

7811
MONTROSE ROAD

POTOMAC, MD 20854



YOUR REAL ESTATE
RE·ENVISIONED

7811 MONTROSE ROAD



Renovations include an artfully designed contemporary and elegant lobby, circular drive for visitor drop-off/pick-up, landscaped plaza, state-of-the-art technologies, and thoughtfully designed common areas throughout to welcome tenants and guests.



INTERIOR & EXTERIOR RENOVATIONS

- Architectural glass and stainless steel entrance canopy
- Circular drive and landscaped plaza
- Newly configured lobby with Calcutta marble floors and walnut marble adorning the walls
- Fully renovated restrooms
- Elevator and lobby corridor upgrades on all floors

DESIGN

BUILDING SPECIFICATIONS

Building Size

99,377 RSF

Reinforced concrete structure with exterior façade of masonry brick and continuous glass.

Roof terraces on floors 3, 4, 5.

Parking ratio of 3.23/1,000 RSF, 3 levels of parking garage and surface lot, 321 total spaces.

ADA

The building is ADA accessible. ADA restrooms on office floors 2 through 5.

Elevators

3 – 2,500 lb capacity elevator cabs servicing all levels including the garage. All cabs have a 9'0" ceiling. One cab is designated for freight usage.

HVAC

The HVAC system is designed with two air handling units per floor and perimeter heat pumps. The AHUs provide cooling to the interior zone and fresh air to the interior and perimeter zones. Perimeter units provide heating and cooling year round.

The Energy Management System controls the AHUs with temperature sensors at the return and supply ducts. The perimeter units are used for heating or cooling at any time and are controlled individually at each unit.

Electrical Systems

Building Distribution

480/277 volt high voltage

208/120 volt low voltage

Tenant Power

5 watts PSF for tenant's low voltage use and 3 watts PSF for tenant's high voltage use (i.e. lighting, 277v)

Lighting

All base building and tenant standard lighting to be LED type fixtures.

Life Safety System

The fire alarm system is currently being upgraded to a fully addressable fire alarm system. The fire alarm annunciator panel is located in the main lobby. The building and parking garage are fully sprinklered.

Communications

Verizon provides copper service to the building. Comcast is the internet service provider.

Finished Ceiling Height

8' finished ceiling

Top of slab to bottom of slab above

1st floor: 9' 10"

2nd - 4th floors: 10' 4"

5th floor: 10' 10"

Typical Floor Plate

22,457 – 24,873 RSF

Core Factor

18% (capped)

