

# IMMEDIATELY AVAILABLE

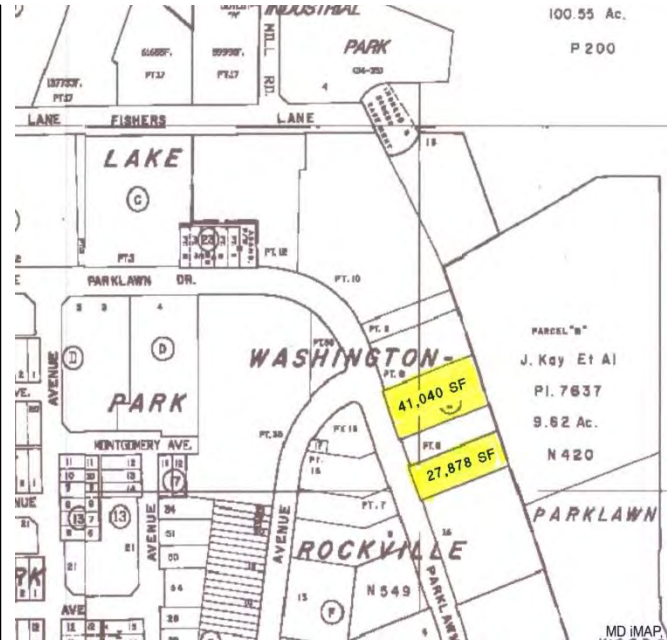


- 10 minute walk to Twinbrook Metro
- 2 floors with modern elevator
- 143 surface parking spaces
- 41,040 SF site plus 28,878 SF paved lot (optional)
- Zoned IL
- Two (2) dock-height rear loading doors
- **13' ceiling height** – 1<sup>st</sup> floor
- Masonry and steel construction
- Fully sprinklered

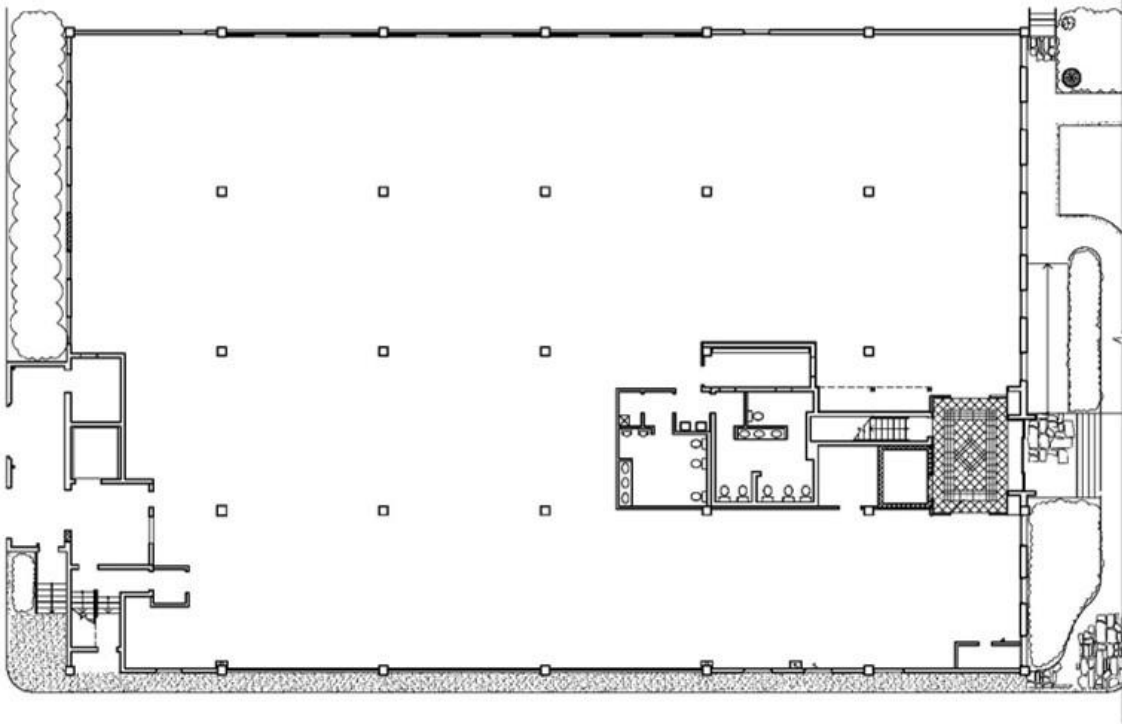
12345 Parklawn Drive  
Rockville, MD 20852



