

Extremely rare Rockville/Montgomery County location



TWO NEW BUILDINGS TOTALING 195,413 SF

COMMERCE 270

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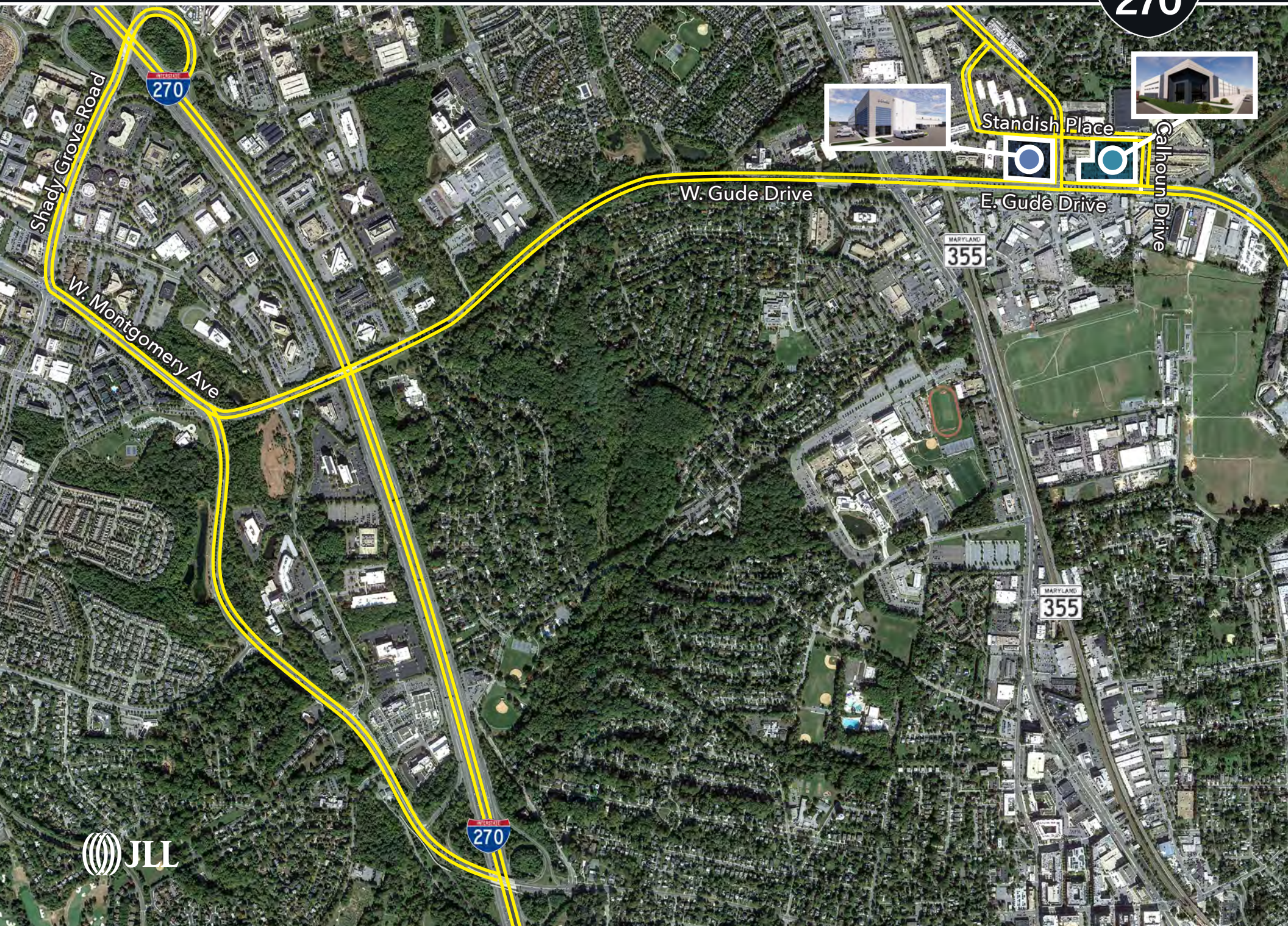
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JLL

