



CAPITAL GATEWAY

6700 & 6710 ROCKLEDGE DRIVE • BETHESDA • MD



**HIGH QUALITY
EASILY ACCESSIBLE**

6700 A

RENOVATED

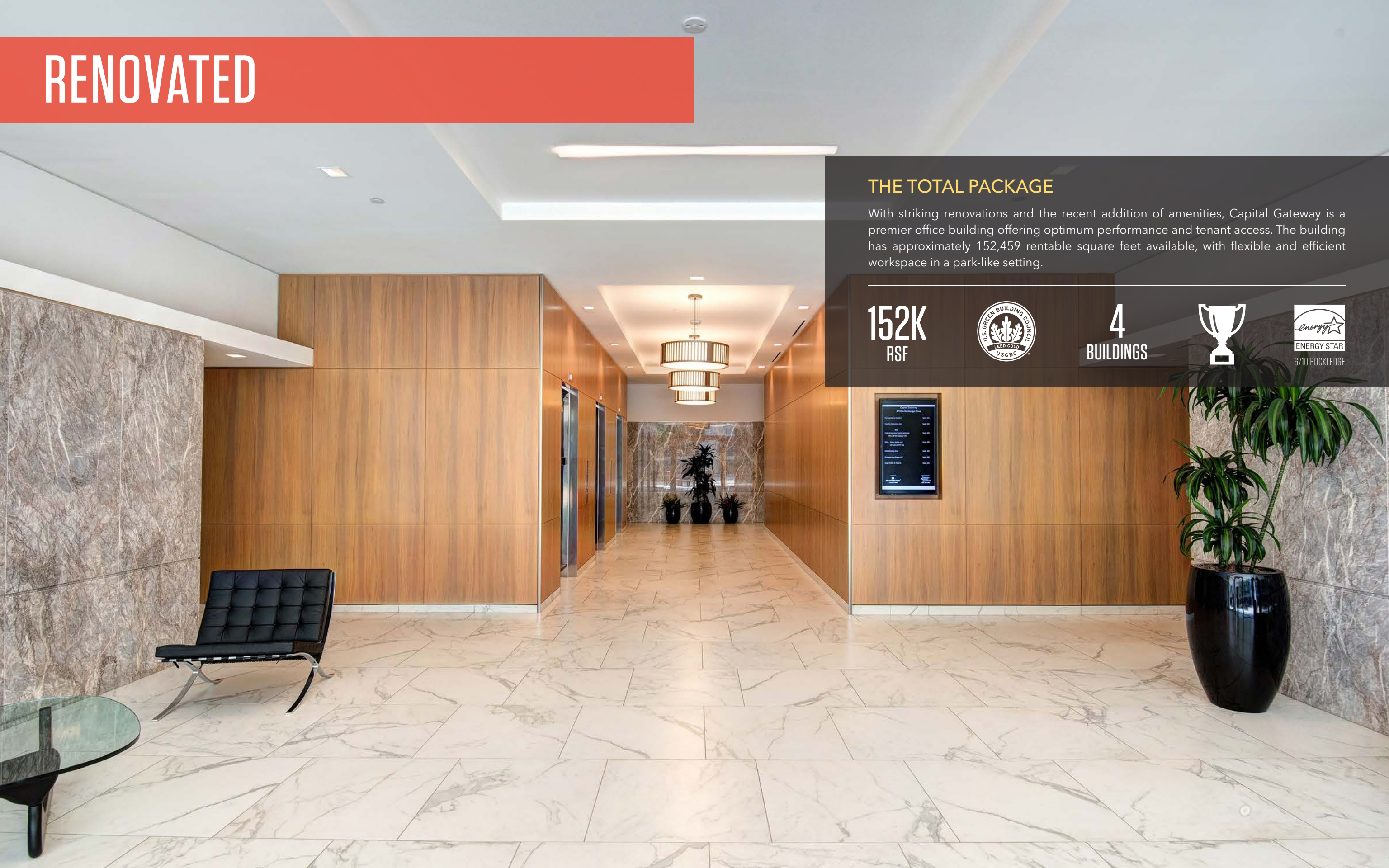
THE TOTAL PACKAGE

With striking renovations and the recent addition of amenities, Capital Gateway is a premier office building offering optimum performance and tenant access. The building has approximately 152,459 rentable square feet available, with flexible and efficient workspace in a park-like setting.