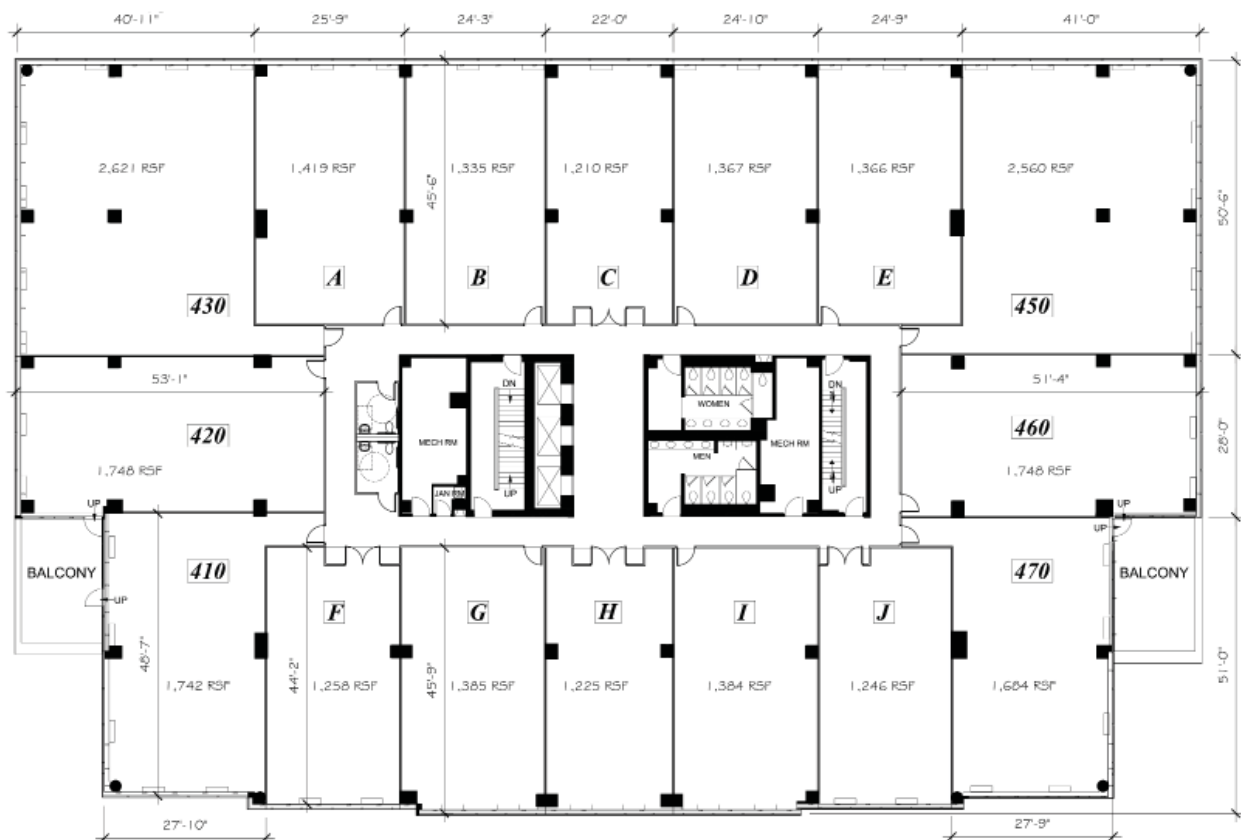
Column Spacing

Varies, 25'x25' typical

Rentable Area Per Floor

1 st Floor	2,831 SF
2 nd Floor	24,507 SF
3 rd Floor	24,873 SF
4 th Floor	24,709 SF
5 th Floor	22,457 SF

TYPICAL FLOOR PLAN



DESIGN

COMMUNITY RE·VIVED

A premier location in Montgomery County's I-270 Corridor, 7811 Montrose offers immediate access to I-270, Montrose Road and Seven Locks Road, as well as, points north including Rockville and Frederick and points South including Washington, D.C. and Tysons Corner.

Centrally located, 7811 Montrose is adjacent to Park Potomac and additional retail, hotel, shopping and residential options are within a short drive.



Park Potomac

Park Potomac is a world class mixed-use shopping, dining and residential development, within walking distance of 7811 Montrose Road.



Pike & Rose

An urban-minded mixed-use development including retail, residences, office and hotel, located directly across from the White Flint Metro. *(2.5 miles)*



Westfield Montgomery Mall

Part of The Westfield Group, one of the world's largest shopping center owners, the mall has almost 200 stores including Nordstrom, Macy's, Apple and Michael Kors. *(4 miles)*



North Bethesda Market

Located along Rockville Pike and within walking distance of the White Flint Metro, North Bethesda Market is a unique and rapidly expanding retail and residential urban concept surrounding a public plaza. *(3 miles)*



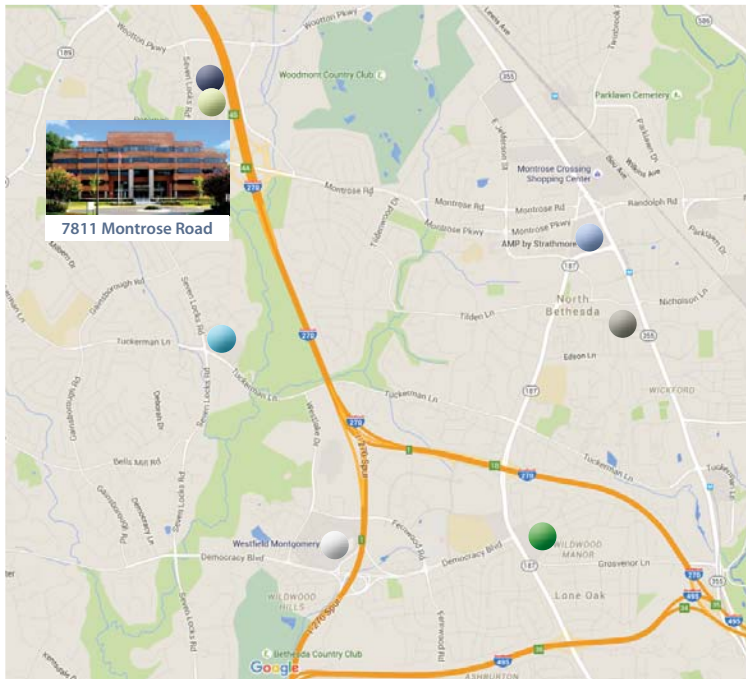
SHOPPING & DINING

WALK TO:



