCWORLDWIDE.COM



OFFICE

Faraz Cheema, MSRE, CCIM

Investment Sales Specialist
202 274 0835
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Barbara Stepp

Coldwell Banker Residential Brokerage
202 812 5413
Barbara.stepp@cbmove.com

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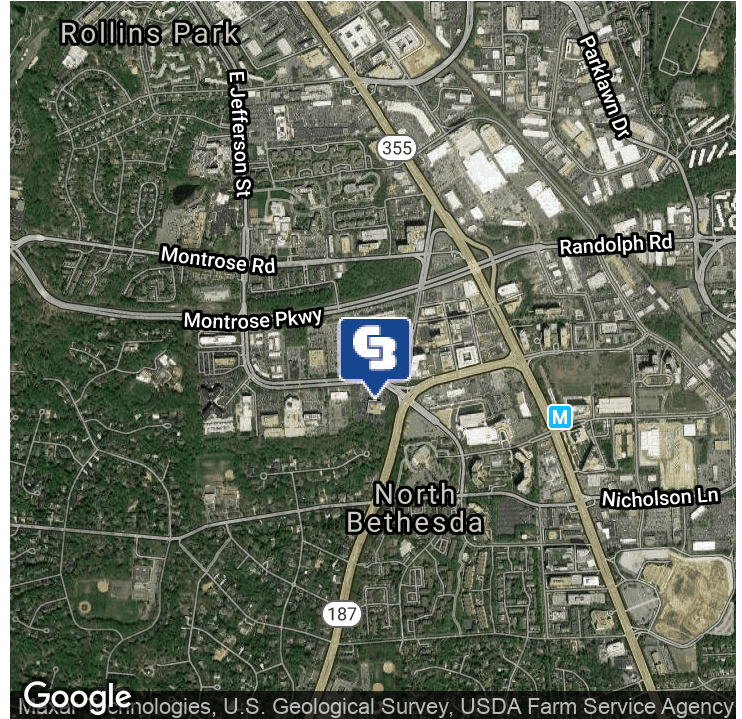
**COLDWELL BANKER COMMERCIAL
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12435 Park Potomac Ave Ste 550, Potomac, MD 20854
301.983.0200



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OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Available SF: | 1,800 - 2,802 SF |
| Lease Rate: | \$27.00 SF/yr (Full Service) |
| Lot Size: | 1.08 Acres |
| Year Built: | 1972 |
| Building Size: | 125,002 SF |
| Renovated: | 2007 |
| Zoning: | EOF (Montgomery County, MD) |
| Market: | Washington, DC |
| Submarket: | North Bethesda / Potomac |

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PROPERTY OVERVIEW

Coldwell Banker Commercial NRT & Coldwell Banker Residential Brokerage is pleased to announce the exclusive listing of 6000 Executive Blvd, Suite 500, Rockville, MD 20852 for sub lease. Strategically located with prominent visibility at the corner of Executive Boulevard and Old Georgetown Road, the property has easy access to MD 355, I-270 and I-495.

Abundant parking with a ratio of 3.1/1,000 SF and is within walking distance of:

- White Flint Metro Station (red line)
- Bethesda North Marriott Hotel & Conference Center
- Pike & Rose - a high-density mixed-use development

For more information please contact:
Faraz Cheema - Coldwell Banker Commercial NRT
Barbara Stepp - Coldwell Banker Residential Brokerage

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 8,808 | 54,810 | 130,029 |
| Total Population | 18,164 | 135,119 | 337,341 |
| Average HH Income | \$107,732 | \$114,897 | \$130,567 |



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LOCATION DESCRIPTION

Walk Score: Very Walkable (75)
Transit Score: Good Transit (63)

Parking:
436 Surface Spaces @ \$75.00/mo
Ratio of 3.50/1,000 SF

Transit/Subway:
White Flint Transit Stop (Red Line):
3 min (Drive Time), 12 min (Walk Time), 0.6 mi

Commuter Rail Drive
Garrett Park Commuter Rail (Brunswick Line):
7 min (Drive Time), 2.6 mi
Rockville Commuter Rail (Brunswick Line):
9 min (Drive Time) 3.6 mi

Airport:
Ronald Reagan Washington National Airport:
34 min: (Drive Time) 17.2 mi

Traffic Count:
Executive Blvd: 22,196 VPD
Executive Blvd & Old Georgetown Rd NW: 8,490 VPD
Nicholson Ln: 15,039 VPD
Tilden Ln & Luxmanor Rd SW: 5,690 VPD
Marinelli Rd & Executive Blvd W: 6,330 VPD