Trammell Crow Company

ACCESS

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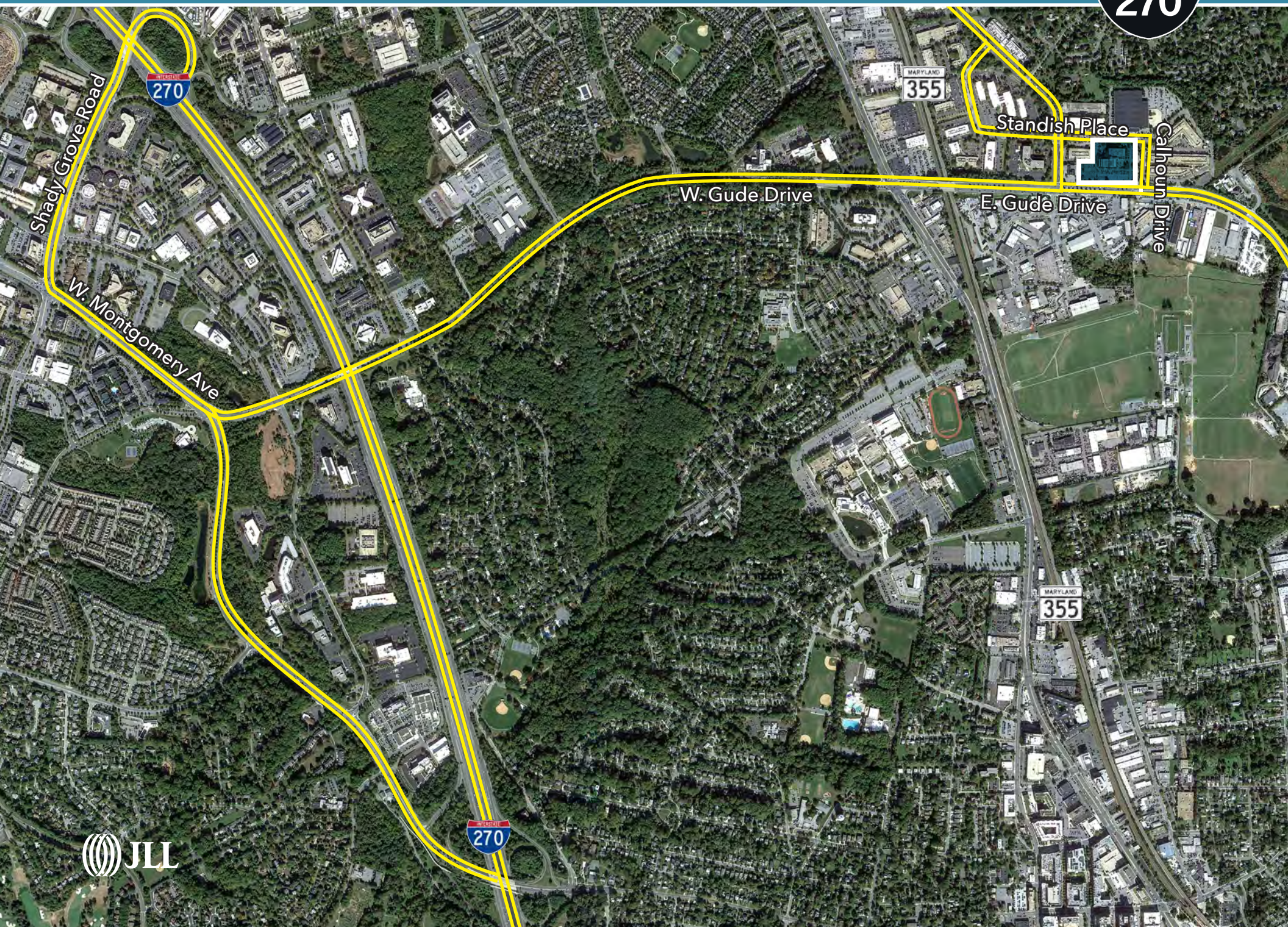
15400 Calhoun Drive • 100,854 SF AVAILABLE

