



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 205: 1,391 SF**
- Suite 230: 526 SF
- Suite 300: 2,594 SF
- Suite 320: 652 SF
- Suite 450: 5,172 SF
- Suite 524: 1,375 - 4,688 SF

Office Space for Lease



* may be leased together for a total of 2,613 SF
 ** may be leased together for a total of 4,558 SF

Competitive Rates and Terms

Building Size: 98,015 SF - 7 Stories

Walk Score® 87 • Free Surface Parking • [Energy Star Certified](#)

Interior Renovations on Lobby, Hallways & Restrooms Now Complete



For Leasing Opportunities 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

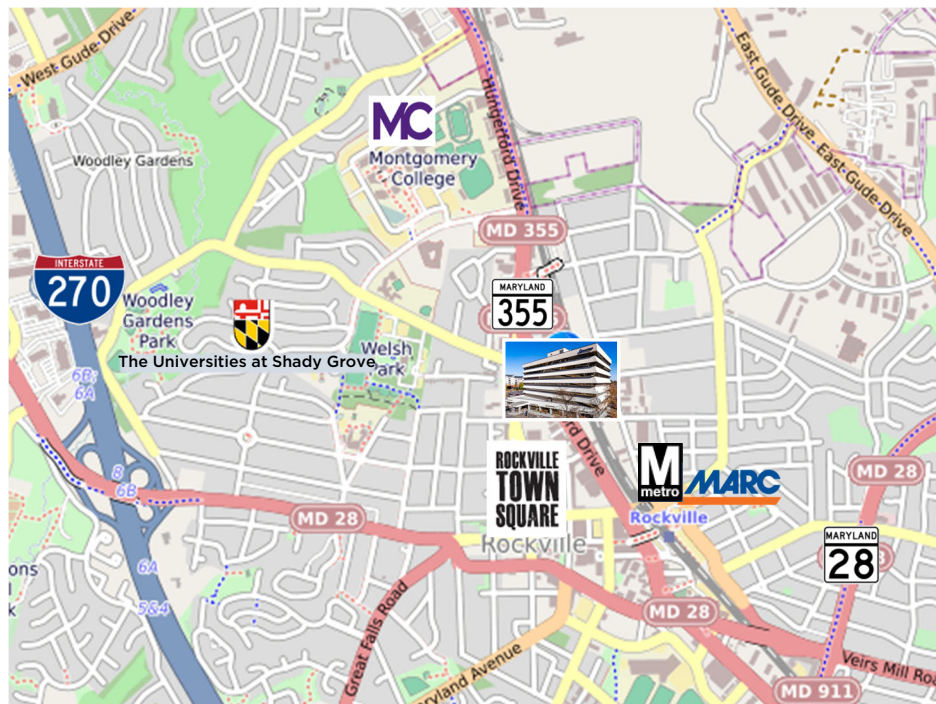


** This marked the first completed C-PACE project in Montgomery County to include solar energy.*

In the Heart of Downtown Rockville

Walk Score® 87

- Directly across the street from Rockville Town Square with more than 20 restaurants, Gold's Gym, and a variety of shops & services
- 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)



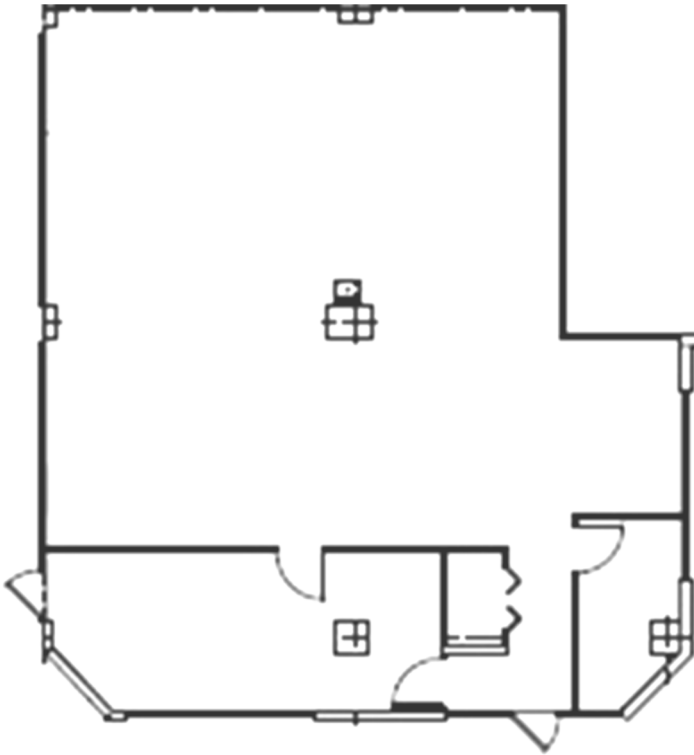
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• Floor Plans