152K
RSF



4
BUILDINGS

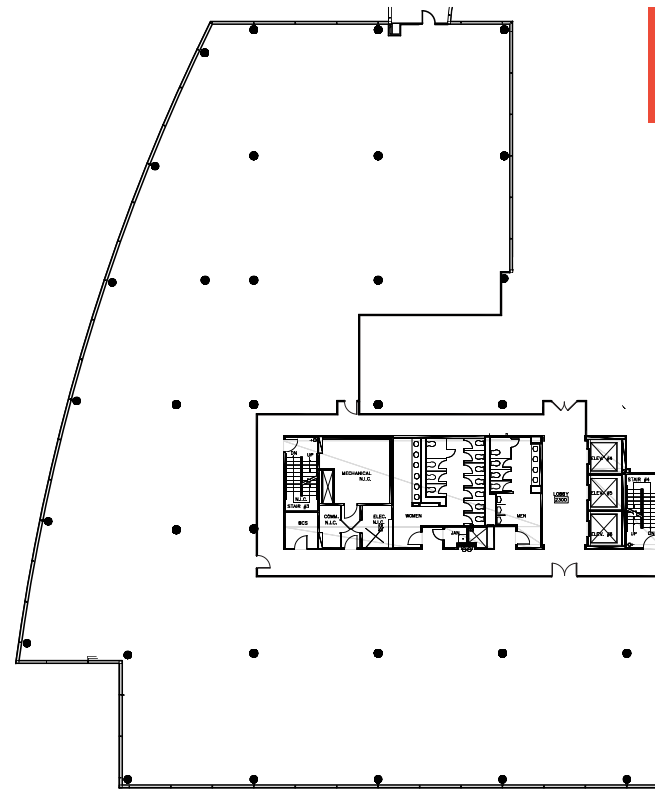


ACCOMPLISHMENTS

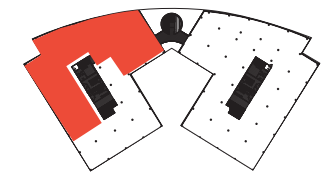


PROJECT HIGHLIGHTS

Capital Gateway is LEED Gold designated and has earned the Energy Star Designation since 2006. The project was awarded the prestigious BOMA Building of the Year Award in 2006 and 2008 and significantly exceeds the Kingsley Tenant Satisfaction Index.



6700-A | 2nd Floor As-Built
21,167 SF



WHITE BOX FLOOR

20,231 SF

6700-A

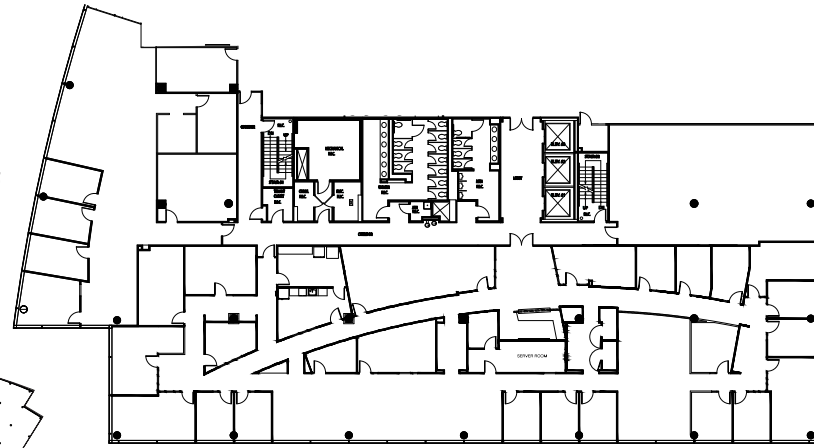
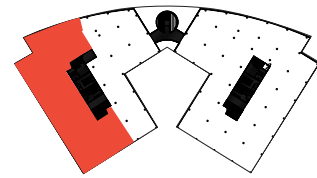
3rd Floor As-Built