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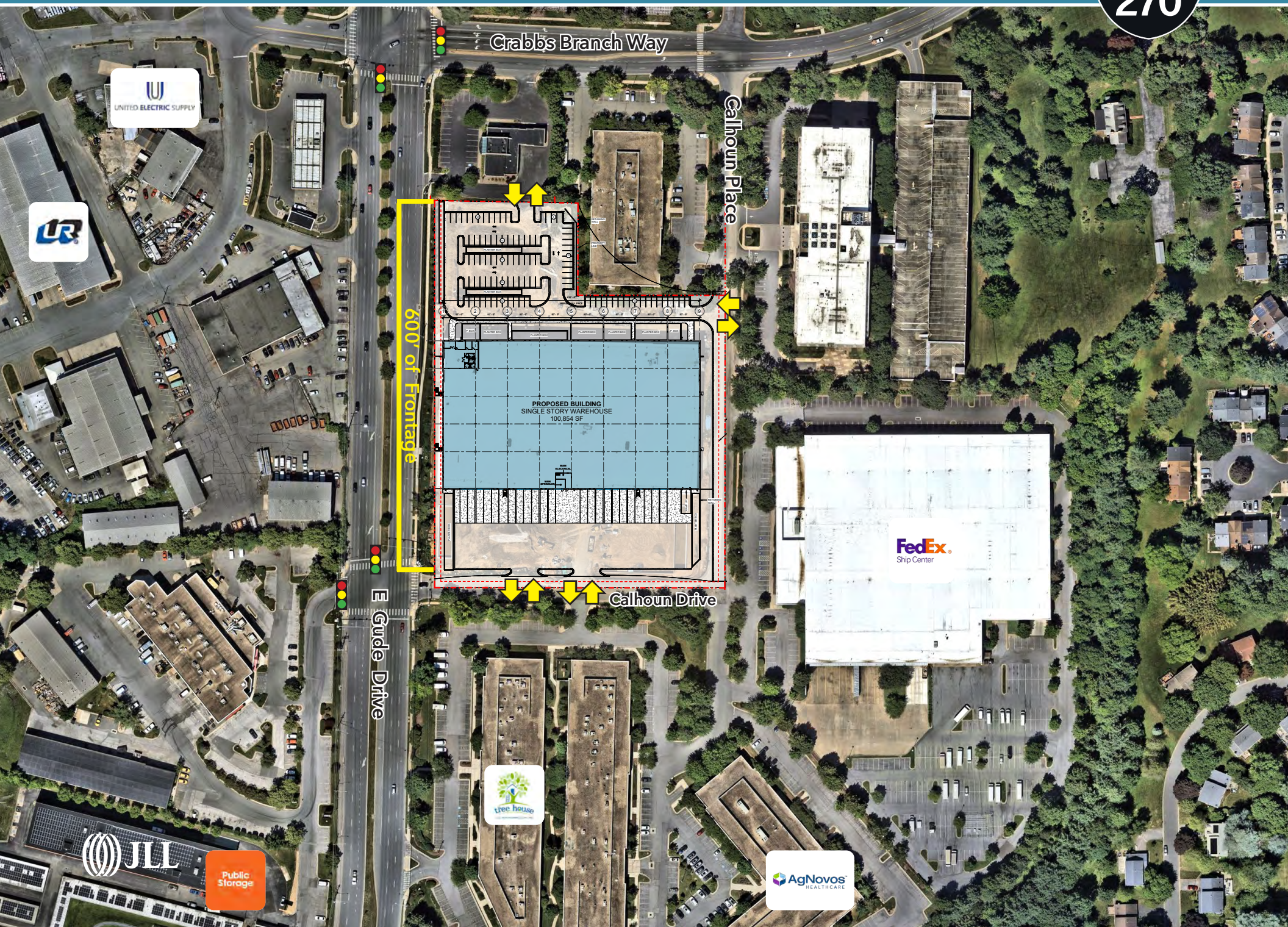


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ACCESS • 15400 Calhoun Drive , Rockville, MD 20855



