

PARKLAWN

12441 Parklawn Drive, Rockville, MD

25,000 SF - 50,000 SF AVAILABLE IMMEDIATELY



BEST IN CLASS FLEX BUILDING
AVAILABLE FOR OWNER OCCUPANT

FOR SALE



Call (301) 287 - 9950
for more information

TRANSIT ORIENTED FLEX SPACE



12441 PARKLAWN DRIVE

New infrastructure with customized tenant interiors

Capital Improvements

- Building generator
- Facade upgrades
- New common corridors and entrance
- Modern ADA compliant restrooms
- New building electric service and distribution equipment
- New HVAC equipment for common areas and tenant spaces
- New entry sequence and access
- Rennovated 2022
- Power: 1,000a/120 - 208v

Upgrades



52,459 SF | 2-STORY PLUS GREENHOUSE



14' CLEAR HEIGHT



150 SHARED PARKING SPACES



GRADE LEVEL LOADING DOCK
- HIGH LOADING

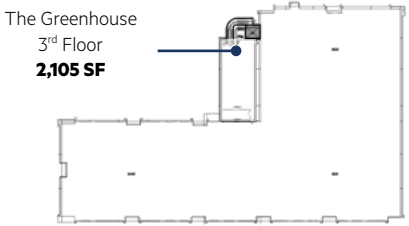
FIRST FLOOR

SHELL CONDITION

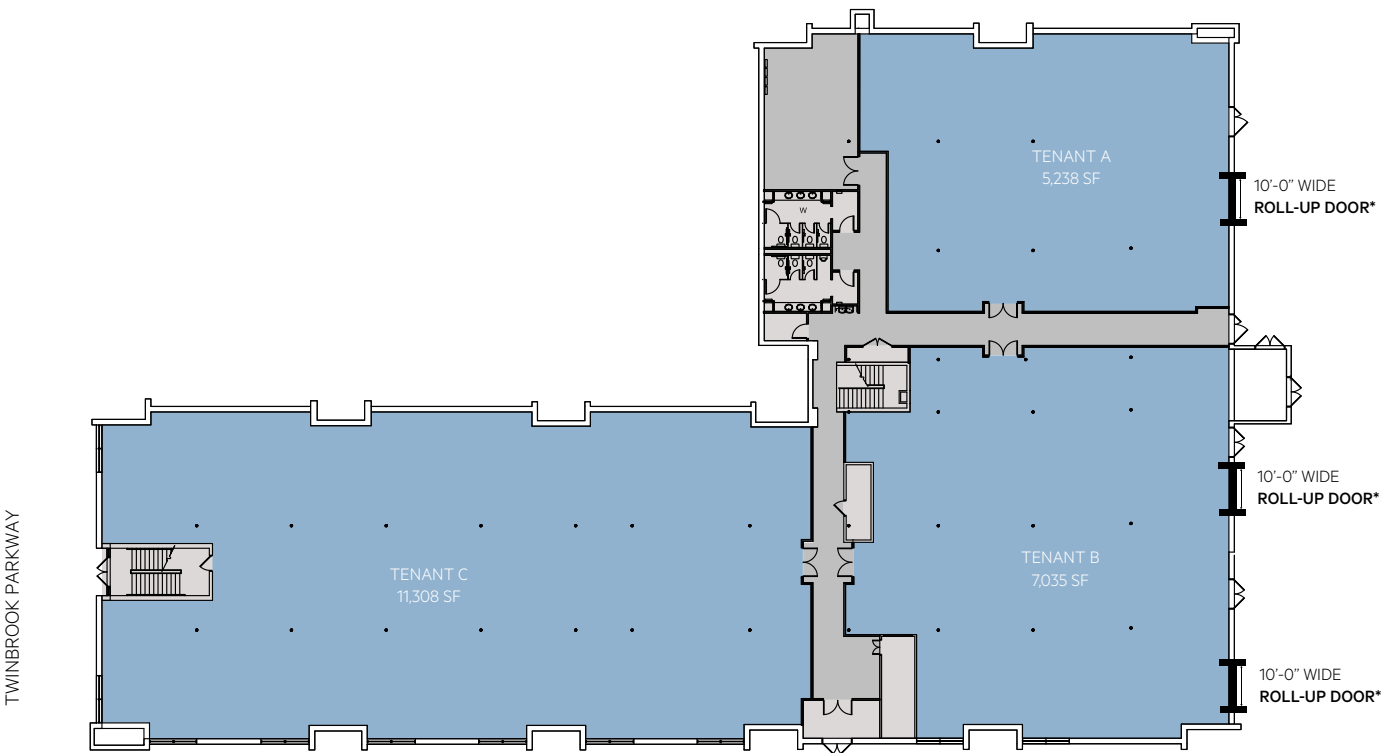
23,581 SF | **MULTI-TENANT PLAN**

COMMON
AREA

TENANT
SPACE



FISHERS LANE



* Illustrative locations for marketing purposes. Final location subject to further review.
In the Tenant B space, existing man doors and storage sheds may block the openings shown - removal or relocation of a storage shed may be required to fit a roll-up door. One existing storage shed is omitted at the location shown.