SUITE 104: 713 SF (Former Deli)



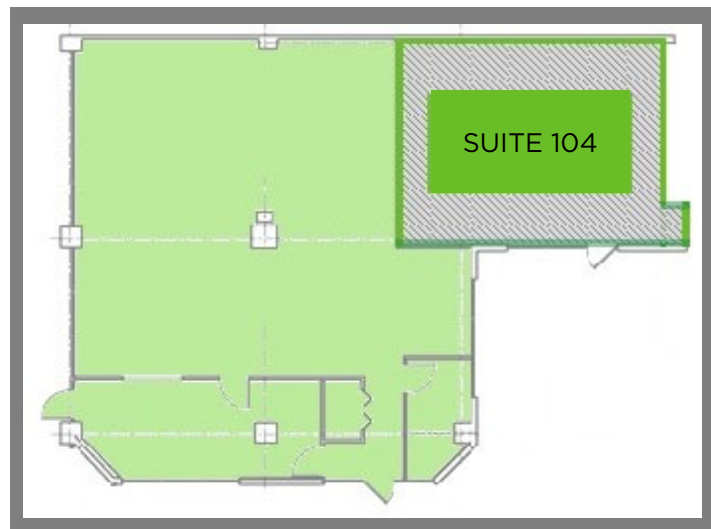
• Floor Plans



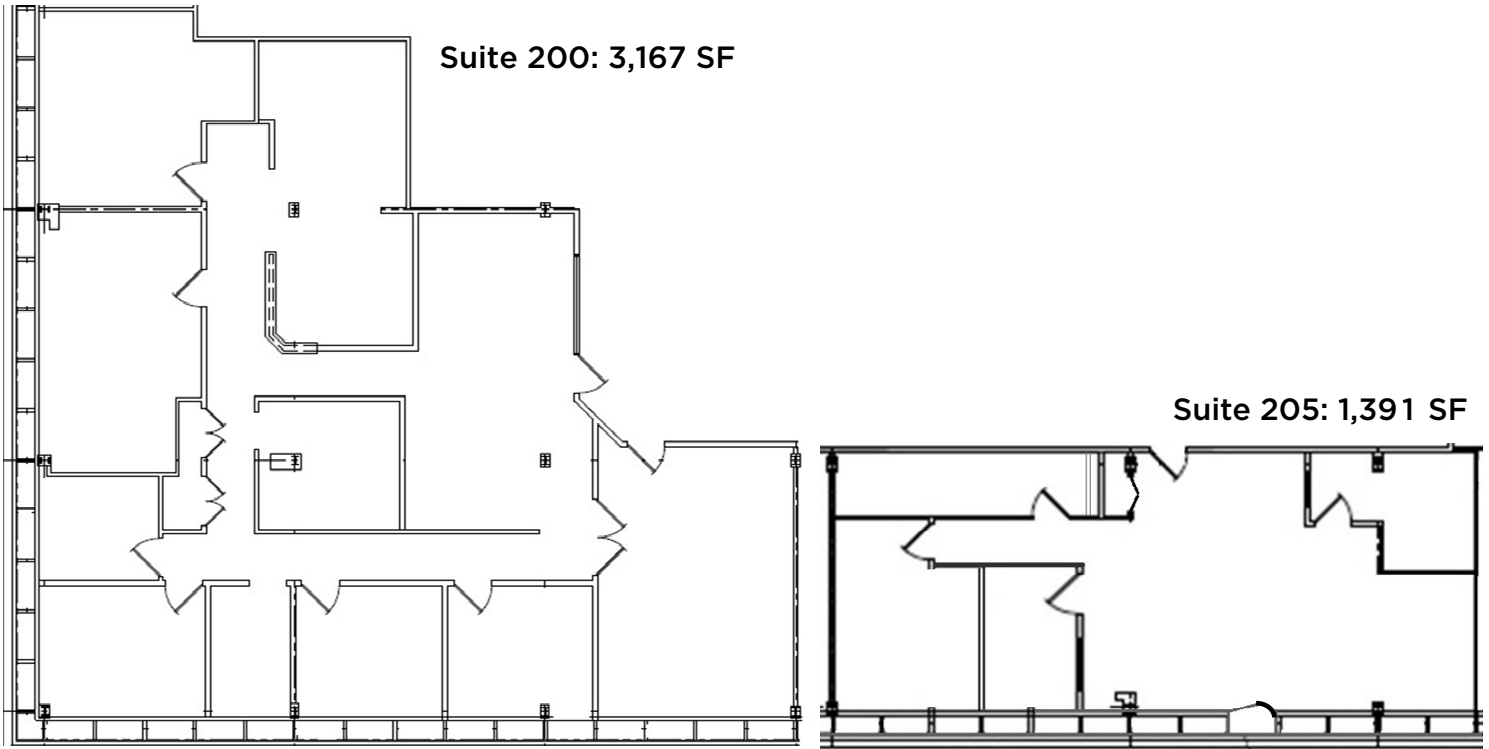
Suite 113: 1,900 SF

- Suite 113 can be combined with Suite 104 for a total 2,613 SF.
