



805
KING FARM

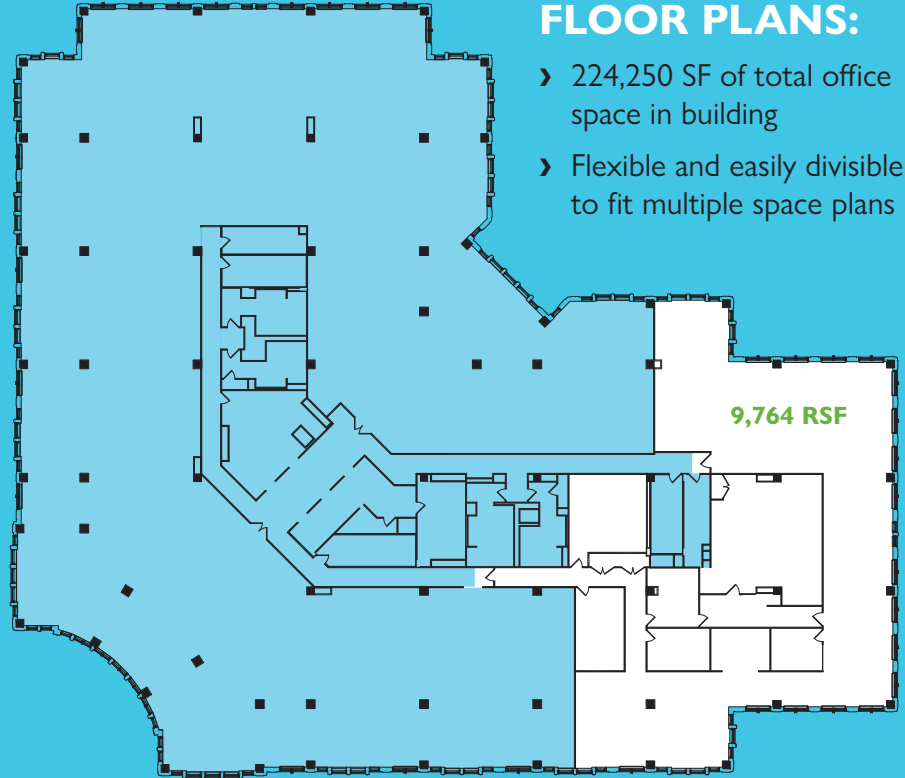
ROCKVILLE · MD

CBRE

Owned and managed by

AREP

American Real Estate Partners



FLOOR PLANS:

- › 224,250 SF of total office space in building
- › Flexible and easily divisible to fit multiple space plans

9,764 RSF

Highlights

805 King Farm boasts 9,764 SF of available office space, situated on the 5th floor of 805 King Farm

SUPERIOR ACCESS:

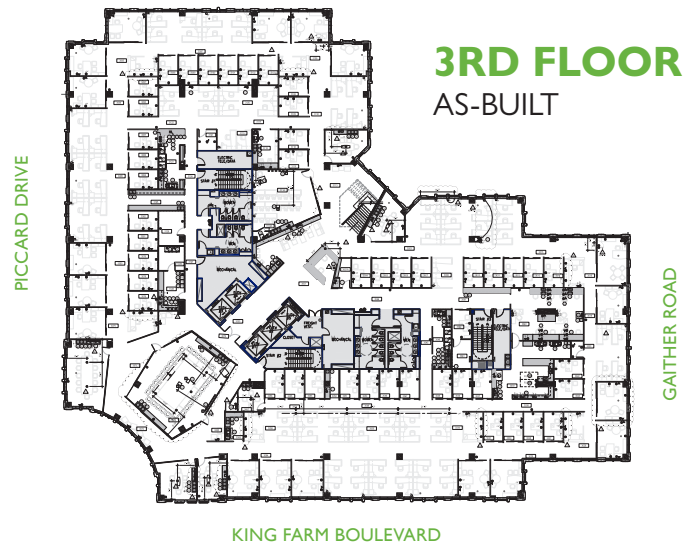
- › Metro Shuttle for convenience to Shady Grove Metro
- › Situated near major roadways including:
 - ›› I-270
 - ›› I-370
 - ›› Shady Grove Rd
 - ›› Gude Dr
 - ›› Redland Blvd
- › 5-10 minute drive to:
 - ›› Shady Grove
 - ›› Washingtonian
 - ›› Crown Farm
 - ›› Research Boulevard

FEATURES AND AMENITIES:

- › Walkable amenities including food/dining, healthcare, wellness, and more
- › Tenant-exclusive fitness facility, including
 - ›› Cardio equipment
 - ›› Free weights
 - ›› Weight racks
 - ›› Weight and strength machines
- › On-site shared conference room
- › Within walking distance to King Farm Town Center
- › Free structured and surface parking



3RD FLOOR
37,266 RSF

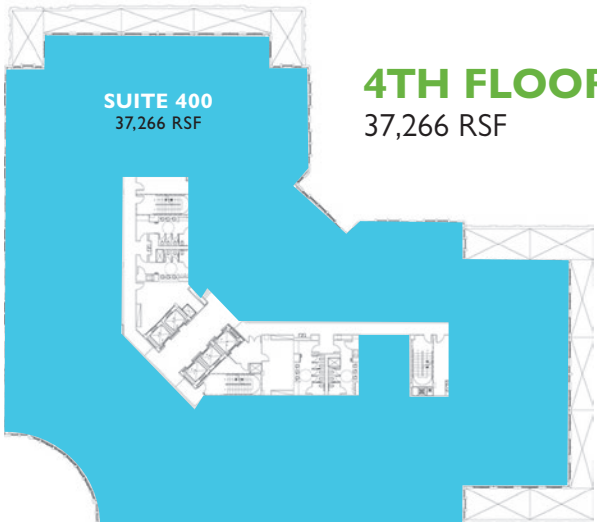


3RD FLOOR
AS-BUILT

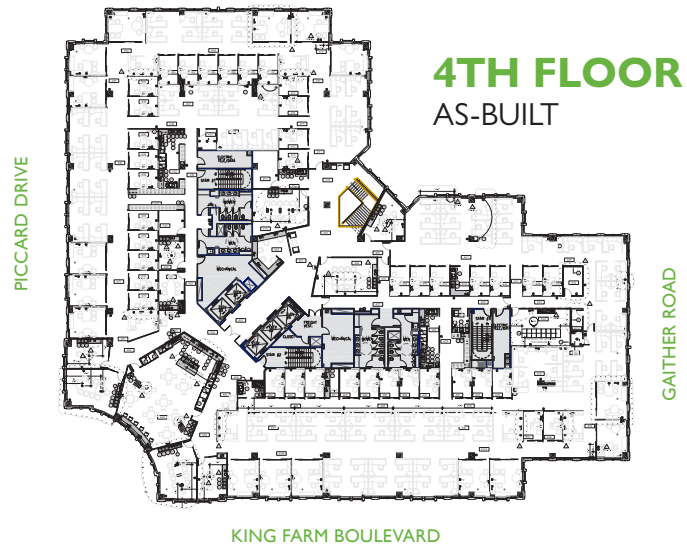
PICCARD DRIVE

GAITHER ROAD

KING FARM BOULEVARD



4TH FLOOR
37,266 RSF



4TH FLOOR
AS-BUILT

PICCARD DRIVE

GAITHER ROAD

KING FARM BOULEVARD



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5 MIN WALK

FOOD & DINING



HEALTH & WELLNESS



OTHER



BANKS



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