

LEASE

RETAIL & OFFICE SPACE

TWINBROOK METRO CENTER

1586-1610 ROCKVILLE PIKE • ROCKVILLE, MD 20850



- **1586:** approx. 8,400 SF @ \$24/SF - formerly "Just Tires"; 8 drive-in service bays, waiting area/showroom, managers office & restrooms. Due to zoning changes, automotive use is no longer permitted.
- **1590:** approx. 11,345 SF @ \$35/SF - formerly "Pier One Imports"; freestanding building, very high exposure on main road
- **1592-E & F:** approx. 15,000 SF @ \$10/SF - formerly "Fisher BioServices"; lower level office and lab space. Guaranteed minimum term through 06/30/2018
- **1594-A:** approx. 7,800 SF @ \$19/SF - formerly "Signs By Tomorrow"; can be combined with 1594-B to form 16,780 SF freestanding building
- **1594-B:** approx. 8,980 SF @ \$19/SF - formerly "Plaza Artist Materials"; mostly open area with drive-in door in rear; can be combined with 1594-A to form 16,780 SF freestanding building
- **1598-A:** approx. 2,500 SF @ \$32/SF - formerly "Contemporary Watercrafters"; good exposure to main road
- **1598-B:** approx. 5,680 SF @ \$35/SF - formerly "Calico Corners"; good exposure to main road
- **1610:** approx. 2,500 SF @ \$40/SF - formerly "Ideal tile"; high exposure on main road

*ALL RENTAL RATES ARE PLUS TRIPLE NET CHARGES, APPROX. \$8/SF"

Lease term guaranteed through 06/30/2019. Landlord has right to terminate with one (1) year notice due to redevelopment.

CONTACT:

Jay Clogg
301.340.9400
Jay@JayClogg.com



Jay Clogg Realty Group, Inc.
110 N. Washington St.
Rockville, MD 20850
301.340.9400 • JayClogg.com