

GLAZER

Properties

Shady Grove Plaza

15245 Shady Grove Road, Rockville, Maryland 20850



PROPERTY FEATURES

- 186,000 SF Class A Office Building
- Best in Market Location, Access, and Parking
- 1,057 sq. ft. - 25,279 sq. ft. Available
- Flexible Floor Plans
- On-site Conference Facility, Fitness Facility, Tenant Lounge and Cafe
- Close Proximity to Metro Station, Hotels and Restaurants
- Parking - 3.3 per 1,000
- Signalized Intersection

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PROPERTY DESCRIPTION

Gross Leasing Area: 180,858
Zoning: MXE Mixed Use Employment District
Traffic Count: 245,742 Vehicles Per Day

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,503	126,480	273,087
Households	5,710	46,708	98,590
Average HH Income	\$126,502	\$127,761	\$131,242



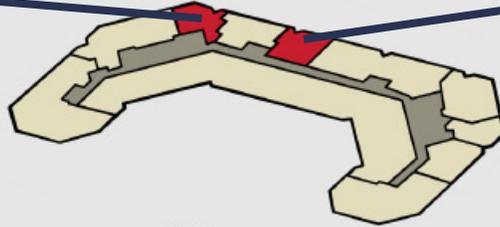
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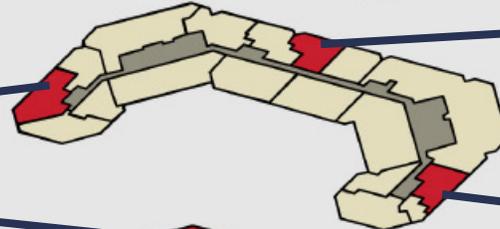
Suite 475-1,727 sq. ft.

Suite 495-1,793 sq. ft.



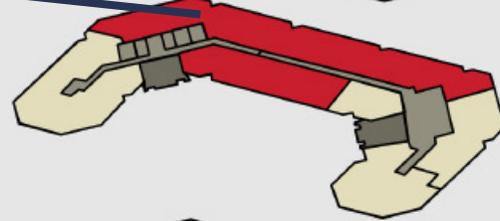
Suite 330-2,186 sq. ft.

Suite 300-1,587 sq. ft.



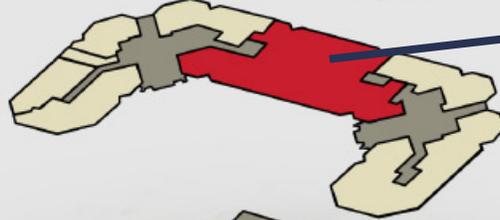
Suite 200-20,631 sq. ft.

Suite 380-1,878 sq. ft.



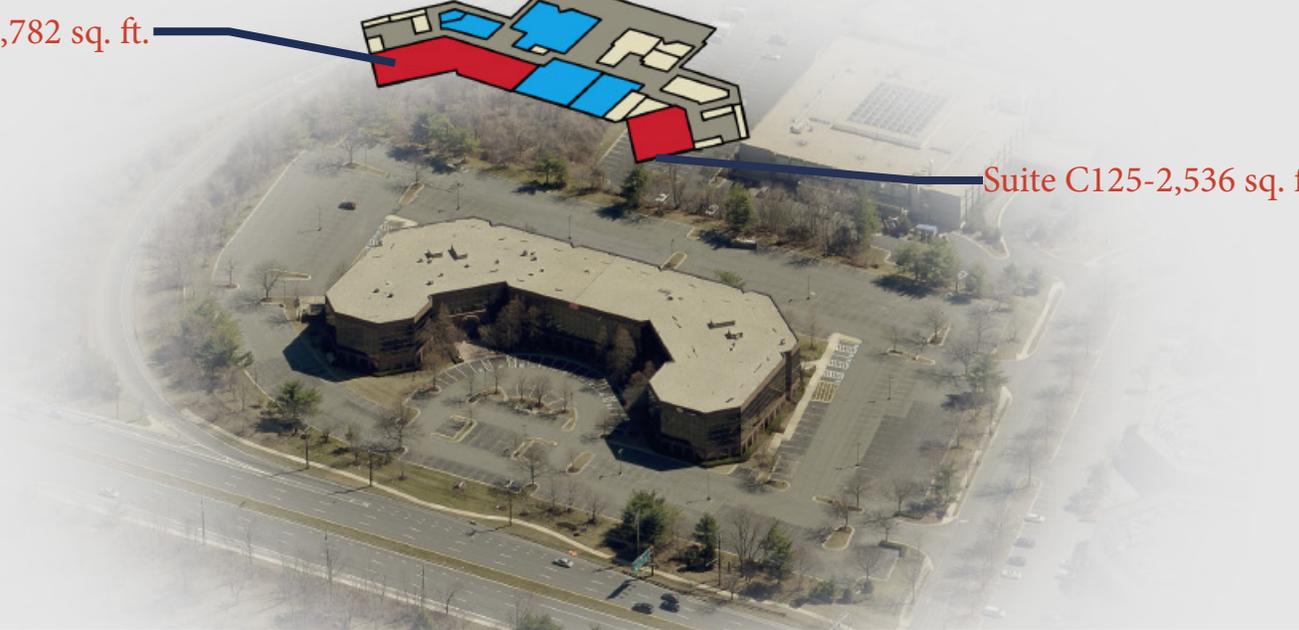
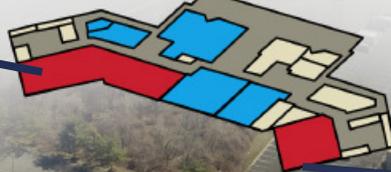
Suite C100-4,782 sq. ft.

