

THE GROVE 270
9200 CORPORATE
BLVD

Office For Lease

1,107 - 4,962 SF



Leasing Information:
301.304.8300

Lincoln

Paul "Rocky" Kern **Richard Coppola** **Tenley Davis**
301.304.8399 301.304.8405 571.438.8113
pkern@lpc.com rcoppola@lpc.com TeDavis@lpc.com

Lincoln Property Company
1101 Wootton Pkwy Suite 410
Rockville, MD 20854

www.lpc.com

9200 CORPORATE BLVD - THE GROVE 270

Office For Lease

1,107 - 4,962 SF

9200 Corporate Boulevard | Rockville, MD 20850



Property Highlights

- Ample Free Surface and Covered Parking
- Full-Service Deli at 9210 Corporate
- Fitness Centers at 9200 & 9211 Corporate
- Conference Facilities at 9200 & 9211 Corporate
- Close Proximity to Rockville and Shady Grove Metrorail Stations (Red Line)
- On-site Property Management
- Close Proximity to Prime Retail and Dining Locations Including the Rio Washingtonian Center and Downtown Crown

Property Overview

The Grove 270, located at 9200 Corporate Boulevard in Rockville, MD, offers over 575,000 square feet of premium office space across five buildings in the heart of Montgomery County. This well-established business park features 4-story atriums, polished granite floors, sophisticated window lines, and exquisite lobby finishes. With move-in-ready suites that can be customized to fit tenant needs, The Grove 270 is perfect for everything from corporate headquarters to satellite offices. The owner also offers the opportunity to convert office space into life science uses. Exceptional onsite amenities include a full-service deli, two fitness centers, four conference centers, free park-wide Wi-Fi, and ample free surface and covered parking. Surrounded by lush green spaces and a refreshed landscape, The Grove 270 provides an attractive and functional environment for businesses to thrive.

Availabilities	SF	Date Available
Suite 100	4,155 SF	Immediately
Suite 140	1,107 SF	Immediately
Suite 143	1,646 SF	Immediately
Suite 230	4,789 SF	Immediately
Suite 375	3,605 SF	Immediately
Suite 460	4,313 SF	Immediately
Suite 470	4,962 SF	Immediately

Paul "Rocky" Kern

301.304.8399
pkern@lpc.com

Richard Coppola

301.304.8405
rcoppola@lpc.com

Tenley Davis

571.438.8113
TeDavis@lpc.com

Lincoln

9200 CORPORATE BLVD - THE GROVE 270

9200 Corporate Boulevard | Rockville, MD 20850

Property Amenities

1,107 - 4,962 SF



Paul "Rocky" Kern

301.304.8399
pkern@lpc.com

Richard Coppola

301.304.8405
rcoppola@lpc.com

Tenley Davis

571.438.8113
TeDavis@lpc.com

Lincoln

9200 CORPORATE BLVD - THE GROVE 270

Suite 100
4,155 SF

9200 Corporate Boulevard | Rockville, MD 20850



Suite	Size	Description
■ Suite 100	4,155 SF	Available Immediately

Paul "Rocky" Kern **Richard Coppola** **Tenley Davis**
301.304.8399 301.304.8405 571.438.8113
pkern@lpc.com rcoppola@lpc.com TeDavis@lpc.com

