

### Available Space:

- Suite 104: 713 SF\* former deli (non-vented)
- Suite 113: 1,900 SF\*
- Suite 200: 3,167 SF
- Suite 218: 1,572 SF\*\*
- Suite 225: 1,411 SF\*\*
- Suite 503: 1,828 SF\*\*\*
- Suite 524: 3,313 SF\*\*\*

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

\*\* may be leased together for a total of 2,983 SF

\*\*\* may be leased together for a total of 5,141 SF

- ◆ Competitive Rates and Terms
- ◆ **Free Surface Parking**



**BUILDING SIZE: 98,015 SF - 7 Stories**



### Interior Renovations Now Underway



- LOBBY
- CORRIDORS
- RESTROOMS



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



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

## REDFIN Walk Score: 81 (very walkable)

- Directly across the street from Rockville Town Square with more than 20 restaurants, Gold's Gym, Dawson's Market, 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 (.3 miles)
- Walking distance to the Montgomery County Circuit Courthouse
- 1.2 miles from Montgomery College
- Minutes to I-270, I-370, and the ICC (MD Route 200)