AERIAL • 15400 Calhoun Drive, Rockville, MD 20855



SITE PLAN • 15400 Calhoun Drive, Rockville, MD 20855

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22 Dock Positions

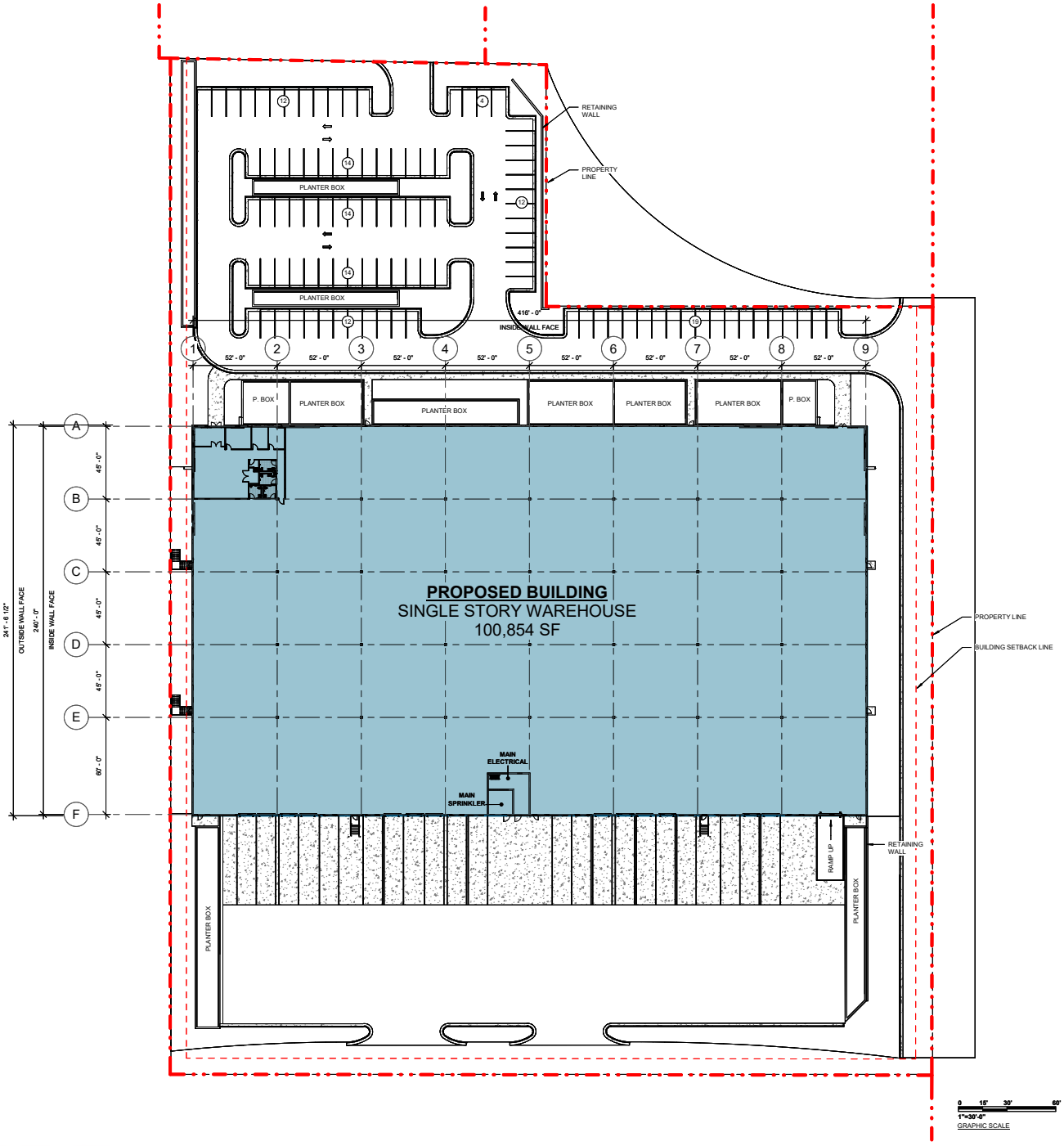
2,500 sf Office

130′ Truck Court

101 Parking Spaces

1 Drive-in Door

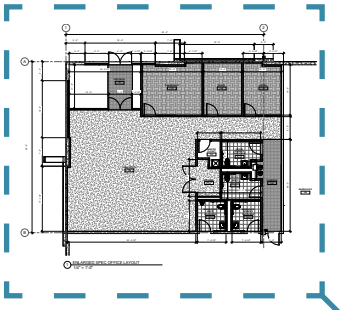
2 Access Points



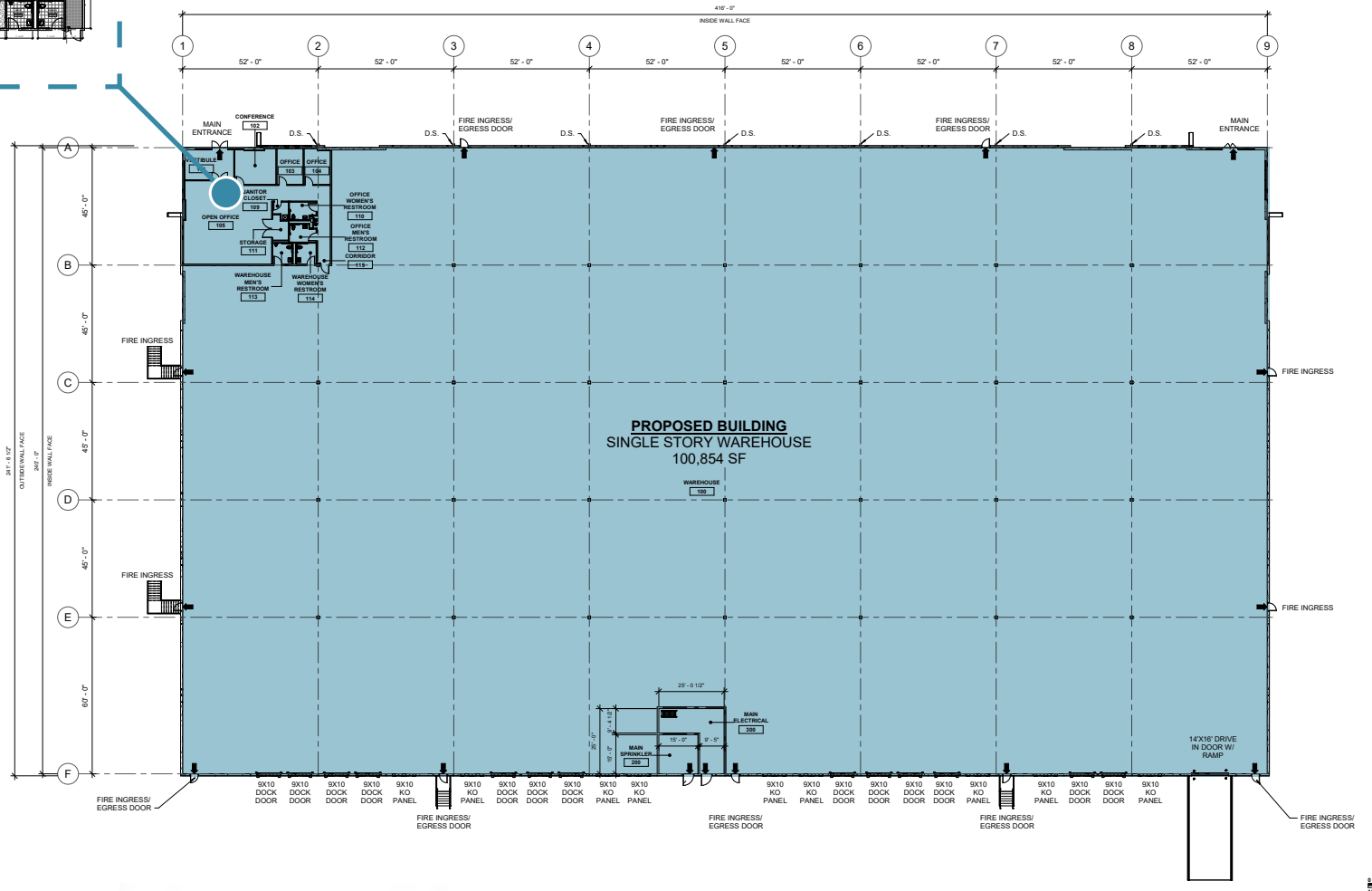
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SPACE PLAN • 15400 Calhoun Drive, Rockville, MD 20855

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Spec Office ~2,500 SF



32′ Clear Ceiling

45′x52′ Columns

ESFR Sprinkler

2,500 amps

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CONSTRUCTION • 15400 Calhoun Drive, Rockville, MD 20855

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7500 Standish Place • 94,559 SF AVAILABLE