Lincoln

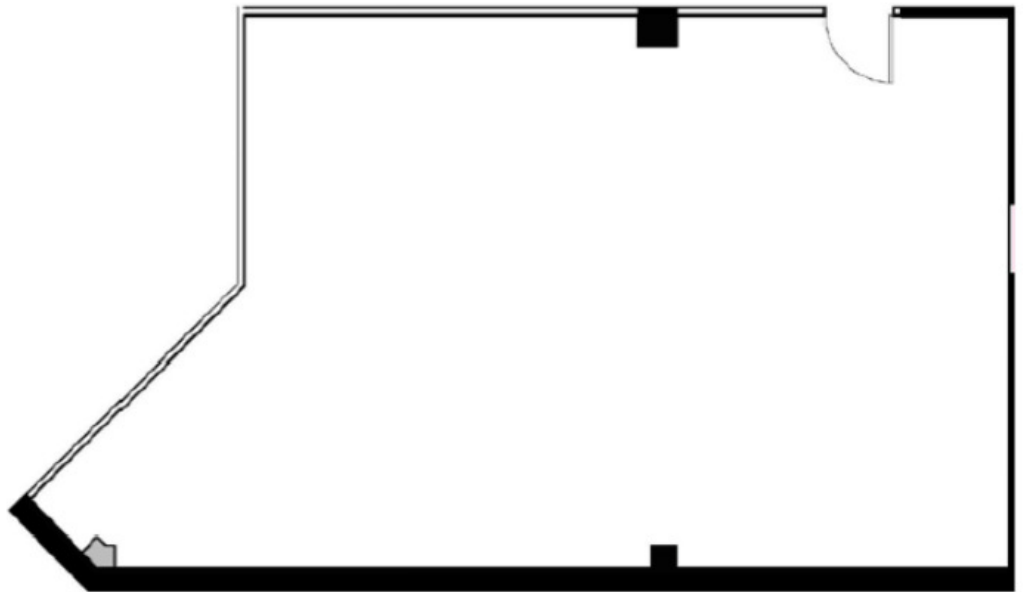
9200 CORPORATE BLVD - THE GROVE 270

Suite 140
1,107 SF

9200 Corporate Boulevard | Rockville, MD 20850



BUILDING LEGEND



Suite	Size	Description
Suite 140	1,107 SF	Available immediately.

Paul "Rocky" Kern **Richard Coppola** **Tenley Davis**
301.304.8399 301.304.8405 571.438.8113
pkern@lpc.com rcoppola@lpc.com TeDavis@lpc.com

Lincoln

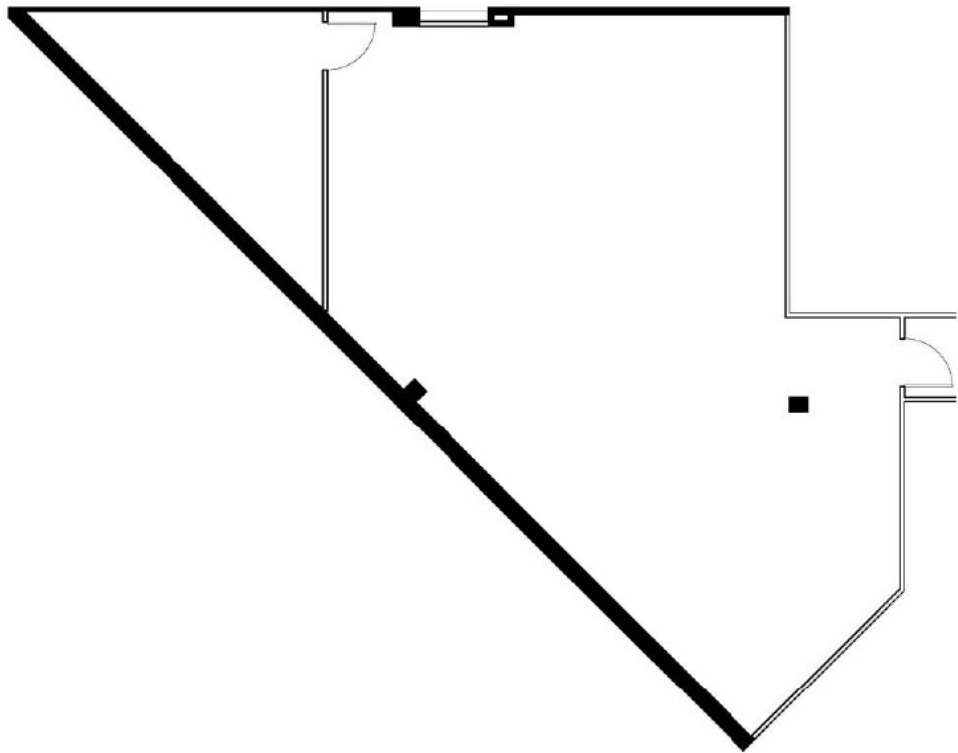
9200 CORPORATE BLVD - THE GROVE 270

Suite 143
1,646 SF

9200 Corporate Boulevard | Rockville, MD 20850



BUILDING LEGEND



Suite	Size	Description
■ Suite 143	1,646 SF	Available Immediately

Paul "Rocky" Kern **Richard Coppola** **Tenley Davis**
301.304.8399 301.304.8405 571.438.8113
pkern@lpc.com rcoppola@lpc.com TeDavis@lpc.com