DRIVE TO:

Rockville Town Center Bethesda (CBD)	2.5 miles
Rockville Metro (Red Line), MARC & Amtrack Stations	3.3 miles
Bethesda (CBD)	7 miles
Washington, D.C. line	10 miles
Tysons Corner, VA	11 miles
Prince George's County line	14 miles
Frederick County line	16 miles
Ronald Reagan National Airport	21 miles
Dulles International Airport	25 miles
Baltimore City (CBD)	37 miles
Baltimore Washington International Airport (BWI)	40 miles



Cabin John Shopping Center ●

(2.5 miles)

Attman's Delicatessen
Baskin Robins
Benny's Restaurant & Bar
BGR The Burger Joint
Broadway Pizza
California Tortilla
Capital One Bank
Congressional Bank
Dunkin' Donuts
The Grilled Oyster Company
Jerry's Subs & Pizza
McDonald's
M&T Bank
Momo Tarō Sushi
PNC Bank
Starbucks
Subway
Suntrust Bank
Totally Polished Salon
Washington Bagels
Zohra & Zohra, Men's Salon

Montgomery Mall ●

(4 miles)

Apple
Aroma Espresso Bar
California Pizza Kitchen
CRAVE
Cava Mezze Grill

Cheesecake Factory
Fu Shing Cafe
J. Chow's
Macy's
MET Bethesda
Mirch Masala Grill
Naples Ristorante
Nordstrom
Roti Mediterranean Grill

Wildwood Shopping Center ●

(4 miles)

Balducci's
Belina Boutique
Capital Teas, Bethesda
Chop't
CVS Pharmacy
Elizabeth Arden Red Door Spa
Geppetto
Le Pain Quotidien
Red Orchard
Sequel
South Moon Under
Starbucks
SWOON
Wildwood Kitchen

Potomac Woods Plaza ●

(Walking Distance)

Amici Mieì Ristorante
Brooklyn's Deli

Grand Fusion
Robert Bernard Jewelers
Starbucks
The Bottle Shop
Walgreens

Park Potomac ●

(Walking Distance)

Eagle Bank
Elevation Burger
Founding Farmers
Harris Teeter
Love Couture Bridal
SuGo
Orchid Nails & Spa
Royal Valet
Wine Harvest
Zoës Kitchen

Pike & Rose ●

(2.5 miles)

&pizza
Chipotle
City Perch
Del Frisco's Grille
Francesca's
Gap
iPic Theaters
La Madeleine
Lucky Brand
Pike Central Farm Market
Roti Mediterranean Grill
Shop House Kitchen
Sport & Health
Starbucks
Stella Barra Pizzeria
Summer House
Tutti Frutti
Yogaso Boutique

N. Bethesda Market ●

(3 miles)

Brio Tuscan Grille
Blue Star, House of Beef,
Burgers & BBQ
CVS Pharmacy
Chili's Grill & Bar
Genji Sushi
Jimmy John's
LA Fitness
Paladar Latin Kitchen
Quincy's South Bar & Grille
Seasons 52
Starbucks

LOCATION

RE·ENVISION YOUR

OWNERSHIP RE·IMAGINED



- Owner Occupied
- On-site Management

Willco Companies is a leading developer, owner, investor and manager of first-class commercial real estate with an active portfolio of approximately four million square feet in one of the most vibrant markets in the world: the Washington, D.C. Metropolitan Area. Willco's success is a direct result of a remarkable understanding of the regional market coupled with the disciplined use of investment strategies, and the application of a powerful network of experts, investors, consultants and financial institutions.

Since its inception in the early 1960s, Willco Companies has completed hundreds of projects—office buildings, hotels, shopping centers and mixed-use facilities—totaling more than 20 million square feet in development. As a result of being locally owned with decades of experience, Willco Companies is adept at identifying overlooked opportunities in the regional market and transforming them into valuable investments.

BROKERAGE RE·DEFINED

- CBRE**
- Partnership
 - Performance

EXPERIENCE

RE·ENVISION YOUR

DESIGN · LOCATION · EXPERIENCE

Owned by



Niel Beggy | Senior Vice President
niel.beggy@cbre.com
D: 301.215.4105

Brian McCarthy | Senior Vice President
brian.mccarthy@cbre.com
D: 301.215.4121

7811 Montrose Road, Suite 200
Potomac, MD 20854
301.279.7000, willco.com

Tim Connolly | Vice President
tim.connolly@cbre.com
D: 301.215.4122

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