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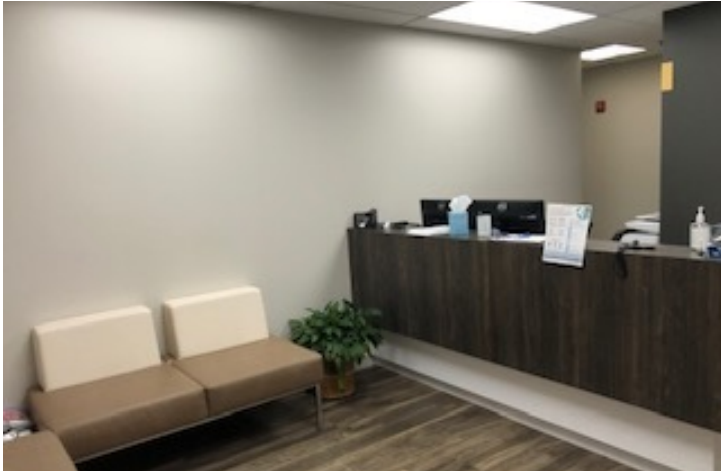
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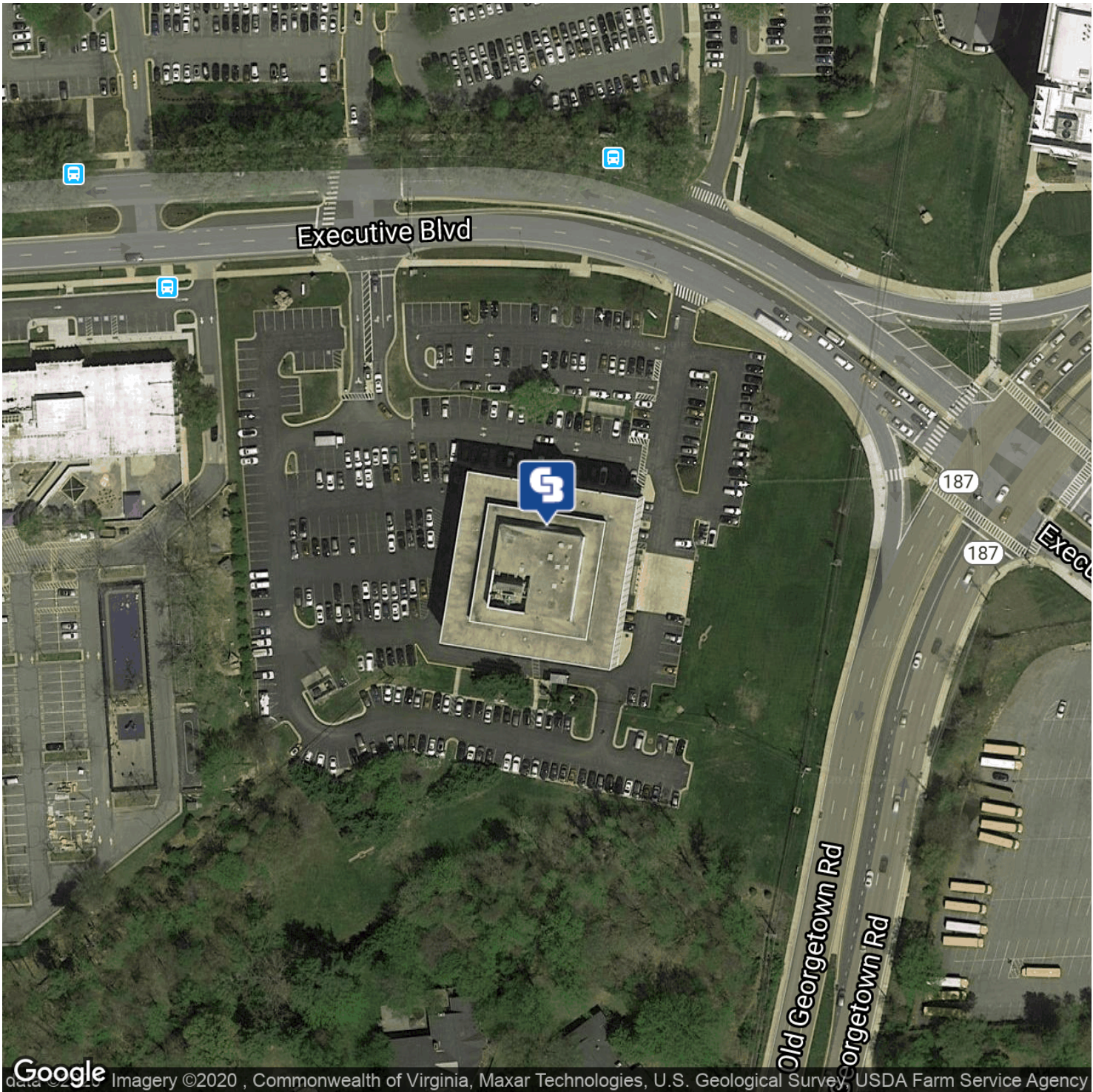
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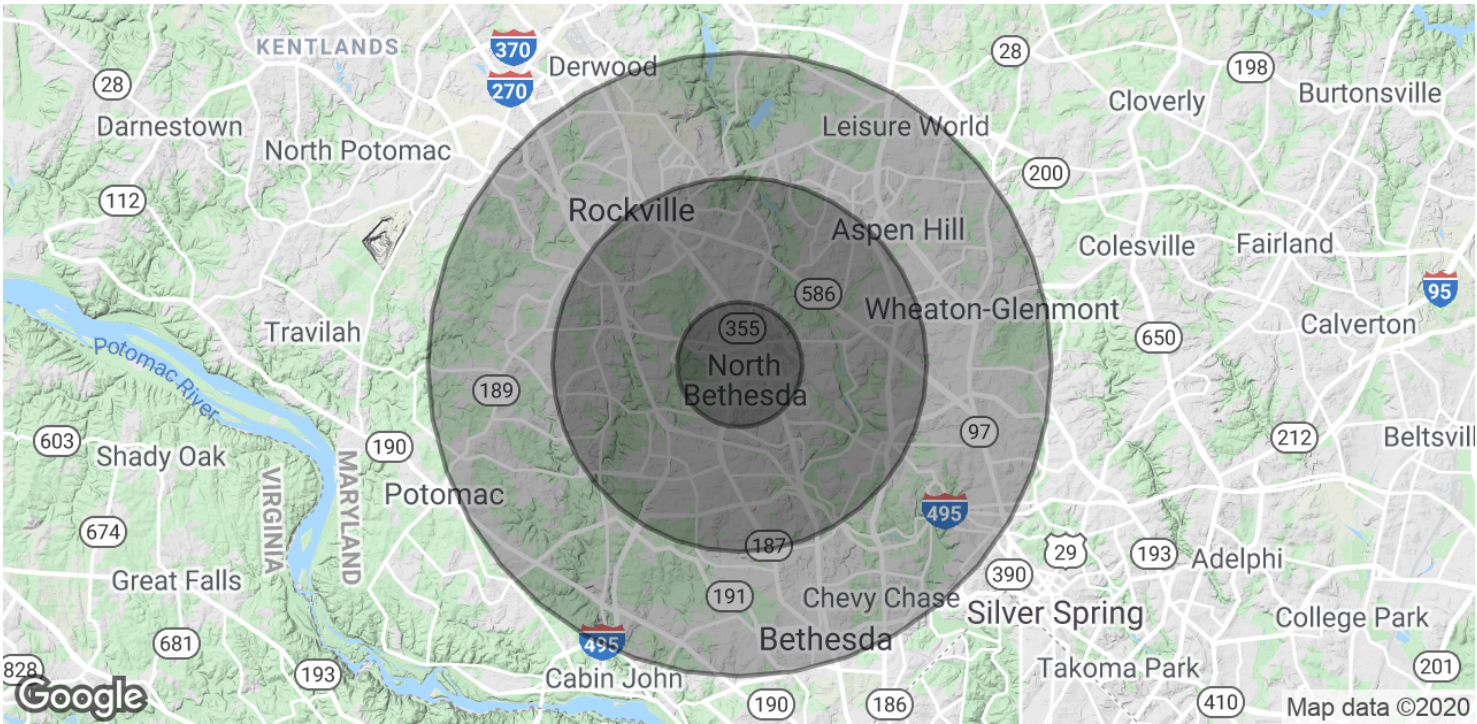
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 18,164 | 135,119 | 337,341 |
| Average age | 43.0 | 40.6 | 40.6 |
| Average age (Male) | 37.9 | 38.6 | 38.9 |
| Average age (Female) | 46.7 | 42.2 | 42.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 8,808 | 54,810 | 130,029 |
| # of persons per HH | 2.1 | 2.5 | 2.6 |
| Average HH income | \$107,732 | \$114,897 | \$130,567 |
| Average house value | \$613,463 | \$548,266 | \$595,192 |

* Demographic data derived from 2010 US Census

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