Lincoln

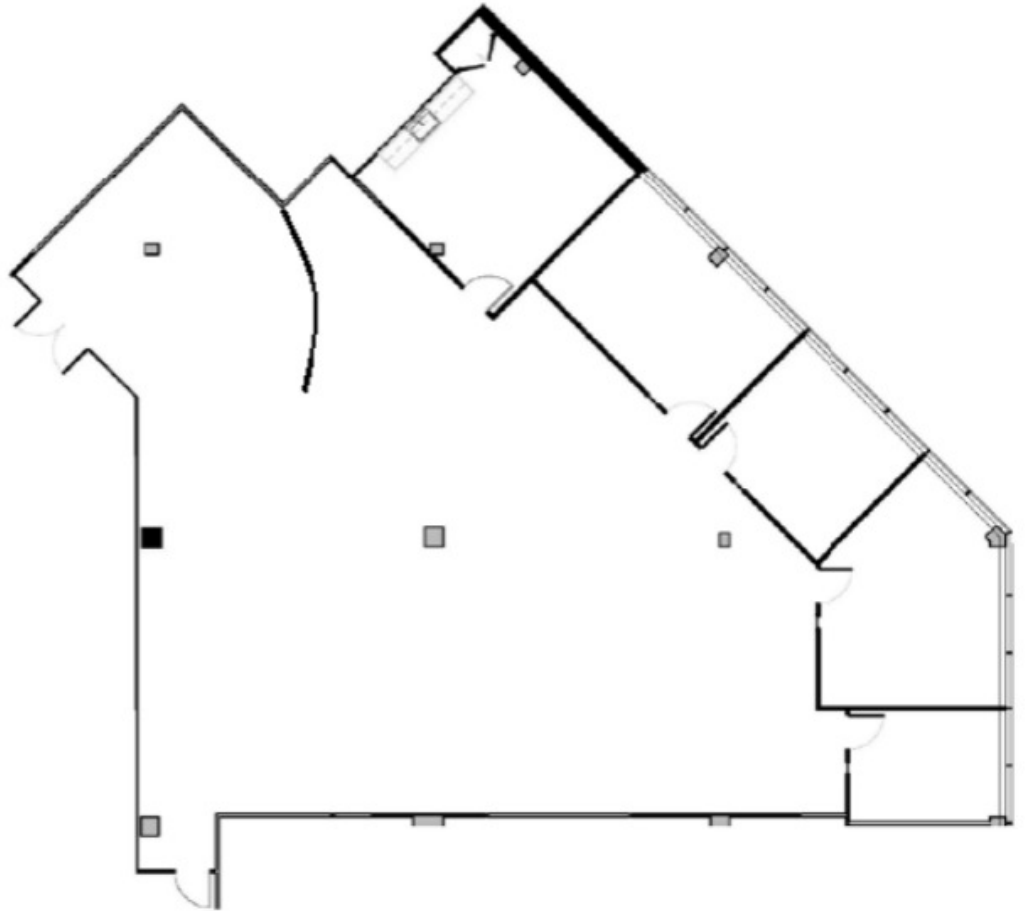
9200 CORPORATE BLVD - THE GROVE 270

9200 Corporate Boulevard | Rockville, MD 20850

Suite 230
4,789 SF



BUILDING LEGEND



Suite	Size	Description
■ Suite 230	4,789 SF	Available Immediately

Paul "Rocky" Kern

301.304.8399
pkern@lpc.com

Richard Coppola

301.304.8405
rcoppola@lpc.com

Tenley Davis

571.438.8113
TeDavis@lpc.com

Lincoln

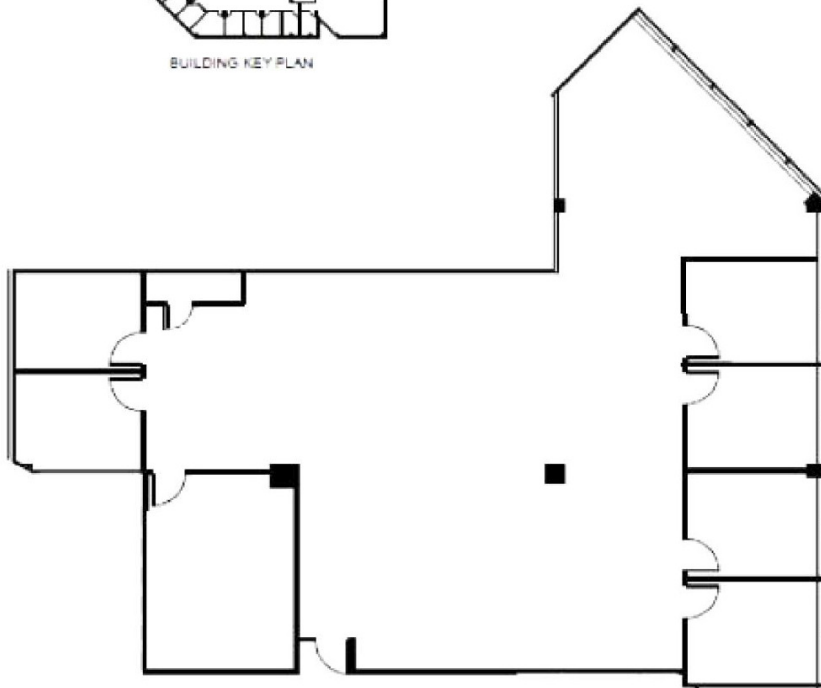
9200 CORPORATE BLVD - THE GROVE 270

Suite 375
3,605 SF

9200 Corporate Boulevard | Rockville, MD 20850



BUILDING KEY PLAN



Suite	Size	Description
