

12435 PARK POTOMAC AVENUE Potomac | MD







employees for the long-term.

18

131K RSF





EVERYTHING IN ONE PLACE MUCH MORE THAN A WORKPLACE

12435 Park Potomac Avenue offers much more than a workplace. As the premier location in Montgomery County, Park Potomac is a first-class mixed-use development where professionalism and high-end community lifestyle intersect. Amenitized with some of the Washington metro area's most trendy restaurants, retail shops, vibrant residential living and trophy-quality office space, Park Potomac is equipped to help companies recruit and retain

3.5/1к









HIGH-QUALITY, ELEGANT DESIGN WITH MODERN FINISHES

With construction completed in February 2016, this new building features modern stone and wood lobby finishes, 9-foot ceilings, and a high glassline ratio to allow ample natural light. Landscaped outdoor common areas offer convenient gathering places and create a sense of connectedness and community.



EXCEPTIONAL ACCESSIBILITY & VISIBILITY

Located directly off major interstate I-270 and Montrose Road, Park Potomac offers commuters easy access via its own interchange. In addition to Smart Transit Stop with GPS tracking for the Ride-On Bus service, Park Potomac offers free shuttle bus service in the morning (6:30 - 10:30 AM) and afternoon (4:00 - 8:00 PM) to and from the White Flint Metro Station.



2 MIN Walk to: Ride On Bus Lines 42 and 47 (Access to Rockville, White Flint and Bethesda Metro)



Drive to: I-270 South On-Ramp

Drive to: I-270 North On-Ramp

MIN

2

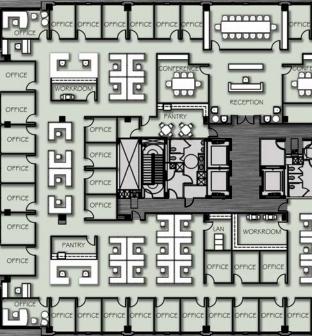


Metro

VIRTUALLY COLUMN FREE AND INCREDIBLY EFFICIENT FLOORS

Open Office - Approximately 20,700 SF





PARK POTOMAC DEVELOPMENT

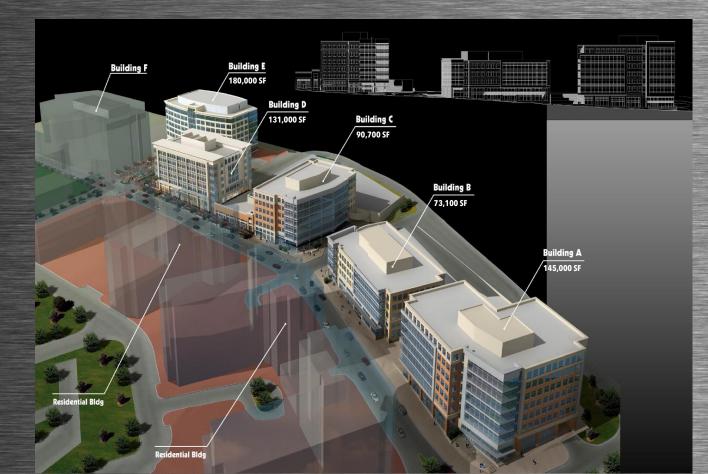
50-ACRE MIXED USE DEVELOPMENT CATERING TO A COMMUNITY LIFESTYLE WITH PREMIER RESTAURANTS AND SHOPS RIGHT OFF I-270.

COMPLETED:

- 12505 Park Potomac | Building E 180,000 SF trophy office building
- 12435 Park Potomac | Building D 131,000 SF trophy office building
- 80,000 SF of retail space

MASTER PLAN:

- 570,000 SF trophy quality office space
- 150,000 SF of retail
- 200 room hotel
- 153 luxury condominiums
- 150 town homes
- 297 multifamily luxury apartments





Gringos & Mariachis

Sugo



HIGH-END AMENITIES AND COMMON AREAS

12435 Park Potomac boasts a variety of high-quality tenant amenities including a fitness center with lockers and showers, on-site property management, banking and various high-end retail and restaurants including Orangetheory Fitness, Addie's, Founding Farmers, Sugo and Gringos and Mariachis.

Metro Shuttle Bus

Harris T

Addies



Orangetheory Fitness

S.





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TRANSWESTERN®



FOR MORE INFORMATION PLEASE CONTACT:

PHILLIP MCCARTHY 301.896.9011 phil.mccarthy@transwestern.com KEITH FOERY 301.896.9028 keith.foery@transwestern.com GUY COPPERTHITE 301.896.9015 guy.copperthite@transwestern.com MARK BOYCE 301.896.9090 mark.boyce@transwesterrr.com

6700 Rockledge Drive | Suite 500A | Bethesda, MD 20817 301.571.0900 | transwestern.com