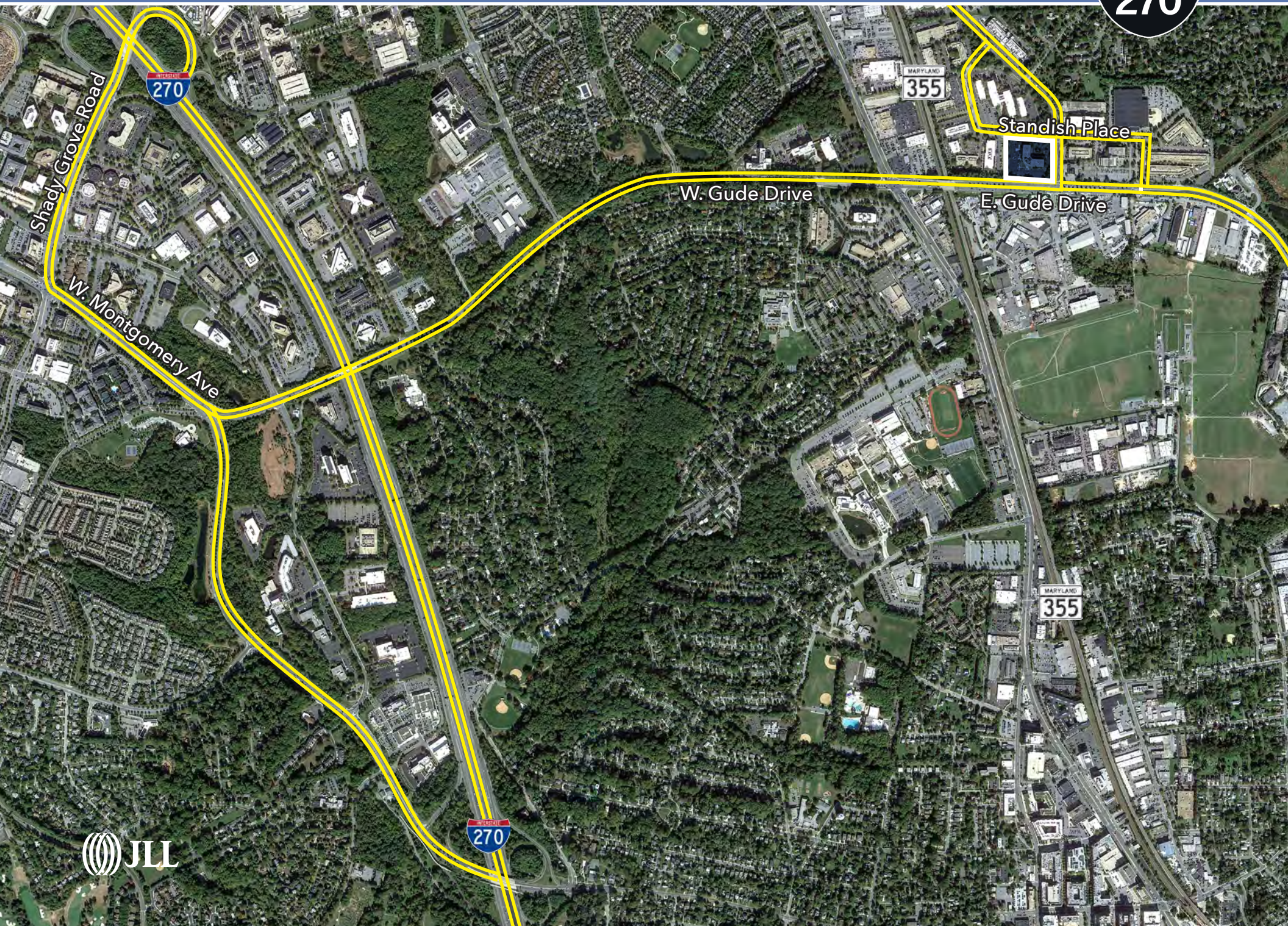
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