- Space can be entered from the lobby or from its own exterior entrance.
- Ideal location for medical or quasi retail uses.
- **Building exterior signage available.**

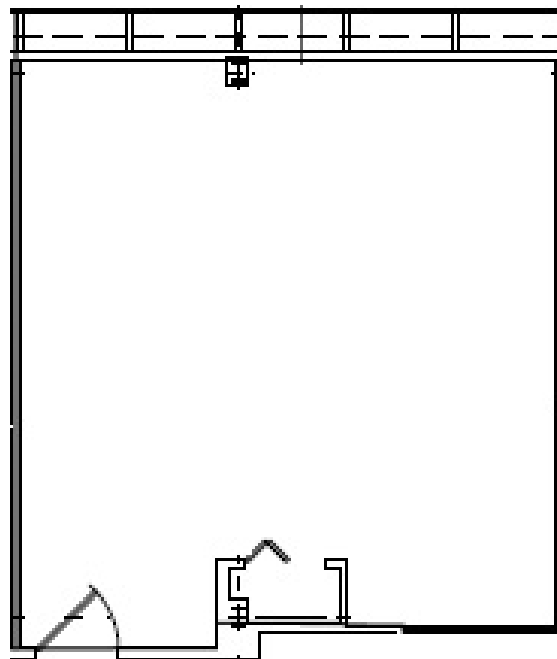
Suite 113 can be combined with Suite 104 for a total of 2,613 SF.