4,219 SF, 2,096 SF and 11,385 SF

Suite 330 - 4,219 SF

Suite 320 - 2,096 SF

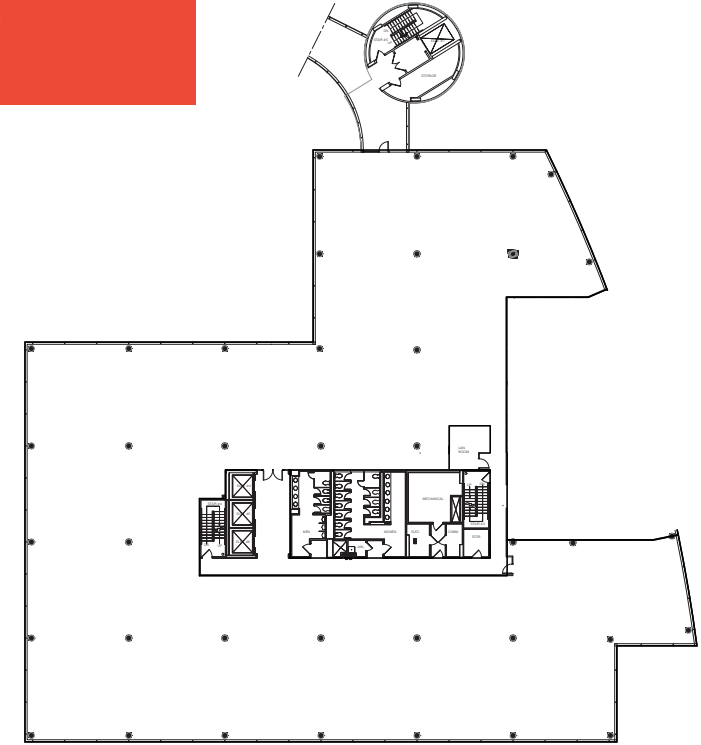
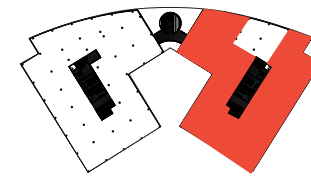
Suite 300 - 11,385 SF



6700-B

4th Floor As-Built

27,912 SF



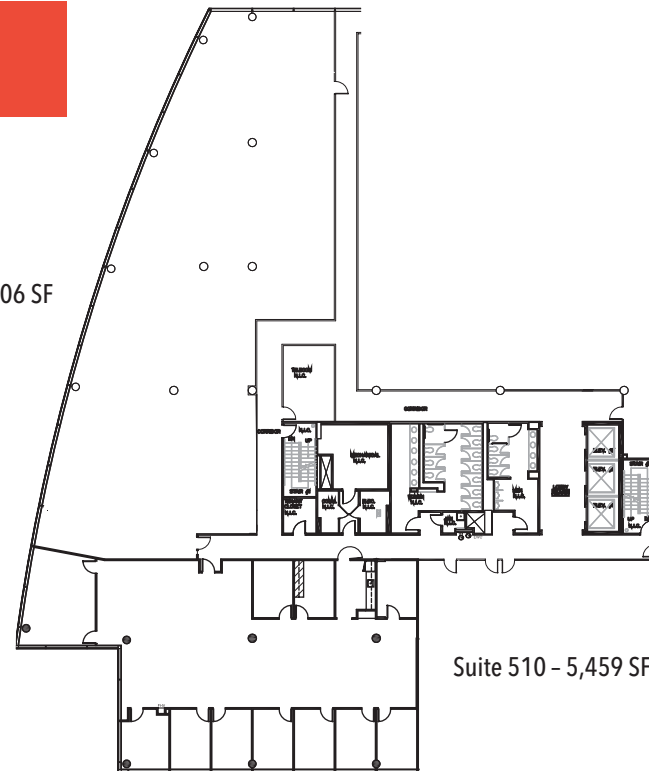
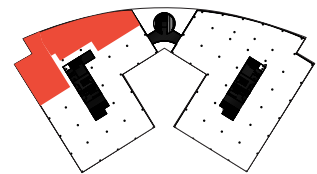
6700-A