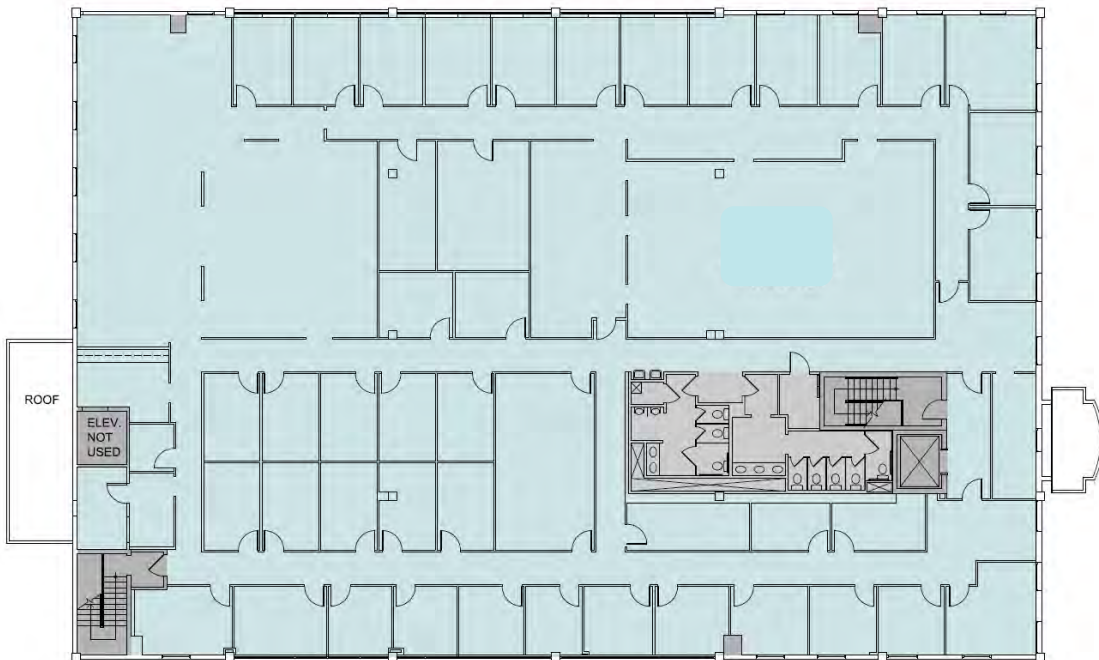
Floor	Size
1 <sup>st</sup>	15,000 SF – Shell condition
2 <sup>nd</sup>	15,000 SF – Built out office

