



Medical Office Leasing Opportunities.

121 CONGRESSIONAL LANE • ROCKVILLE, MD

A NEW ERA OF OWNERSHIP, INVESTMENT, AND OPPORTUNITY

Now under the stewardship of Federal Realty, with a renewed focus on building enhancements, tenant experience, and long-term value.

FOR LEASING INQUIRES, PLEASE CONTACT:

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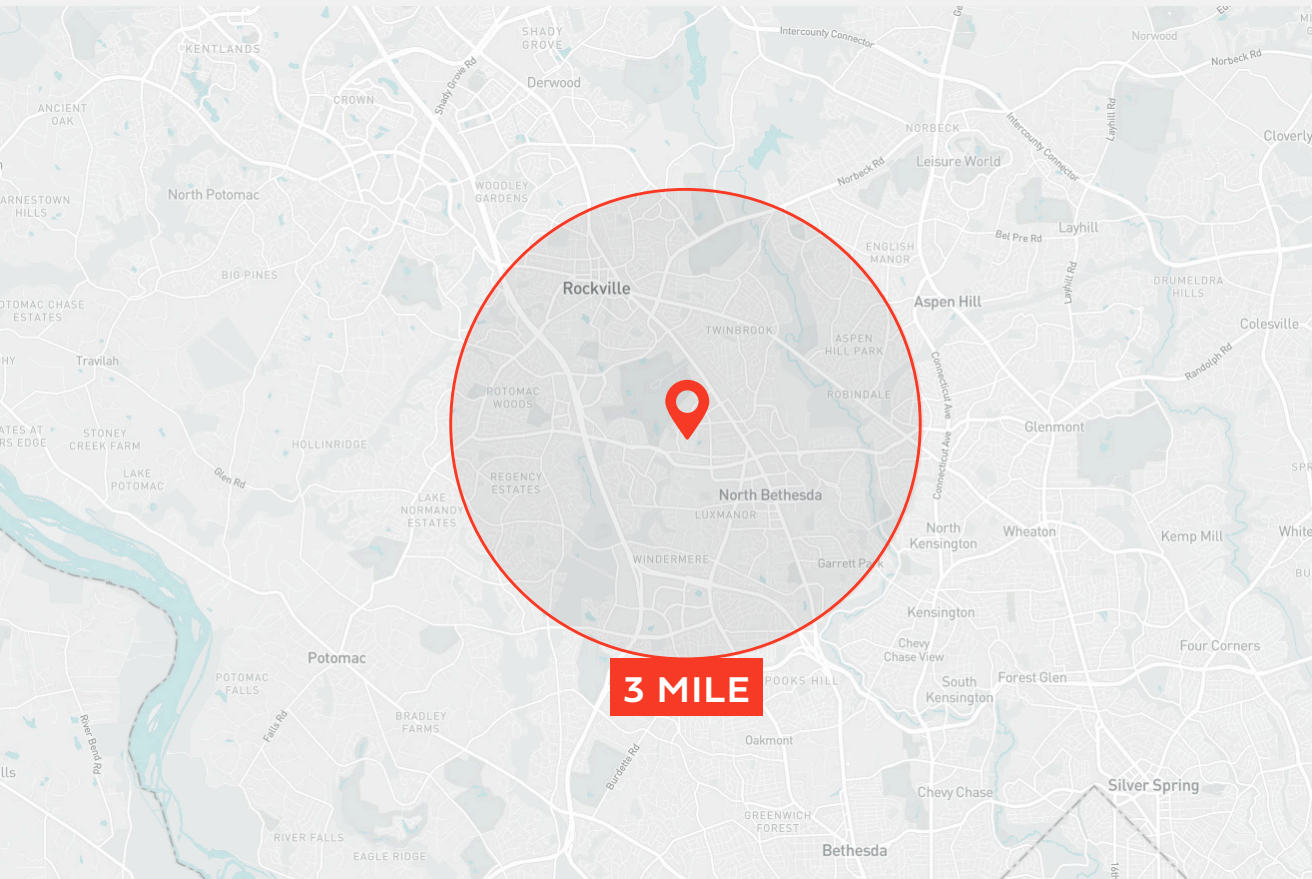
KATIE DATIN

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Highlights



Demographics - 3 Mile Radius

156,516
Total
Population

28,307
Total 65+
Population

\$148,169
Medical
HH Income

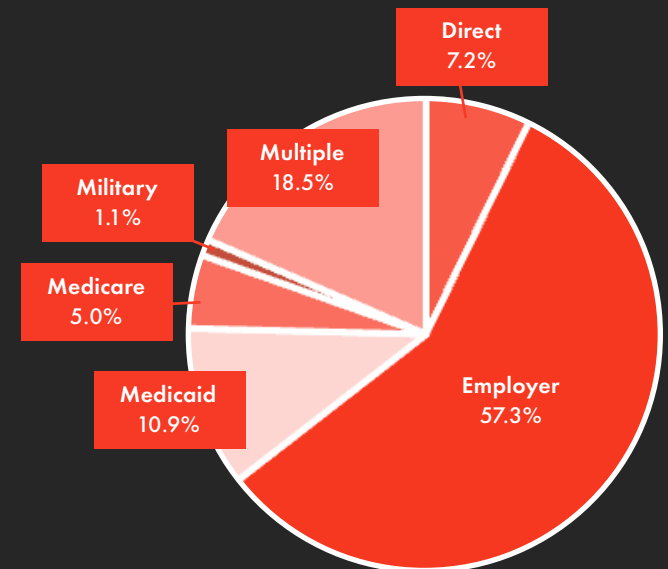
7
Doctors Per
1,000 People

11
Provider Per
1,000 People

Specialty Demand - Physician Gap in a 3 Mile Radius

Anesthesiology	10.9	Implied Doc Gap
Emergency Medicine	21.8	Implied Doc Gap
Hospitalist	2.7	Implied Doc Gap
Oncology	0.5	Implied Doc Gap
Pathology	0.1	Implied Doc Gap
Pediatrics	11.5	Implied Doc Gap
Preventative Medicine	4.0	Implied Doc Gap
Sport Medicine	1.4	Implied Doc Gap

Insurance Mix



Amenity-Rich Area

Congressional North



121 Congressional Lane
Rockville, MD

On-Site Restaurants



0.5 Miles | 12 mins Walk



Twinbrook
Metro Station

Congressional Plaza



Availability

SUITE	SQUARE FOOTAGE
Suite 100	1,800 SF
Suite 210	591 SF
Suite 306	1,075 SF
Suite 403	850 SF
Suite 410	1,096 SF
Suite 508	1,903 SF
Suite 602	1,412 SF
Suite 603	797 SF
Suite 604	666 SF
Suite 607	815 SF



Key Features

PREMIER LOCATION

North Bethesda/
Rockville

INSTITUTIONAL OWNERSHIP

by Federal Realty
Investment Trust

WALKABLE AMENITIES

Convenient amenity-rich
environment

BOUTIQUE EXPERIENCE

Efficient, refined
building experience

ABUNDANT FREE PARKING

in adjacent structured
garage