5th Floor As-Built

5,459 SF and 8,006 SF

Suite 500 - 8,006 SF

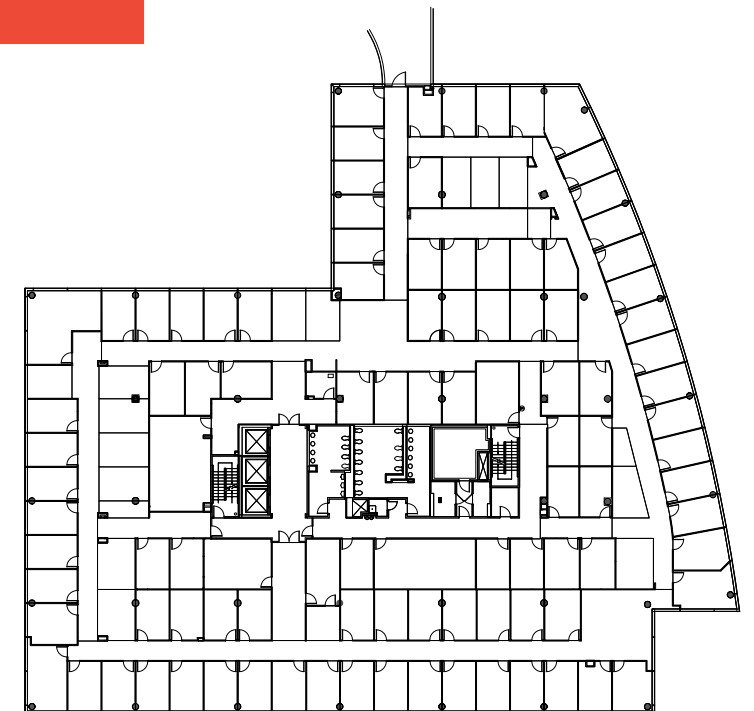
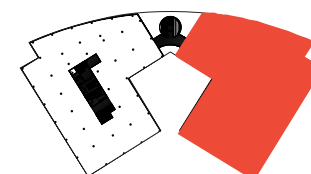
Suite 510 - 5,459 SF