Suite 150-13,783 sq. ft.



Suite C100-4,782 sq. ft.

Suite C125-2,536 sq. ft.



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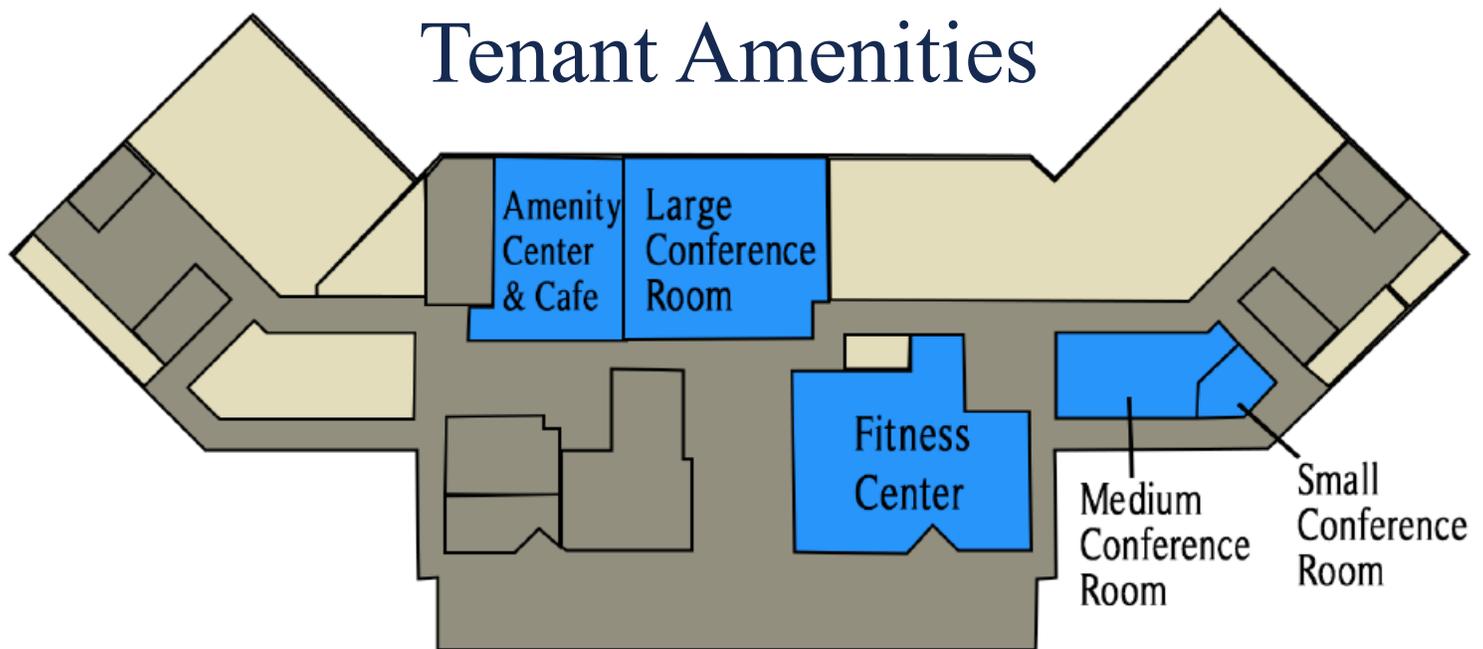
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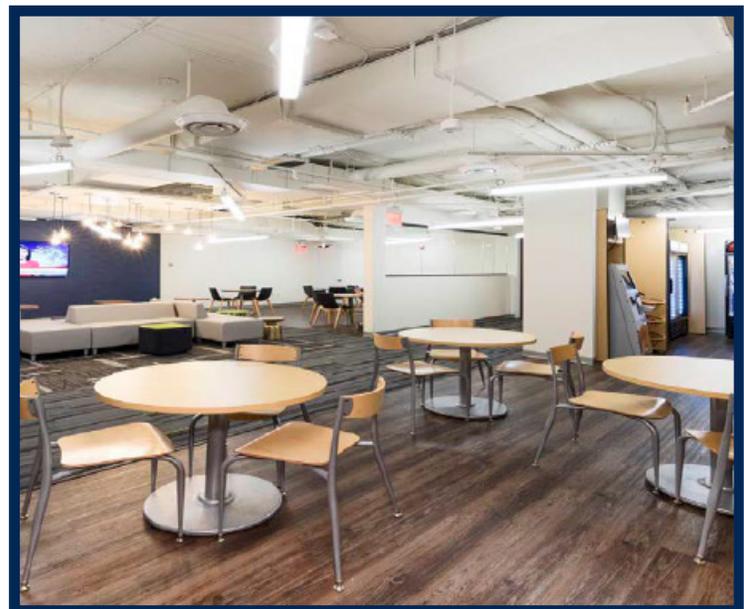
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Tenant Amenities



Fitness Center



Amenity Center & Cafe

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