

12231 PARKLAWN DR

Rockville, MD 20852

Office/Flex Space Available

22,384 SF



Sale & Leasing Information:
301.304.8300

Paul "Rocky" Kern **Richard Coppola**
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Lincoln

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

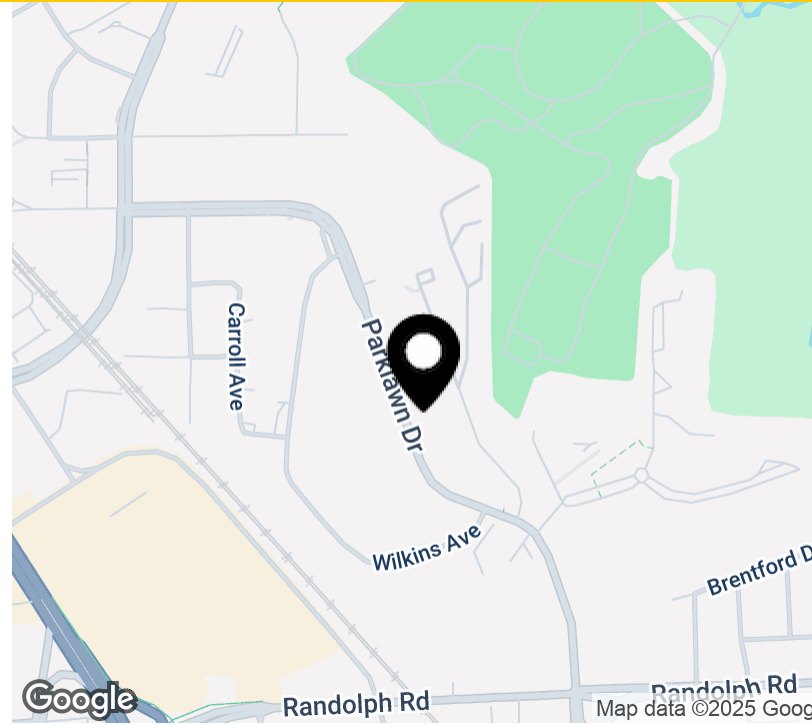
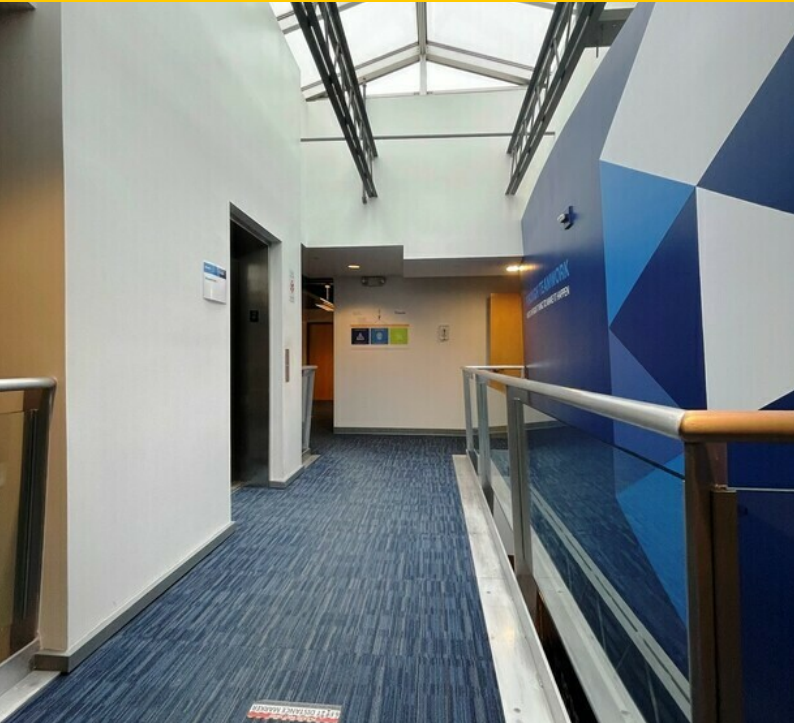
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Property Highlights

