

# 1775 Rockville Pike

Rockville, Maryland



## **Property Features**

- 3,750± SF available, located on 1st floor of new EVEN Hotel, opened March 2014
- EVEN Hotel is a "lifestyle" brand (www.evenhotels.com)
- Great visibility and access to Rockville Pike (Route 355) -52,020 average daily traffic
- Adjacent to Congressional Village & Congressional Plaza
- Completely renovated space with expanded glass line and new prominent signage fronting Rockville Pike (Route 355)
- Three blocks from Twinbrook Metro
- Lease Rate: \$45/SF/year, NNN

### Michael Isen

+1 301 918 2908 misen@naimichael.com

#### Allen Cornell

+1 301 918 2909 acornell@naimichael.com

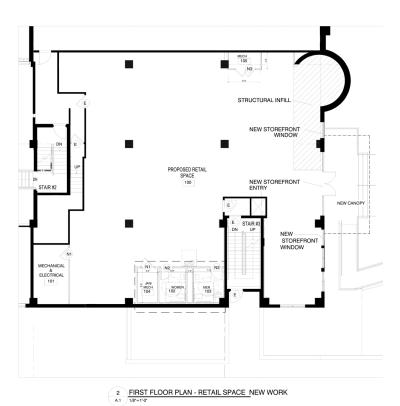
#### Michael DiMeglio

+1 301 918 2949 mdimeglio@naimichael.com



10100 Business Parkway Lanham, Maryland 20706 +1 301 459 4400 naimichael.com





Demographics			
	1 mile	3 miles	5 miles
Population	20,547	146,870	345,293
Households (HH)	8,955	55,759	129,568
Avg HH Income	\$103,143	\$123,738	\$134,705

Nielson SiteReports 2015 ests





EXISTING WALLS NEW PARTITION P-1 FUTURE PARTITIONS

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.