

Prepare for the

# Unexpected

2400 & 2440 Research Boulevard  
*Rockville, Maryland*

# MODERN DESIGN

## RESEARCH WEST - 2400 & 2440 Research Blvd.

Research West comprises two buildings totaling 245,000 square feet in Rockville, Maryland. The properties are set to undergo substantial modern renovations including updated lobbies with high-end coffee service, as well as a brand new fitness center, conference center and game room. The location offers easy access to Interstate 270 and the ICC and a wide variety of nearby restaurants and retail amenities at Falls Grove Village Center, RIO Washingtonian and Downtown Crown.

**245K**  
RSF

**4/1000**  
Parking

**5**  
Stories

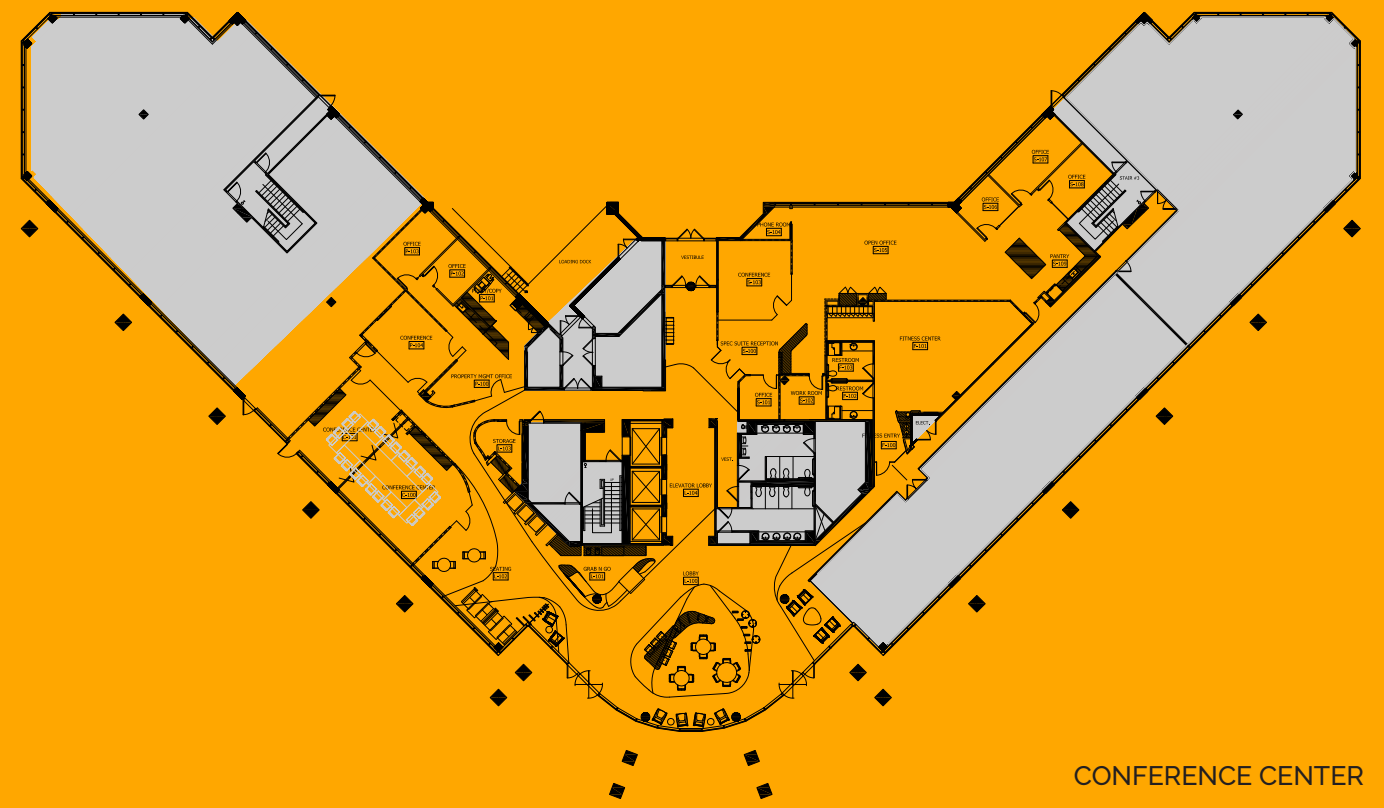