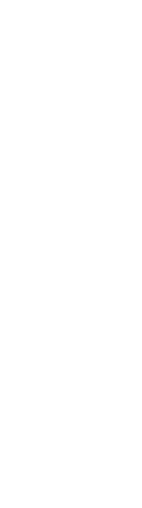
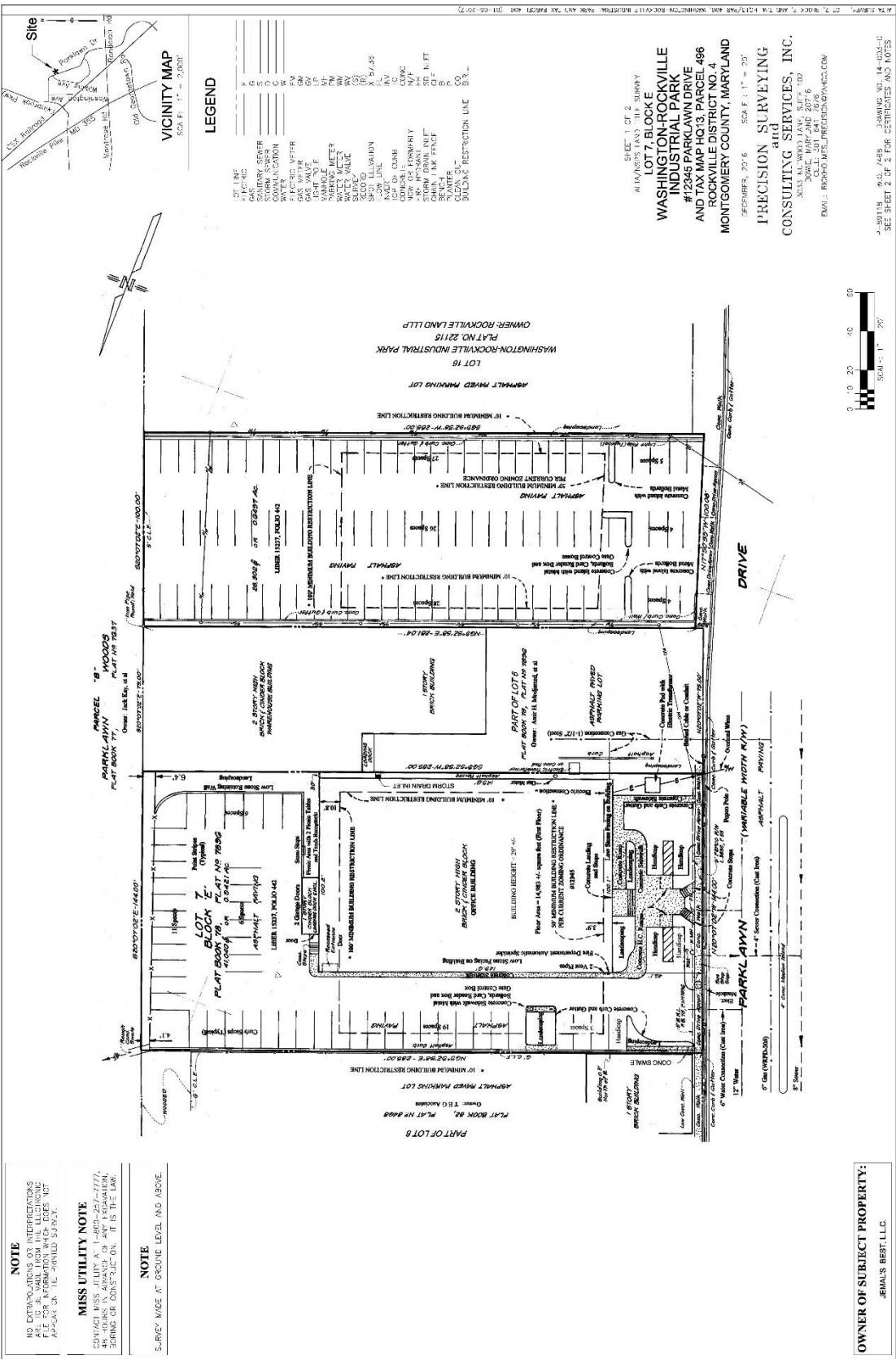


# 1<sup>st</sup> Floor – 15,000 SF



# 2<sup>nd</sup> Floor – 15,000 SF





**LEGEND**

LOT LINE
ELECTRIC
SAWDRY SEWER
COMMUNICATION
WATER
GAS 1/2" DIA
GAS 1" DIA
WATER MAIN
WATER METER
STORM SEWER
STORM DRAIN
STORM DRAIN
STORM DRAIN
STORM DRAIN
STORM DRAIN
CLEAN UTILITY
BUILDING RESTRICTION LINE
BR...

SHEET 1 OF 2  
REMANUS LAND THE SURVEY  
**LOT 7, BLOCK E  
WASHINGTON-ROCKVILLE  
INDUSTRIAL PARK**  
#12345 PARKLAWN DRIVE  
AND TAX MAP HC13, PARCEL 496  
ROCKVILLE DISTRICT NO. 4  
MONTGOMERY COUNTY, MARYLAND  
DECEMBER, 2016  
SCALE: 1" = 20'

**PRECISION SURVEYING  
CONSULTING SERVICES, INC.**  
30000 WOODMONT LANE, SUITE 200  
ROCKVILLE, MD 20850  
PHONE: 301.761.1414  
FAX: 301.761.1415  
EMAIL: RSP@PRECISIONSURVEYING.COM



0' 10' 20' 40' 80'

07-21-2016 11:12:38 AM MONTGOMERY COUNTY ROCKVILLE INDUSTRIAL PARK AND TAX MAP HC13  
011-03-2017