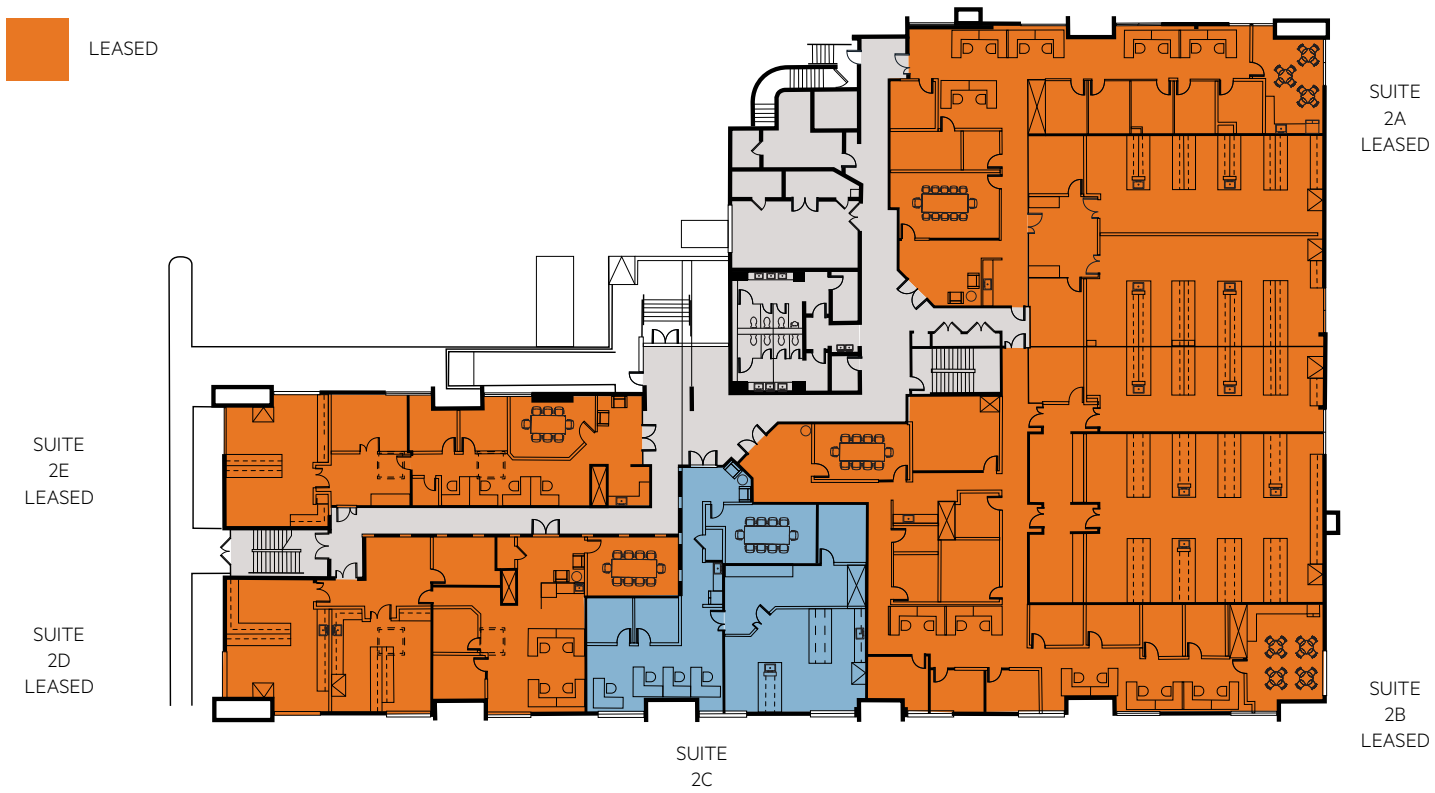
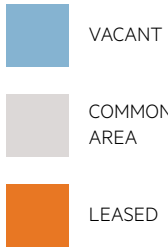


2ND FLOOR

SPEC SUITES - 26,774 SF

Building Features

- 2,105 SF Greenhouse
- Dedicated common area office and lab HVAC systems
- 3,000amp 120/208v electric service per floor



SUITE 2A - LEASED

7,642 RSF
51% LAB
49% OFFICE

SUITE 2C

3,030 RSF
49% LAB
51% OFFICE

SUITE 2E - LEASED

2,732 RSF
46% LAB
54% OFFICE

SUITE 2B - LEASED

9,749 RSF
55% LAB
45% OFFICE

SUITE 2D - LEASED

3,621 RSF
57% LAB
43% OFFICE

PARK LAWN

The Right Fit, The Right
Location, Timing is Now.

CONTACT



AMANDA DAVIS
Senior Managing Director
301 287 9970
amanda.davis@jll.com

DANNY SHERIDAN
Managing Director
301 287 9922
danny.sheridan@jll.com



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