**2**  
Buildings



# UNIQUE AMENITIES



BARISTA SERVICE



CONFERENCE CENTER

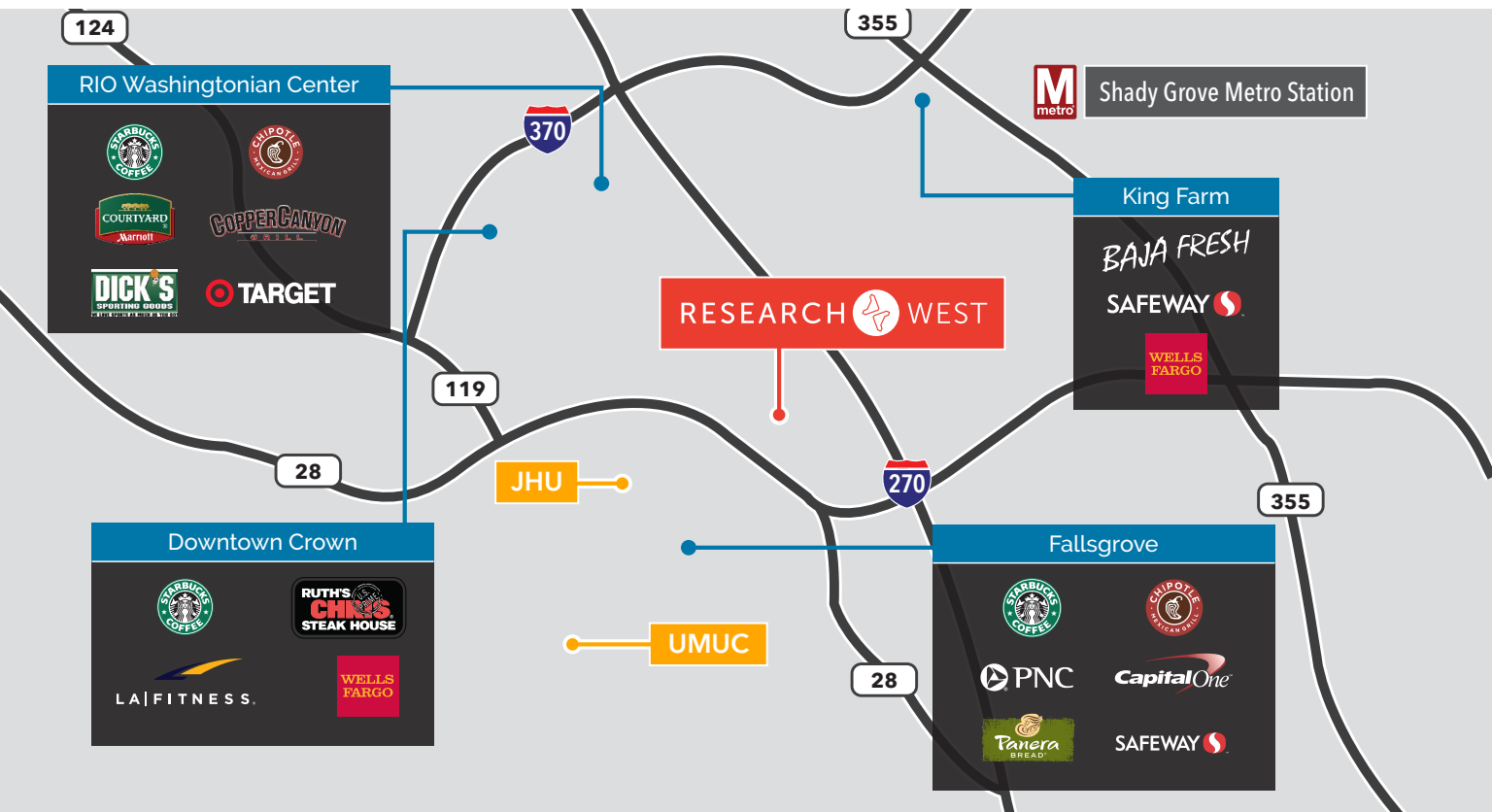


TENANT LOUNGE



FITNESS CENTER

# GREAT OUTDOOR SPACE WITH WIFI



## SPACE AVAILABLE

### 2400 RESEARCH BLVD.

Suite 120:	5,989 SF
Suite 150:	3,421 SF
Suite 200:	13,467 SF
Suite 230:	1,954 SF
Suite 305:	2,483 RSF
Suite 310:	1,661 RSF
Suite 320:	1,751 SF
Suite 360:	1,203 RSF
Suite 380:	1,717 RSF
Suite 400:	11,125 SF

### 2440 RESEARCH BLVD.

Suite 110:	7,144 SF
Suite 200:	25,522 SF



# RESEARCH WEST

## FOR MORE INFORMATION PLEASE CONTACT:

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EXCLUSIVE LEASING BY



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