• Floor Plans

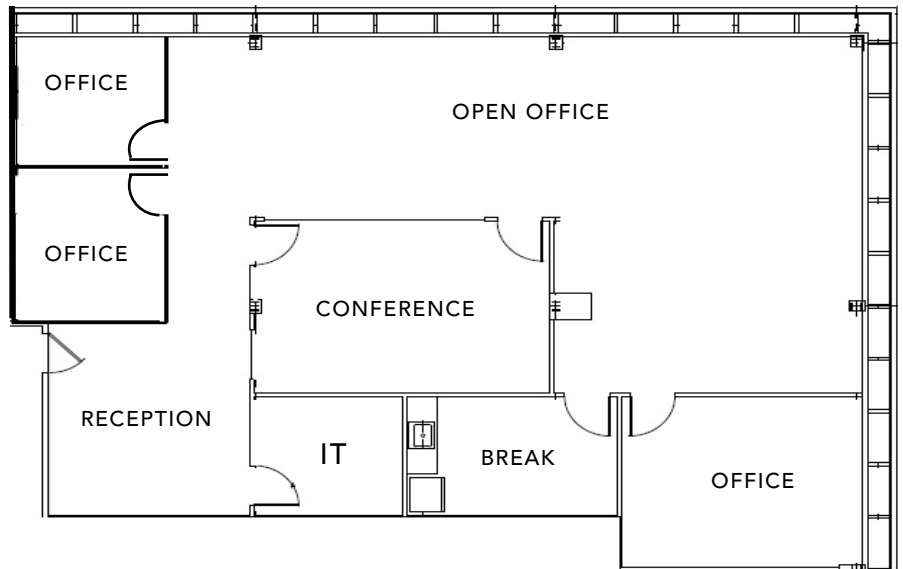


Suites 200 & 205 can be leased together for a contiguous 4,558 SF

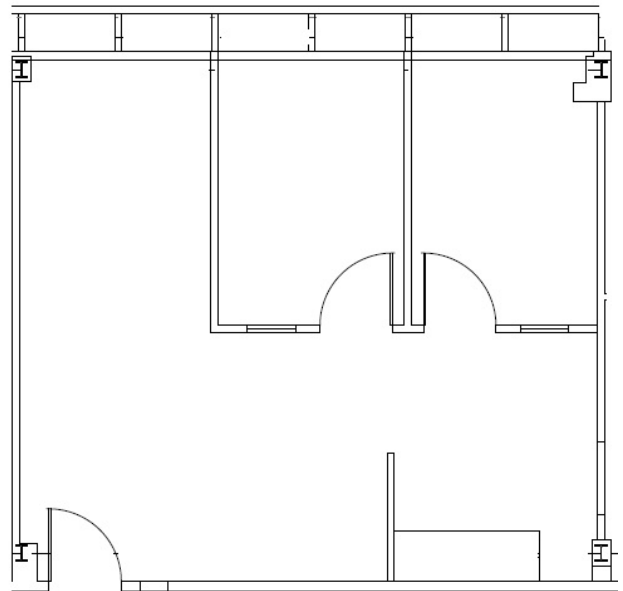


• Floor Plans

Suite 300: 2,594 SF

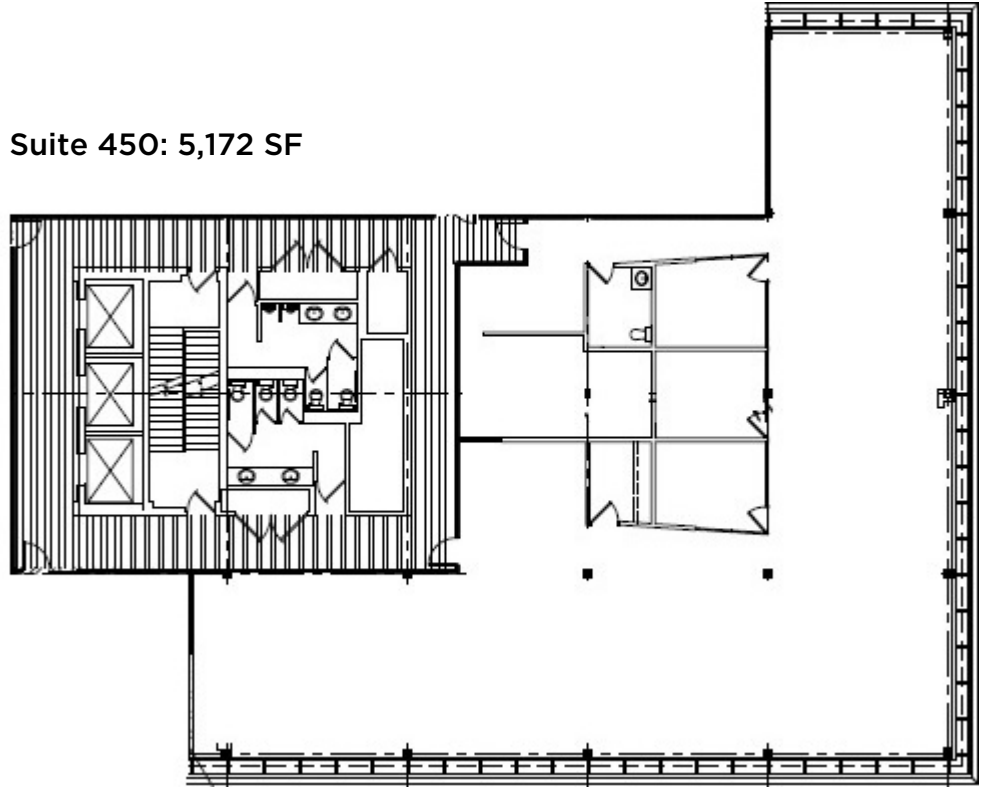


Suite 320: 652 SF



• Floor Plans

Suite 450: 5,172 SF



**Suite 524:
1,375 - 4,688 SF**

