



WOODMONT
PROPERTIES

FOR LEASE



Twinbrook Retail Building

12450 Parklawn Dr
Rockville, MD, 20852

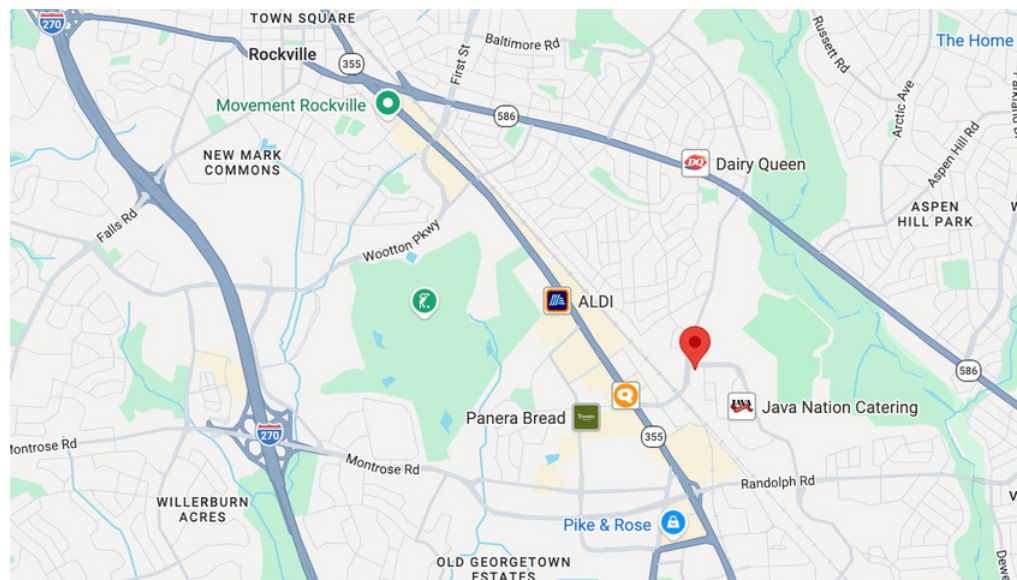


Rockville



Location Overview

12450 Parklawn, Dr, Rockville, MD 20852



PROPERTY SUMMARY

Located in the heart of Rockville's established Parklawn Drive corridor. 12450 Parklawn Drive offers a rare chance for a business owner or investor-operator to secure a standalone property in a highly accessible, business-friendly location with long-term upside. The Twinbrook Metro station is located directly across the street from the building.

The property is ideally positioned with the Twinbrook Metro station located across the street. The building is just minutes from I-270 and the Capital Beltway (I-495), providing convenient access throughout Montgomery County and the greater Washington, DC metro area.

The surrounding area is home to a strong mix of office, medical, flex, and service-oriented users, creating a stable and professional business environment.

Building Highlights

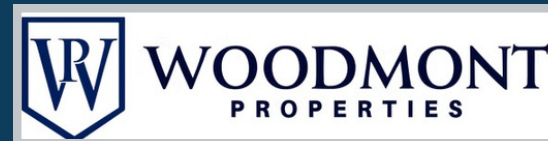
- Prime Rockville location on Parklawn Drive and Twinbrook Pkwy
- Excellent access to I-270, I-495, and major commuter routes
- Long-term value and flexibility for a variety of business uses
- Located directly across from the Twinbrook Metro Station
- Signage and street visibility available



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Twinbrook Retail Building

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BUILDING NAME	Twinbrook Retail Building
AVAILABILITY	For Lease
LEASE RATE	\$25- \$26/SF
BUILDING SIZE	14,456 S.F.
PARKING RATIO	3.5/1,000
PARKING SPACES	56
YEAR BUILT	1984



- **Location:** Centrally located retail building at the intersection of Parklawn Dr and Twinbrook Pkwy in Rockville, MD. The building is located next to the Twinbrook Metro station, minutes from downtown Rockville and easy access to I-270 and I-495.
- **USES:** The building is suited for a hair salon (previous use with the infrastructure is in place), medical uses, showroom space, yoga or fitness studio, nail salon or creative office uses.
- **OFFERING:** Retail/ Office space for lease
- **SUITE SIZES:** 1,948 S.F.- 3,814 S.F.
- **DELIVERY CONDITION:** As Is condition
- **MINIMUM TERM:** Flexible



