



PS BUSINESS PARKS



ACCESS & CONVENIENCE

THE
grove
270



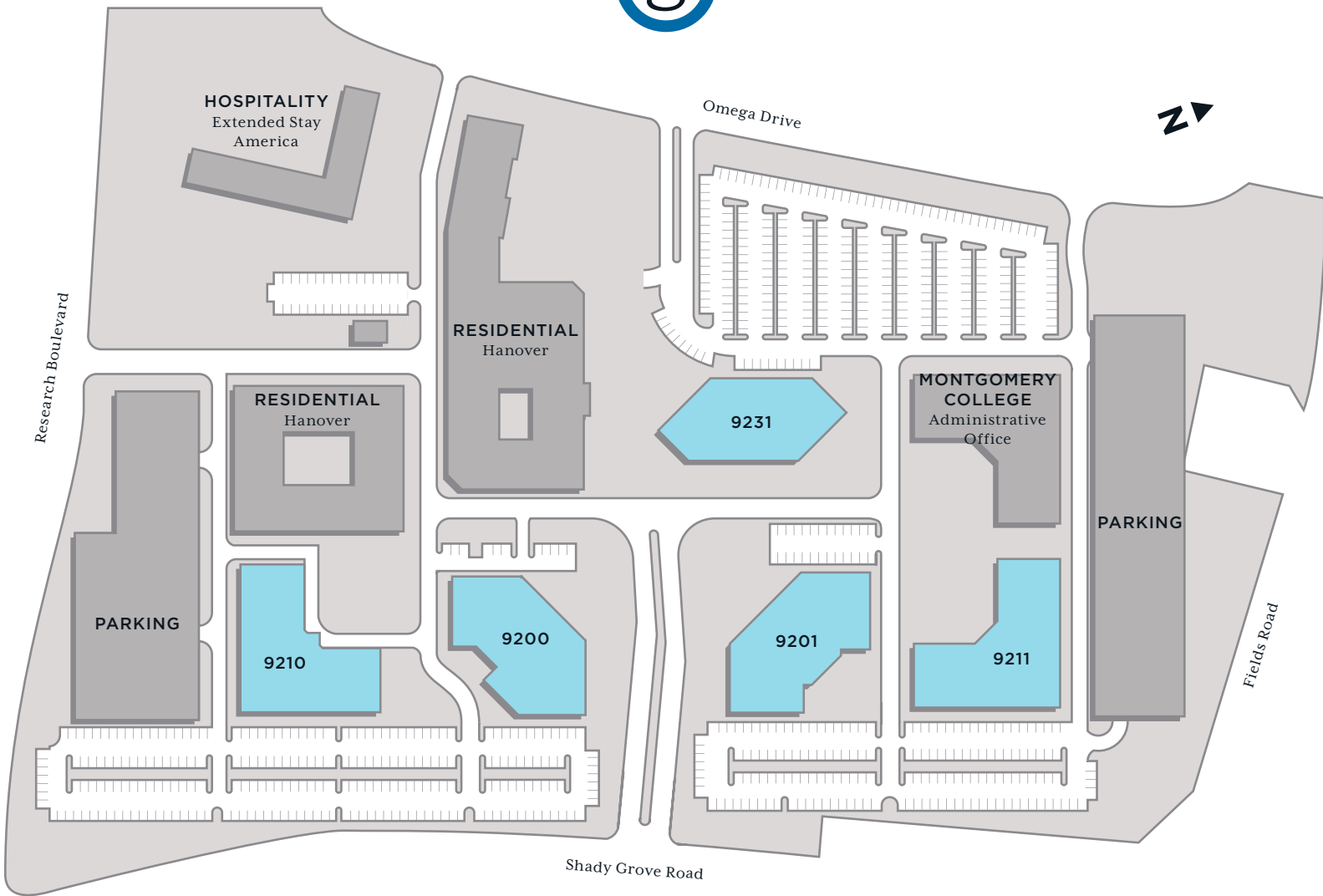
FLEXIBLE WORKSPACES



REFRESHED MASTERPLAN & BRAND NEW OFFICE RENOVATIONS



WHERE IT ALL COMES TOGETHER

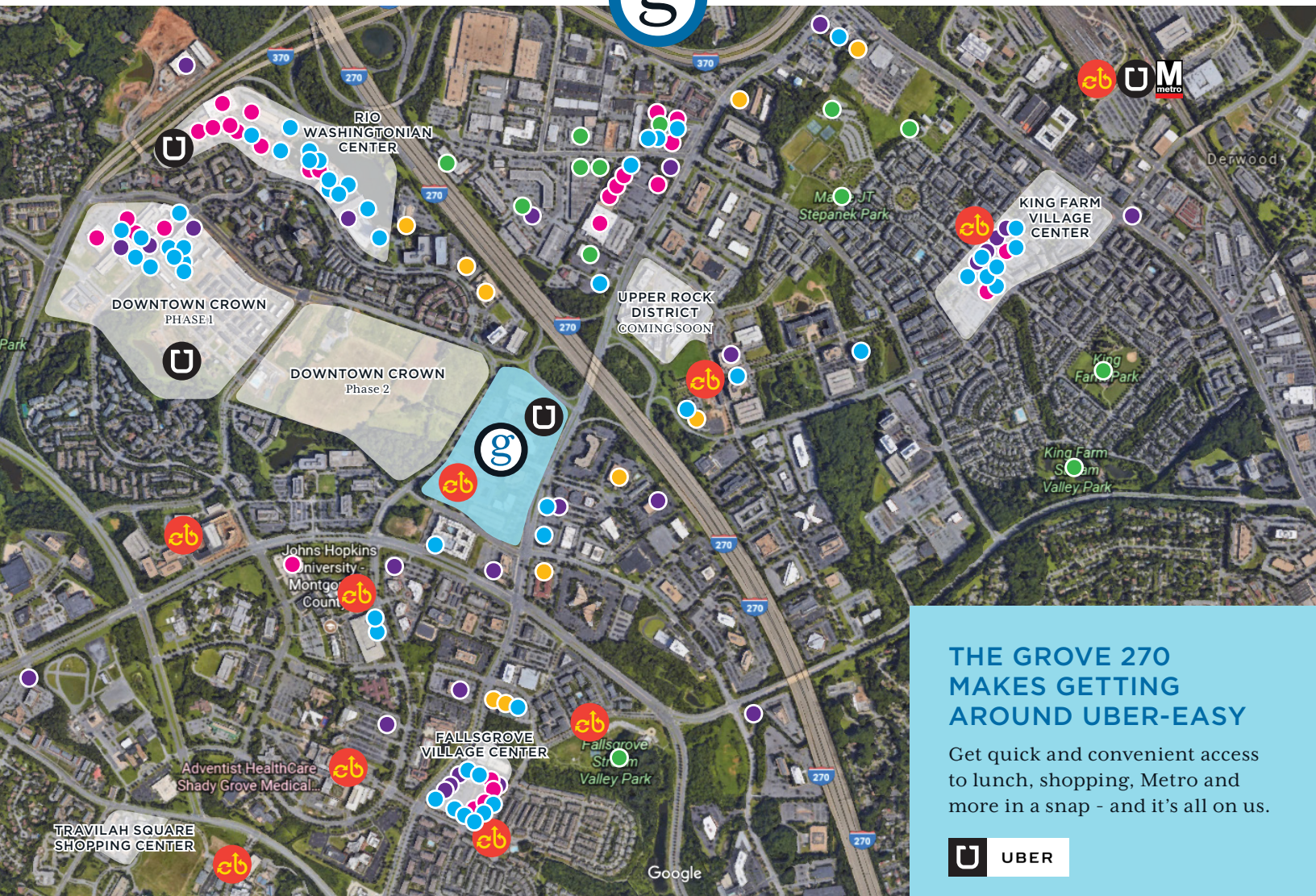


TOUR TODAY. MOVE IN TOMORROW.

At the intersection of access, convenience and modern amenities, it all comes together at The Grove 270.

- Over 575,000 SF of leasable office space across five buildings
- Brand new spec suites
- Delicatessen, two fitness centers, four conference rooms, and surface & covered parking
- Refreshed landscape masterplan
- UBER service
- Capital Bikeshare
- On-site management
- Free wifi





THE GROVE 270 MAKES GETTING AROUND UBER-EASY

Get quick and convenient access to lunch, shopping, Metro and more in a snap - and it's all on us.



