



# OFFICE / RETAIL / MEDICAL SPACE

EXCHANGE PLACE | 451 Hungerford Drive • Rockville, Maryland

100,000 SF - 7 Stories

Suites available from 650 to 5,100 SF

Move-in Ready Opportunities

### Unique 1st Floor RETAIL Opportunity:

1,900 - 2,600 SF

Exterior Suite Entrance

Exterior Building Signage

Ideal for Retail or Medical Use

Walk Score® 87

Free Surface Parking

Energy Star Certified [read more](#)



## Interior Renovations on Lobby, Hallways & Restrooms Now Complete



For Leasing Opportunities Contact:

**Bobby Kravitz**

**Greg Klein**

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# FEATURED SPACE -

## 1ST FLOOR RETAIL / MEDICAL FOR LEASE

### UNIQUE 1ST 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 & 104 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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Upon acquiring Exchange Place in 2017, Promark Partners recognized an opportunity to improve the energy efficiencies of the building.

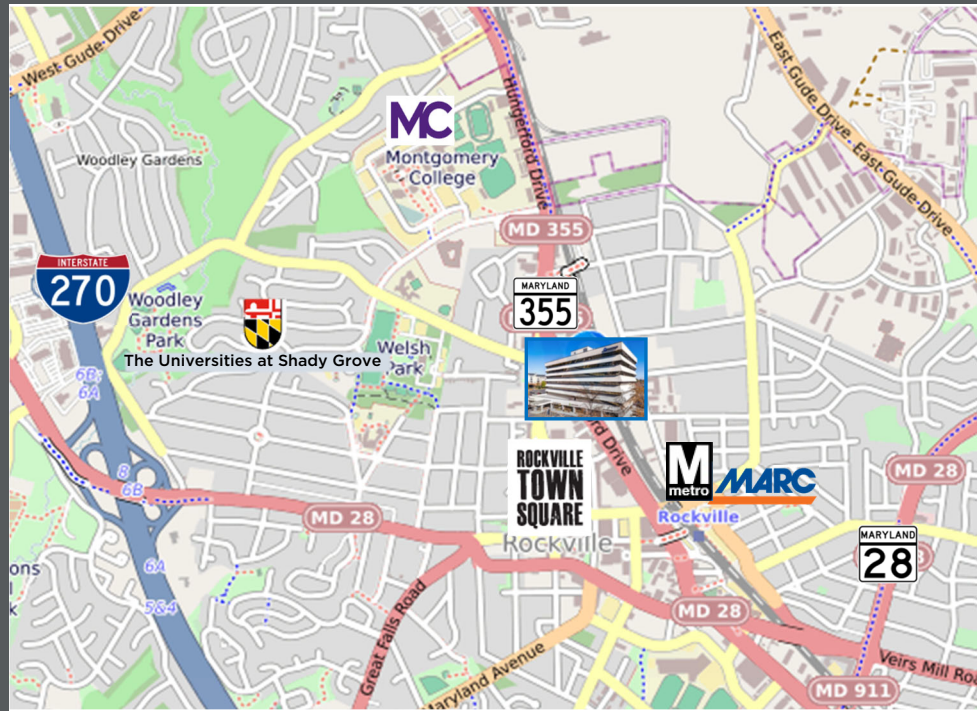
In 2018 an Energy Efficiency Project, designed to improve overall building comfort and systems reliability, was completed to include:

- 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.*

- Directly across the street from Rockville Town Square w/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 mile from Montgomery College
- Minutes to I-270, I-370, and the ICC (MD Route 200)



**Walk Score® 87** (very walkable)