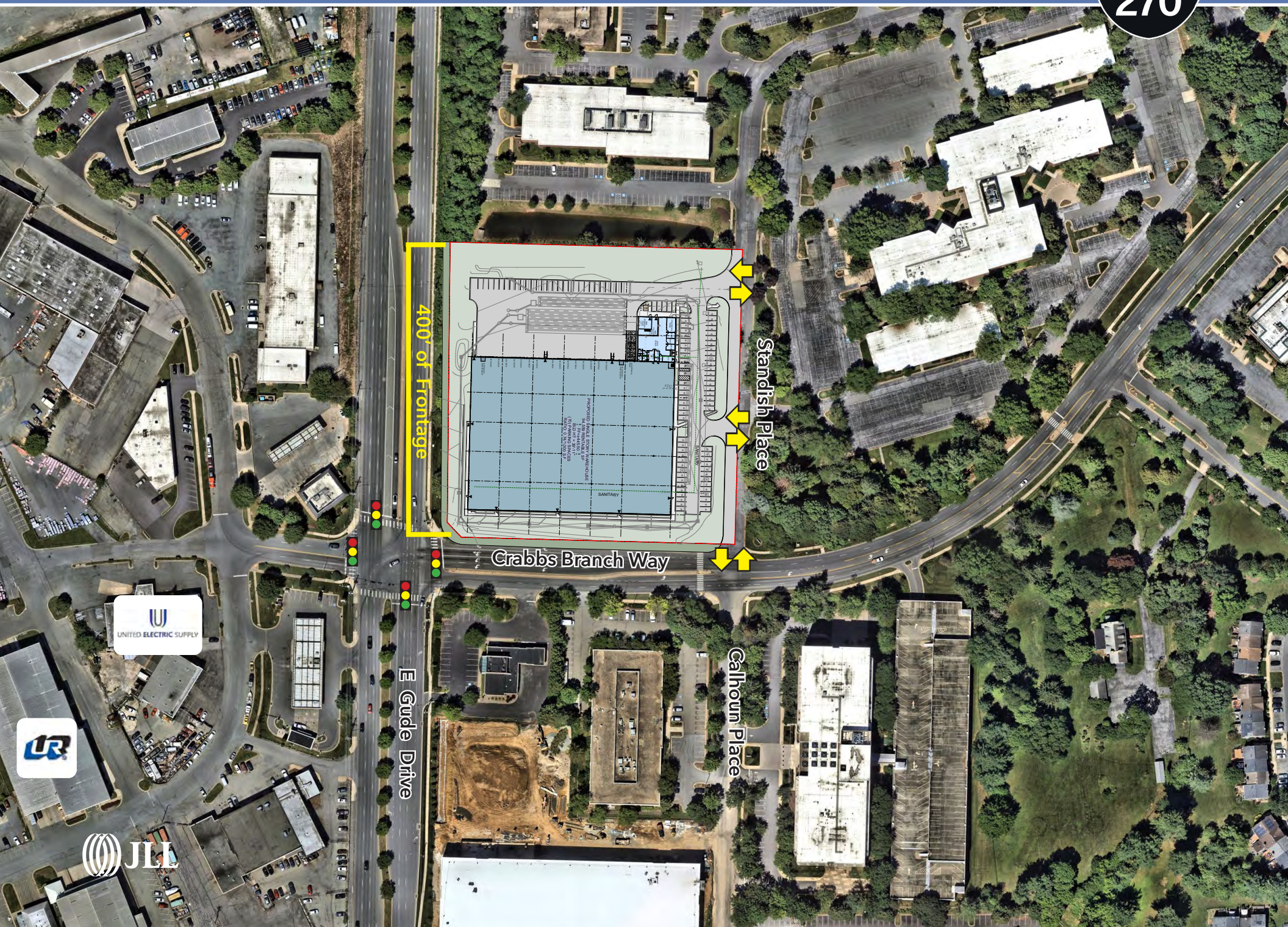
ACCESS • 7500 Standish Place, Rockville, MD 20855