GOOD EATS

- &Pizza
- Asia Nine
- Baja Fresh
- BGR Burger Joint
- Cheeburger Cheeburger
- Chipotle
- Chop't
- Coastal Flats
- Coffee Republic
- Copper Canyon Grill
- Corner Bakery Cafe
- Dunkin' Donuts
- Five Guys
- Fontina Grill
- Great American Grill
- Guapo's
- Jerry's Subs & Pizza
- Joe's Crab Shack
- King Farm Grill
- Krispy Kreme
- La Madeleine
- LJ's Express
- Love Sushi
- Mamma Lucia
- Melt Cafe & Gelato Bar
- Miele Bakery
- Minerva Indian Cuisine
- Moby Dick's House of Kabob

- Nagoya Sushi
- Nando's Peri-Peri
- Nick's Chophouse
- Oishii Bluefin
- Old Town Pour House
- Paladar Latin Kitchen & Rum Bar
- Panera
- Pho Nam Restaurant
- Potbelly Sandwich Works
- Red Lobster
- Ruth's Chris Steakhouse
- Sandwiches & Such
- Smashburger
- Starbucks
- Subway
- Tara Thai
- Ted's Montana Grill
- Thai Farm
- That's Amore
- The Melting Pot
- Uncle Julio's
- Union Jack's

SERVICES

- Bank of America
- BB&T
- Capital One Bank
- CitiBank
- Eagle Bank
- Energy Federal Credit Union
- Fred Foster Fitness
- Hair Cuttery
- Invicta Sports Club
- LA Fitness
- Life Time Athletic
- M&T Bank
- Navy Federal Credit Union
- PNC Bank
- Pure Barre
- SonaBank
- SunTrust
- TD Bank
- The Columbia Bank
- United Bank
- Verizon Wireless
- Washington First Bank
- Wells Fargo
- Zips Dry Cleaners

RETAIL

- Ann Taylor Loft
- Barnes & Noble
- Best Buy
- Dick's Sporting Goods
- Downtown Crown Wine & Beer
- Finewine.com
- GNC
- Harris Teeter
- Jos. A Bank
- Kohl's
- Men's Wearhouse
- Montgomery County Liquor & Wine
- Nordstrom Rack
- Office Depot
- Pet Valu
- Pier 1 Imports
- Shady Grove Beer & Wine
- Shady Grove Farmer's Market
- Safeway
- Target
- The Home Depot
- V.Eye.P. Eye Care
- White House | Black Market
- Wonder Book
- WoolWinders Yarn Shop
- Zagg
- Zam Zam Market

HOSPITALITY

- Courtyard by Marriott
- Extended Stay America
- Gaithersburg Marriott
- Hilton Garden Inn
- Homewood Suites
- Radisson Hotel
- Red Roof Inn
- Residence Inn
- Sheraton Rockville
- Sleep Inn
- SpringHill Suites
- Quality Suites

RECREATION

- AMC Loews Theatres
- Bowlmor Rockville
- Castle Laser Tag
- Fallsgrove Stream Valley Park
- GOLFTEC
- iRock Karaoke Lounge
- King Farm Parks
- King Farm Farmstead
- Mattie J.T. Stepanek Park
- Monster Mini Golf
- Sky Zone Trampolines





9200 CORPORATE BOULEVARD

- Fully renovated building including lobby and restrooms
- New fitness center and three conference centers
- Building façade signage available for large user
- Highly-efficient floor plates
- Move-in ready suites available immediately



9201 CORPORATE BOULEVARD

- Fully-renovated building
- Four-story glass atrium
- Expansive courtyard
- Polished granite floors and exquisite lobby finishes
- Move-in ready suites available immediately



9210 CORPORATE BOULEVARD

- Generous ceiling heights
- On-site delicatessen
- Covered parking
- Move-in ready suites available immediately



9211 CORPORATE BOULEVARD

- Recently renovated lobby and restrooms, brand new conference room and fitness center
- Highly-efficient floor plates, generous ceiling heights and abundant glass-line
- Covered parking
- Move-in ready suites available immediately



9231 CORPORATE BOULEVARD

- Full building opportunity
- Available in Q1 2019
- Building façade signage available for large user