■ Suite 375	3,605 SF	Available Immediately

Paul "Rocky" Kern

301.304.8399
pkern@lpc.com

Richard Coppola

301.304.8405
rcoppola@lpc.com

Tenley Davis

571.438.8113
TeDavis@lpc.com

Lincoln

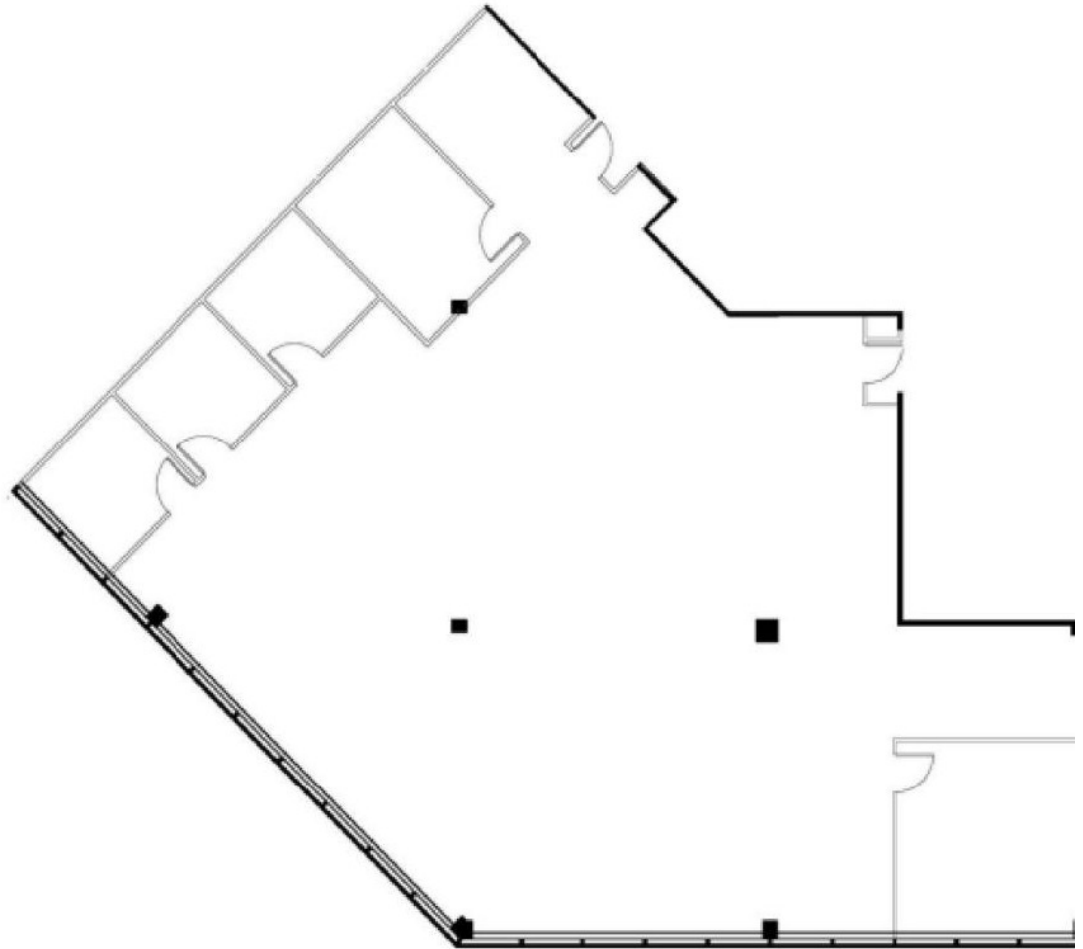
9200 CORPORATE BLVD - THE GROVE 270

Suite 460
4,313 SF

9200 Corporate Boulevard | Rockville, MD 20850



BUILDING LEGEND



Suite	Size	Description
■ Suite 460	4,313 SF	Available Immediately. Suites 460 & 470 can be combined for a 9,275 SF block.

Paul "Rocky" Kern **Richard Coppola** **Tenley Davis**
301.304.8399 301.304.8405 571.438.8113
pkern@lpc.com rcoppola@lpc.com TeDavis@lpc.com