- 22,384 SF Two-Story Building – 11,192 SF per floor
- Ideal for office, flex, or light industrial use
- Available March 1, 2026
- 65 Parking Spaces On-Site – Includes a fenced-in lot for additional parking or outdoor storage
- Functional Loading Dock – Enhances logistics & accessibility
- Flexible Layout – Can accommodate a variety of business needs
- Excellent Visibility & Accessibility – Located in a well-connected Rockville business district
- 2024 Real Estate Taxes: \$60,566.81
- 2024 Insurance Premium: \$11,668.00
- IL Zoning, Montgomery County; FAR 1.0; Height 50'

Property Overview

12231 Parklawn Drive is a versatile 22,384 SF two-story flex/office building ideal for contractors, engineering firms, assembly users, and non-profits seeking a well-located, functional space. Situated on 0.88 acres with approx. 65 on-site parking spaces, including a fenced-in lot for secure parking or outdoor storage, this property offers excellent operational flexibility. A dedicated loading area enhances logistics, while the strategic Rockville location—with easy access to I-270, Rockville Pike (MD-355), and the Twinbrook Metro (Red Line)—ensures seamless connectivity.

Availabilities	SF	Date Available
First Floor	11,192 SF	March 1, 2026
Second Floor	11,192 SF	March 1, 2026

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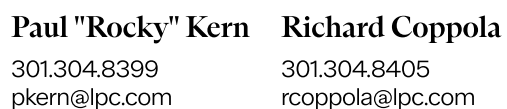
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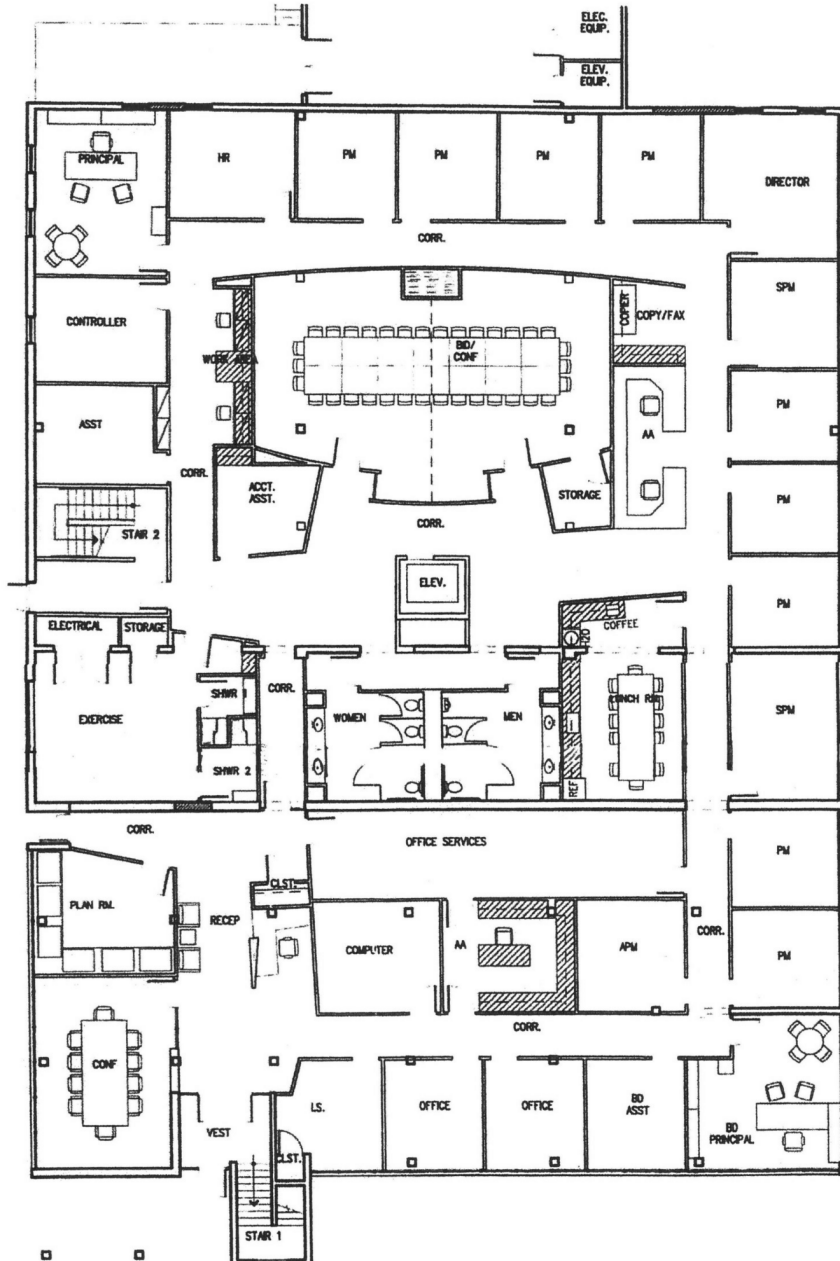
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11,192 SF