6700-B

5th Floor As-Built

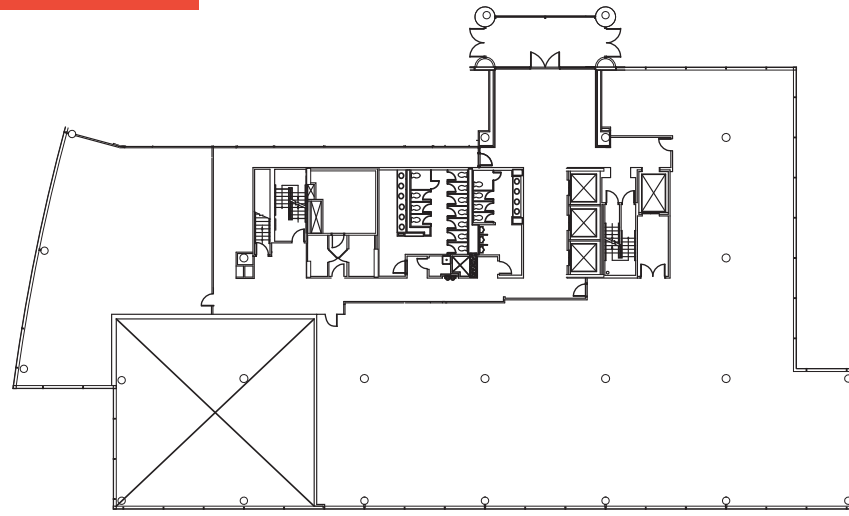
32,252 SF



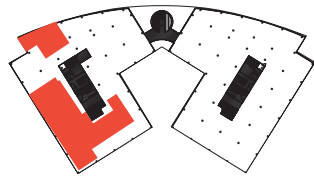
6710-A

1st Floor As-Built
10,760 SF and 3,273 SF

Suite 110 - 3,273 SF

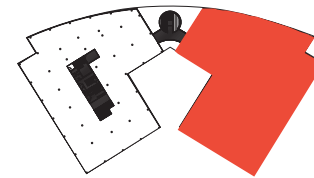
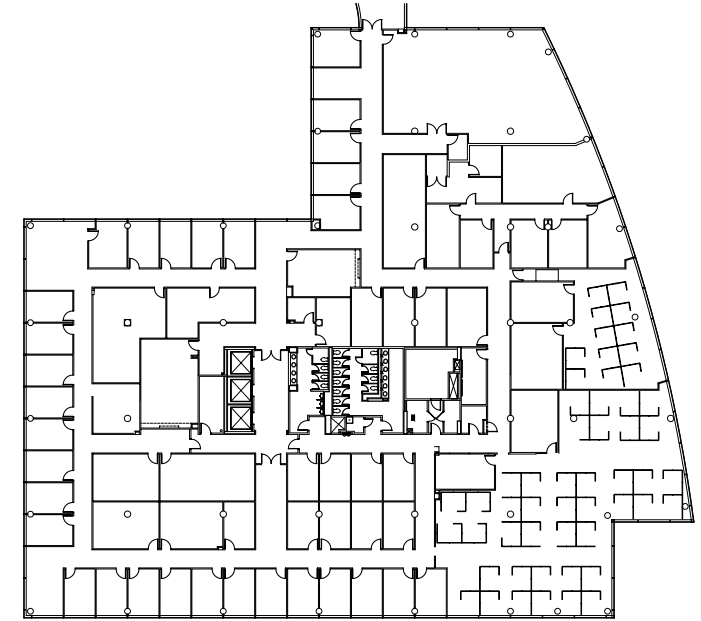


Suite 120 - 10,760 SF



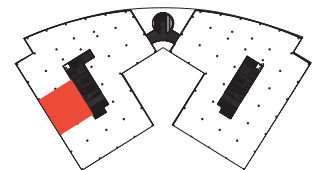
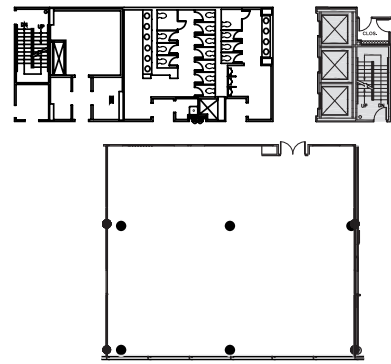
6710-B

4th Floor As-Built
32,929 SF



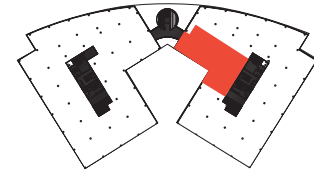
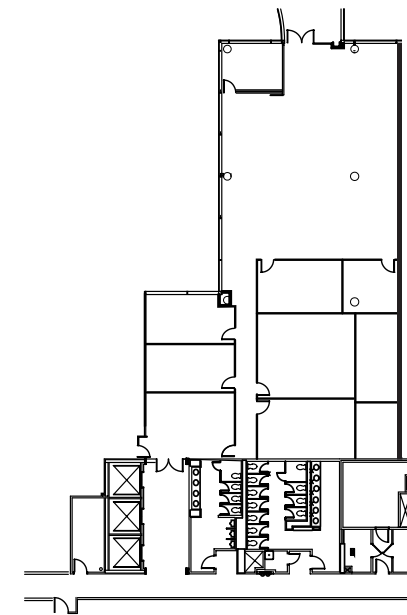
6710-A

4th Floor As-Built
3,885 SF



6710-B

5th Floor As-Built
4,588 SF



QUALITY

OUTDOOR AMENITIES

Capital Gateway offers tenants a park-like setting with pristinely landscaped grounds, a walking path, outdoor seating and weekly food trucks during the spring, summer and early fall.