Lincoln

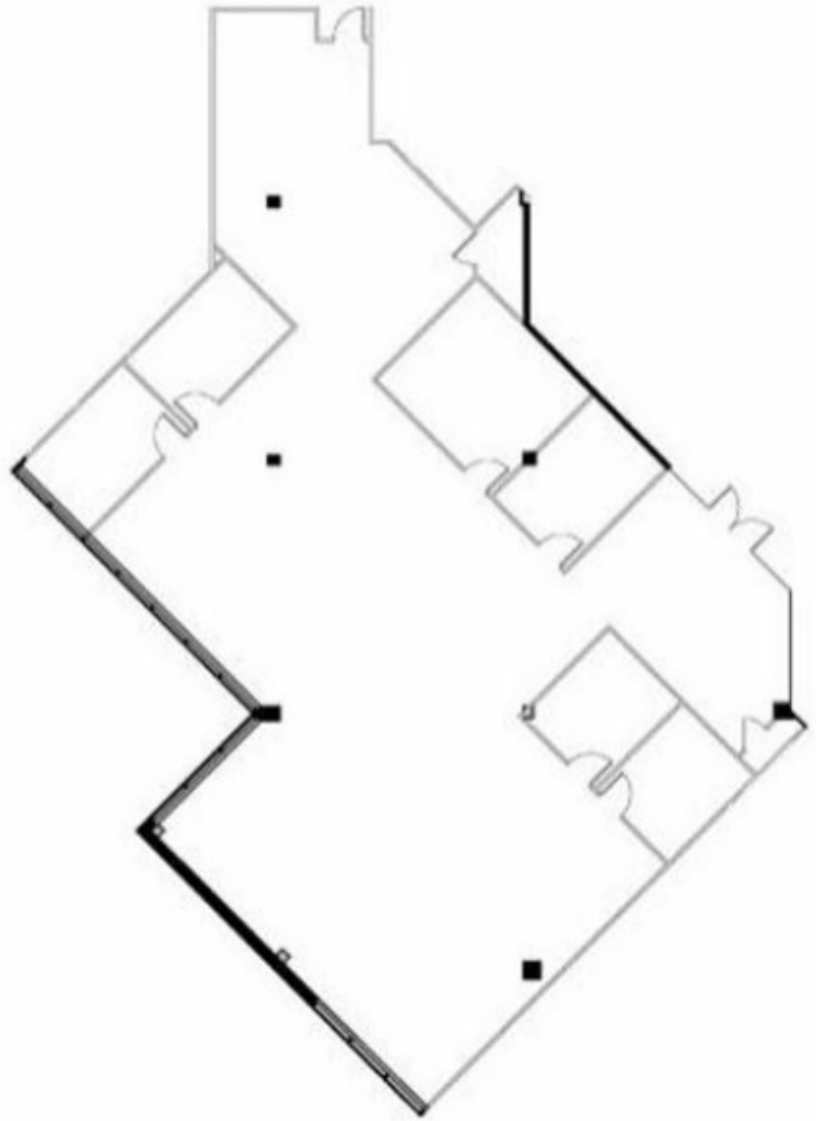
9200 CORPORATE BLVD - THE GROVE 270

Suite 470
4,962 SF

9200 Corporate Boulevard | Rockville, MD 20850



BUILDING LEGEND



Suite	Size	Description
Suite 470	4,962 SF	Available Immediately. Suites 460 & 470 can be combined for a 9,275 SF block.

Paul "Rocky" Kern **Richard Coppola** **Tenley Davis**
301.304.8399 301.304.8405 571.438.8113
pkern@lpc.com rcoppola@lpc.com TeDavis@lpc.com