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LEASE INFORMATION

- **DELIVERY CONDITION:** As Is condition
- **LEASE TERM:** 1-5 Years
- **LEASE RATE:** \$25 - \$26 PSF + NNN's

AVAILABLE SPACES

	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
Suite 1-A	Available	3,814 S.F.	NNN	\$25	Immediate
Suite 2-A	Available	2,294 S.F.	NNN	\$25	Immediate
Suite 2-B	Available	1,948 S.F.	NNN	\$26	Immediate

SPACE AVAILABILITY



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Additional Photos Parklawn Office



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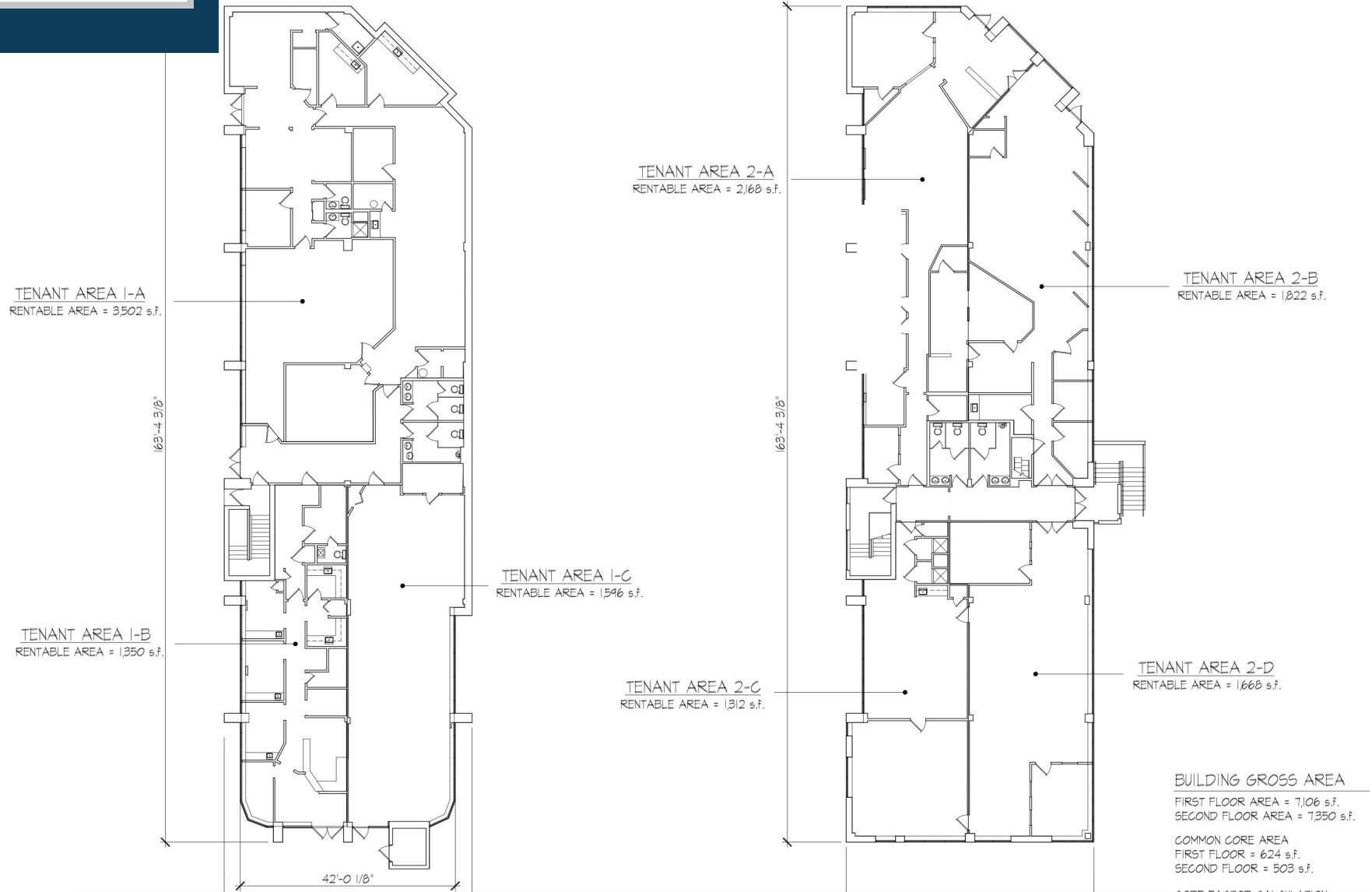
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Site Plan