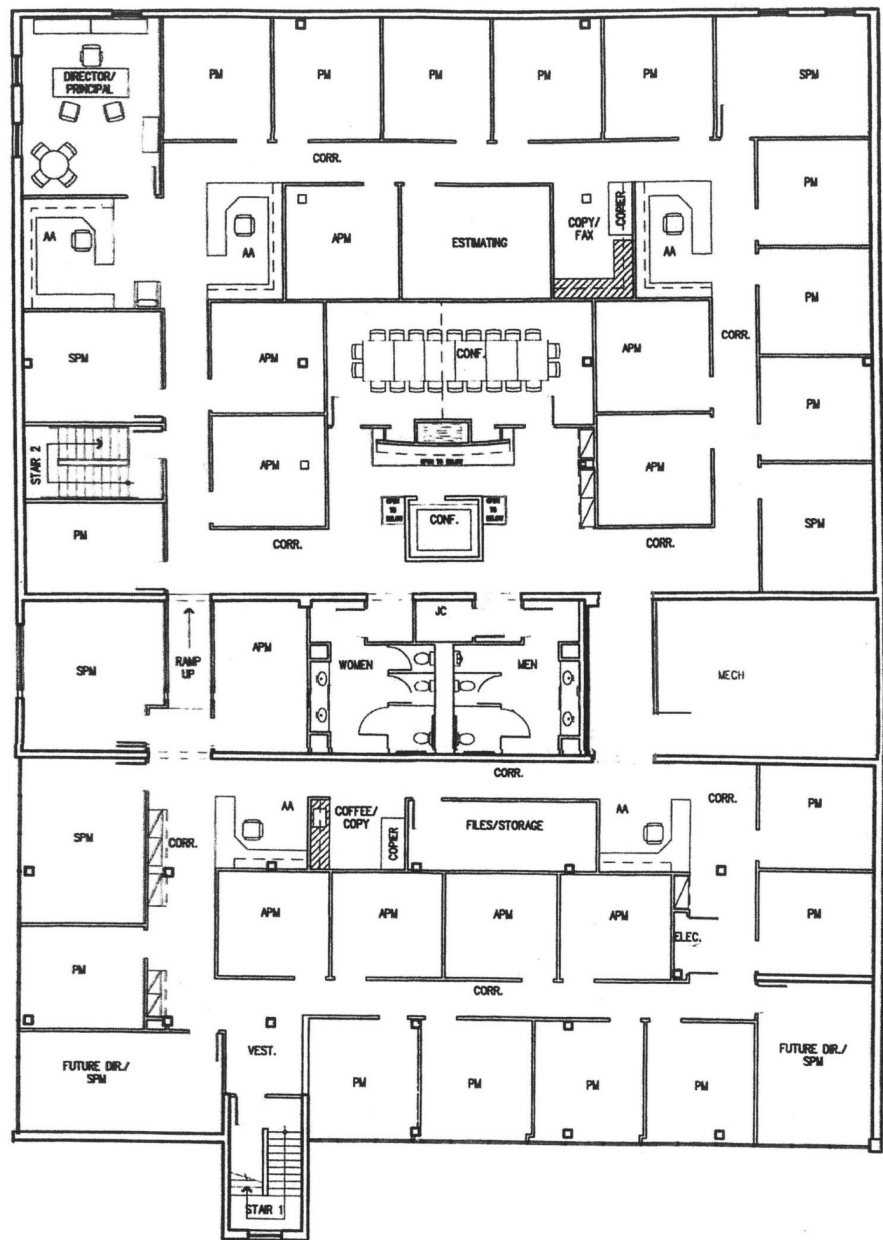
Suite	Size
First Floor	11,192 SF

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Second Floor
11,192 SF



Suite	Size
Second Floor	11,192 SF