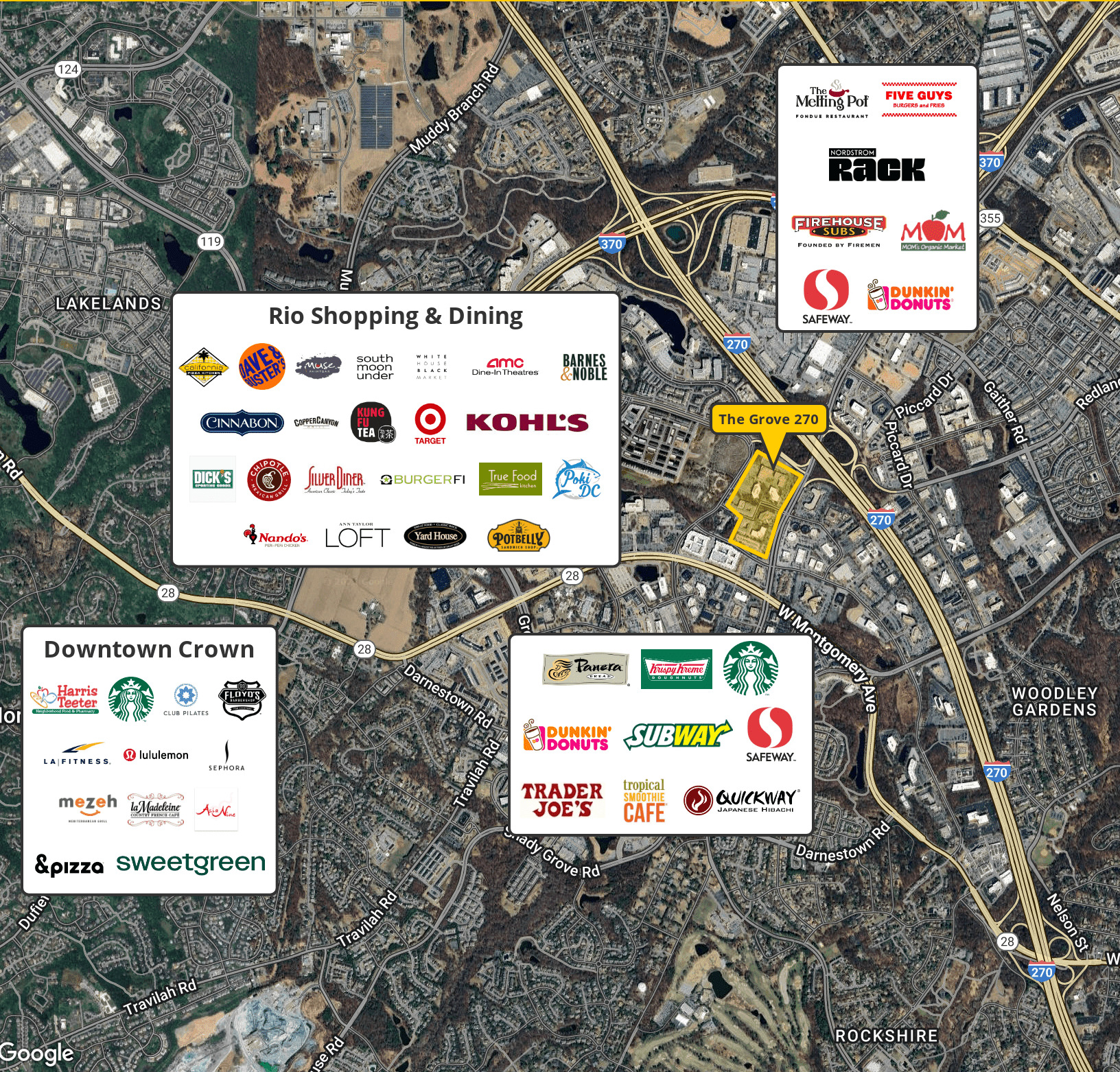
Lincoln

9200 CORPORATE BLVD - THE GROVE 270

9200 Corporate Boulevard | Rockville, MD 20850

Nearby Amenities

1,107 - 4,962 SF



Rio Shopping & Dining

- AMC Dine-In Theatres
- BARNES & NOBLE
- White House Black Market
- South Moon Under
- MUSE
- LAVERNE & WALTER
- COFFEEWORKS
- AMC
- Target
- KOHL'S
- True Food Kitchen
- Poki DC
- BURGERFI
- Silver Diner
- DICK'S
- ANN TAYLOR
- LOFT
- Yard House
- POTBELLY
- Nando's
- CINNABON
- COPPERCANYON
- KUNG FU TEA
- SAFEMART
- FIREHOUSE SUBS
- MOM'S ORGANIC MARKET
- SAFEMART
- DUNKIN' DONUTS

- The Melting Pot FONDUE RESTAURANT
- FIVE GUYS BURGERS and FRIES
- NORDSTROM RACK
- FIREHOUSE SUBS
- MOM'S ORGANIC MARKET
- SAFEMART
- DUNKIN' DONUTS

Downtown Crown

- Harris Teeter
- Starbucks
- CLUB PILATES
- FLORIAN'S
- LA FITNESS
- lululemon
- SEPHORA
- mezeh
- la Madeleine
- Acia Nova
- &pizza
- sweetgreen

- Panera
- Krispy Kreme
- Starbucks
- DUNKIN' DONUTS
- SUBWAY
- SAFEMART
- TRADER JOE'S
- tropical SMOOTHIE CAFE
- QUICKWAY JAPANESE Hibachi

Paul "Rocky" Kern Richard Coppola Tenley Davis
 301.304.8399 301.304.8405 571.438.8113
 pkern@lpc.com rcoppola@lpc.com TeDavis@lpc.com





THE GROVE 270 9200 CORPORATE BLVD

9200 Corporate Boulevard
Rockville, MD 20850

Leasing Information:
301.304.8300

Paul "Rocky" Kern
301.304.8399
pkern@lpc.com

Richard Coppola
301.304.8405
rcoppola@lpc.com

Tenley Davis
571.438.8113
TeDavis@lpc.com

Lincoln

Lincoln Property Company
1101 Wootton Pkwy Suite 410
Rockville, MD 20854

www.lpc.com