

1801 & 1803

Research Boulevard



*Designed  
with  
you  
in mind*

AVISON  
YOUNG

MCSHEA  
PROPERTIES

# Look beyond ordinary



Capturing timeless design, contemporary finishes and modern look, our new and refined lobby welcomes building's tenants and visitors with warmth and abundance of natural light.

With over **\$5 million in capital renovations**, 1801-1803 Research Boulevard offers convenient location, rich amenity base and great value to local businesses and corporate users.

With only **33,000 sf remaining in two buildings**, the time is running out to secure your perfect space.



**Building Lobby**



On-Site Café

# It's time for lunch



It's good to have options.

1801 - 1803 Research Boulevard is surrounded by numerous dining and retail, but we want to make it even easier for you.

With our brand new, spacious **on-site café** you can stop worrying what's for lunch and let us take care of that.

We offer a **variety of drinks and fresh meals** prepared daily for you. Our cafe can also cater for your event or business meeting - all just a phone call away.

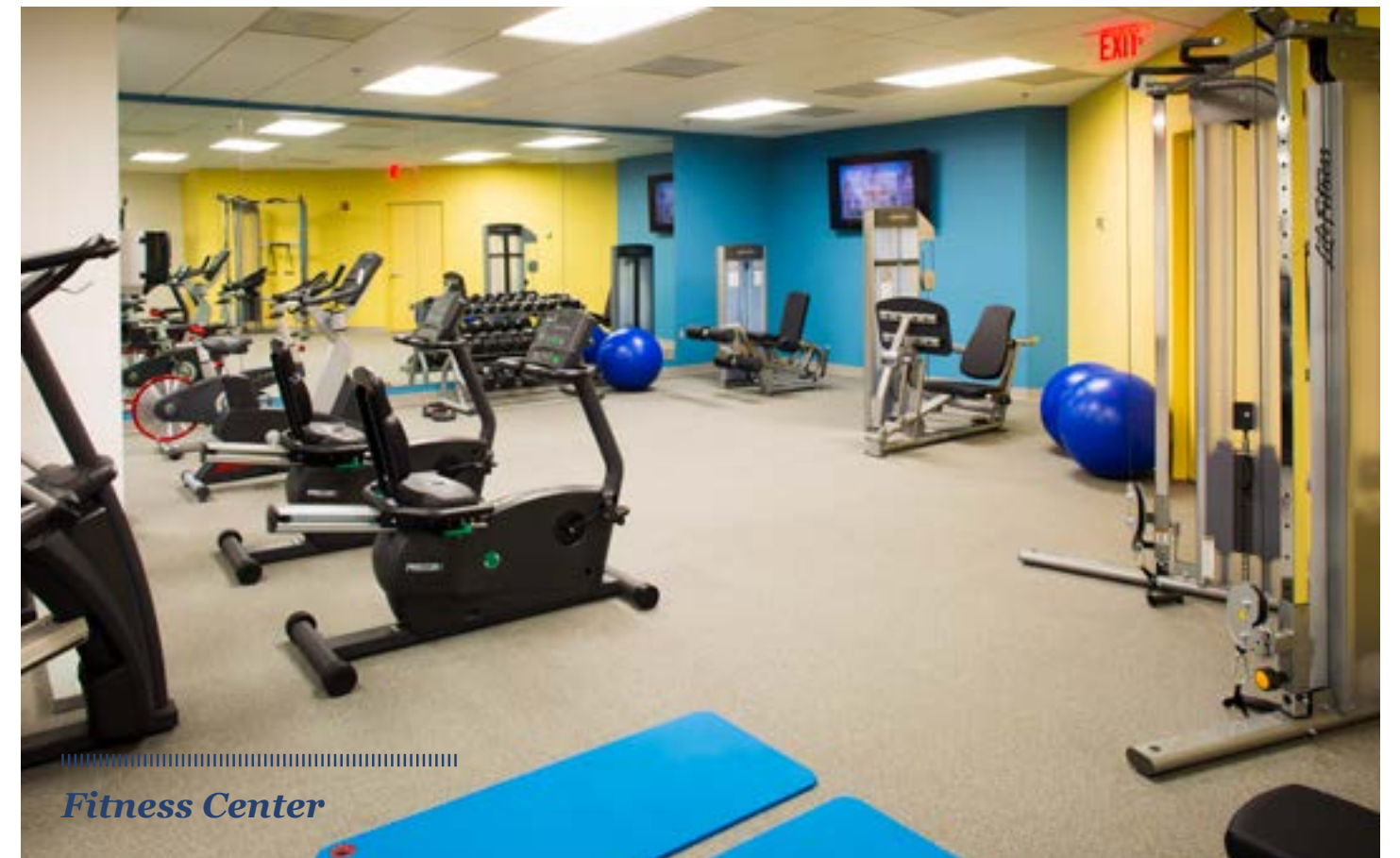
# Commit to be fit



Lace-up your sneakers and tune up to the favorite station. It's time to break some sweat.

Our brand-new **expansive fitness center** has everything you may need to stay in shape and feel good about yourself.

Packed with latest equipment, stretch area, showers and locker room it will satisfy even the hardest critics.



Fitness Center

# Enjoy Your Day



All work and no play is a thing of the past.

New generation of employees expects **amenity-rich environment** and flexible settings.

We understand the importance of attracting new talent and retaining creative, forward-thinking workforce within the company.

Here, at Research Boulevard, we've created **Wi-Fi Cyber Cafe, Tenant Lounge and Conference Center** so that you can change your pace, reset and get ready for new challenges.



# Access made easy



Featuring full frontage on I-270, 1801-1803 Research Boulevard sites at highly visible and convenient location with **immediate access to I-270** via exits 8 and 6.

The buildings are perfectly connected to the major transit arteries through I-270 and I-495, giving you access to the area's key destinations.

Situated right in the middle of nearby retail hubs, the complex offers best in class dining and retail options.



## Driving Times

Rockville  
2.3 miles  
7 minutes

Gaithersburg  
4.3 miles  
14 minutes

Bethesda  
10 miles  
18 minutes

I-495 Access  
7.6 miles  
10 minutes



# Drinks at 5?



Enjoy immediate access to everyday ease and fun. The buildings are conveniently located just a few minutes away from the **major shopping and retail centers** and offer the best in dining, shopping and entertainment.

Whether you want to grab a cup of coffee, go for a happy hour with your co-workers or arrange dinner with your client, we've got all the possible options available to you.

Get advantage of **10-minute drive to area's retail hubs** located at:

- Research Row
- Fallsgrove Village Center
- King Farm Village Center
- Rockville Town Square
- Downtown Crown
- Washington Center / Rio



# *Have questions?*

Contact our  
leasing team:



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