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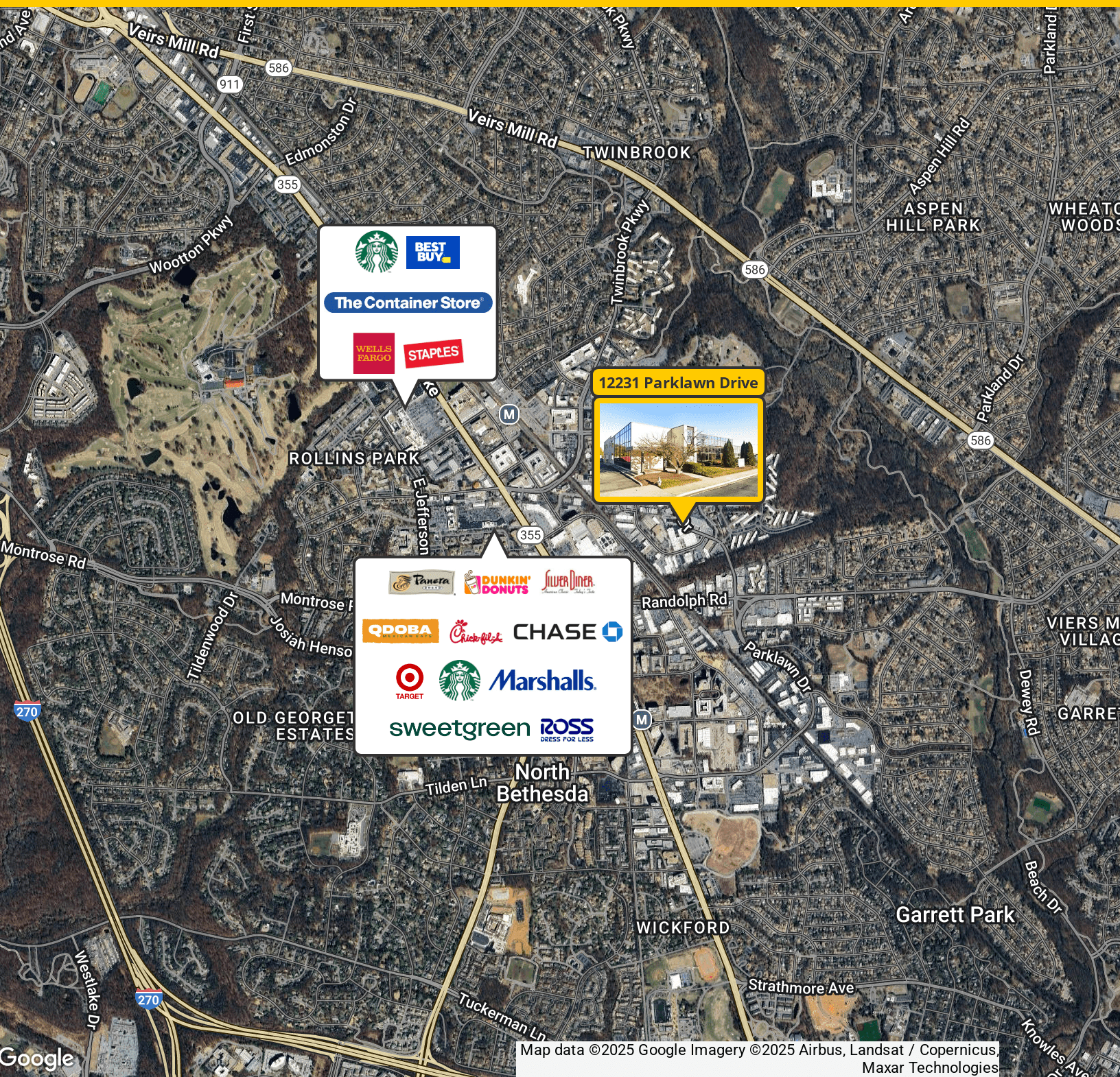
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Nearby Amenities

22,384 SF



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