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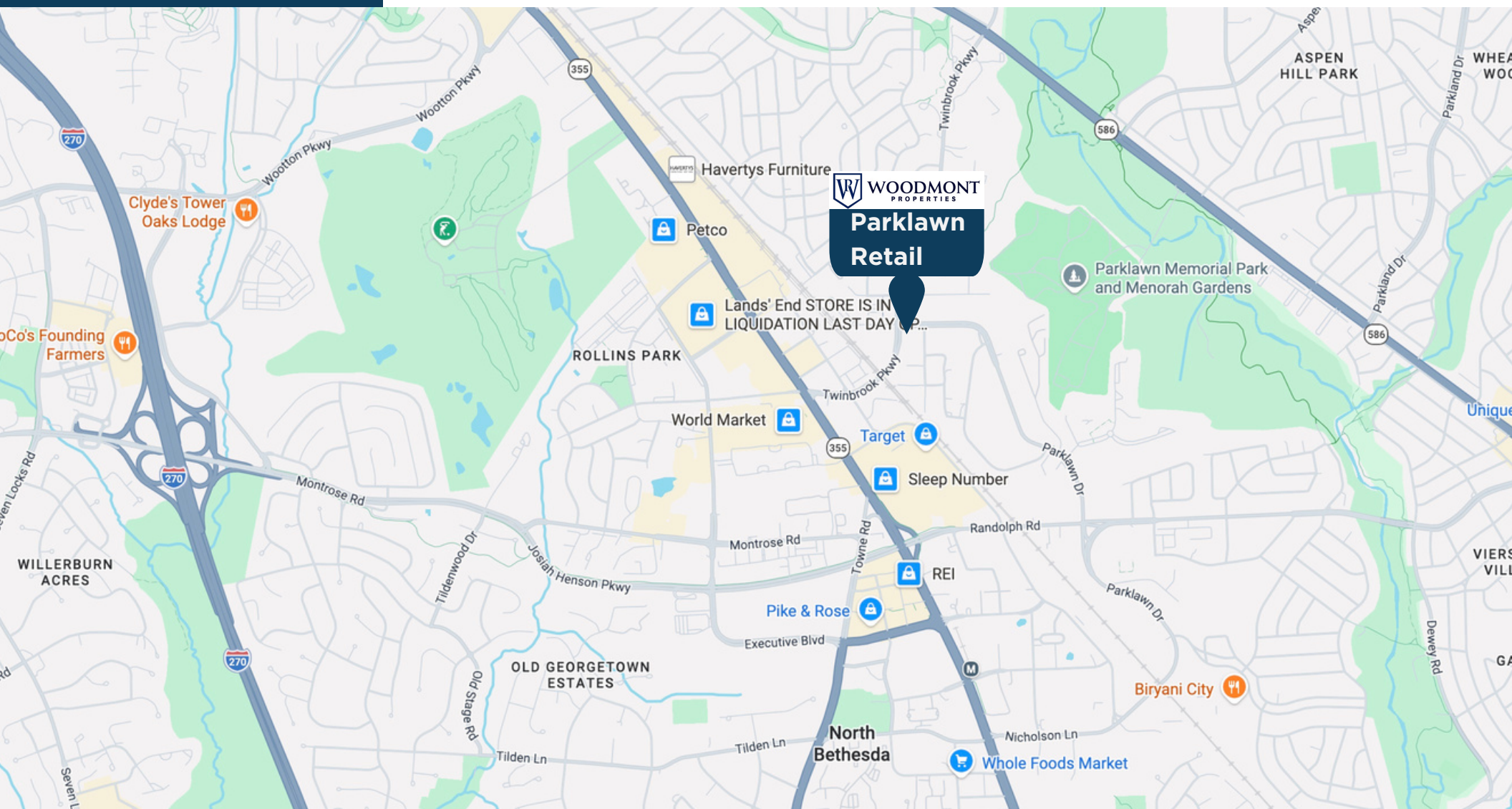
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