AMENITIES



UPDATED AMENITIES AND COMMON AREAS

Capital Gateway boasts a variety of high-quality tenant amenities including a 2,400-square-foot fitness suite with lockers, showers and towel service, a conference center equipped with state-of-the-art technology, and Capital Lounge, a brand-new food market offering healthy sandwiches, snacks, and beverages, as well as comfortable seating, TVs and wi-fi for midday breaks; Fooda workplace food service is also available for breakfast and lunch. Tenants can also enjoy weekly food trucks, and save time with Eco Car Wash, an onsite car wash and detail service.



Shuttle Service to Metro



Fitness & Conference Center



Food Truck Thursdays



Capital Lounge



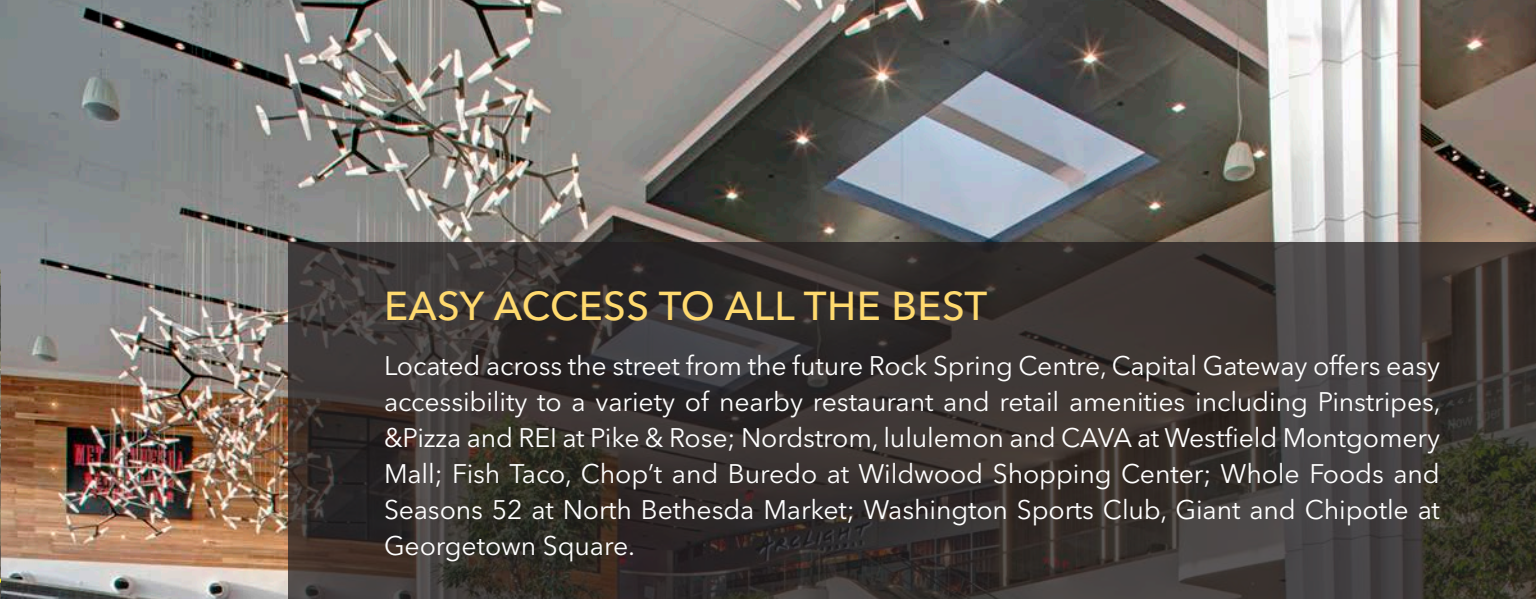
Fooda



Eco Car Wash



ACCESS



EASY ACCESS TO ALL THE BEST

Located across the street from the future Rock Spring Centre, Capital Gateway offers easy accessibility to a variety of nearby restaurant and retail amenities including Pinstripes, &Pizza and REI at Pike & Rose; Nordstrom, lululemon and CAVA at Westfield Montgomery Mall; Fish Taco, Chop't and Buredo at Wildwood Shopping Center; Whole Foods and Seasons 52 at North Bethesda Market; Washington Sports Club, Giant and Chipotle at Georgetown Square.





FOR MORE INFORMATION PLEASE CONTACT:

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