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AERIAL • 7500 Standish Place, Rockville, MD 20855

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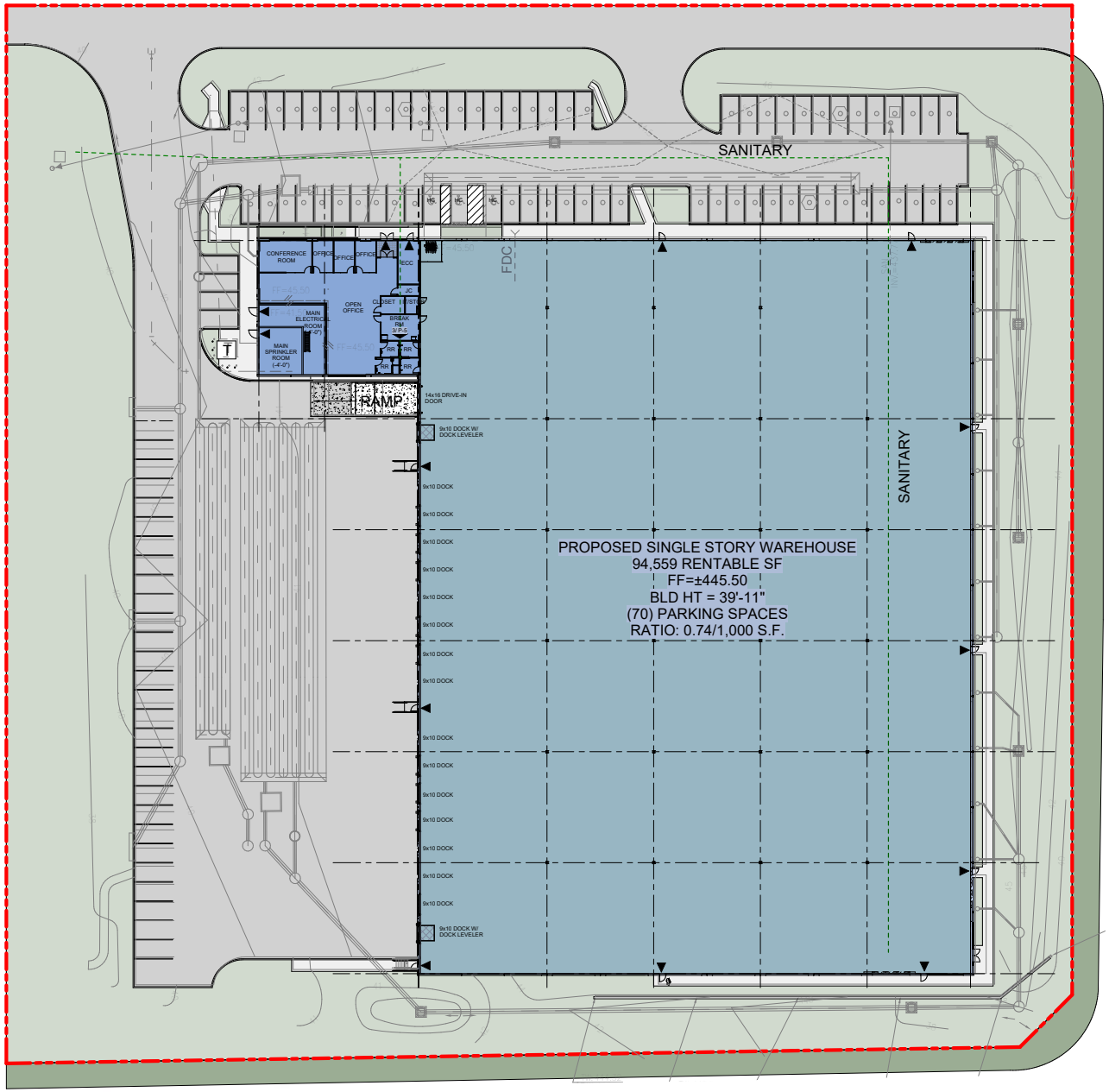
SITE PLAN • 7500 Standish Place, Rockville, MD 20855

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11 Dock Positions

3,404 sf Office

6 9′ x 10′ Knock Outs



100 Parking Spaces

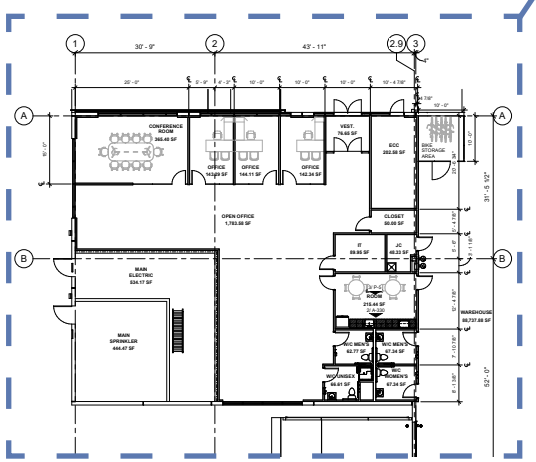
1 Drive-in Door

130′ Truck Court

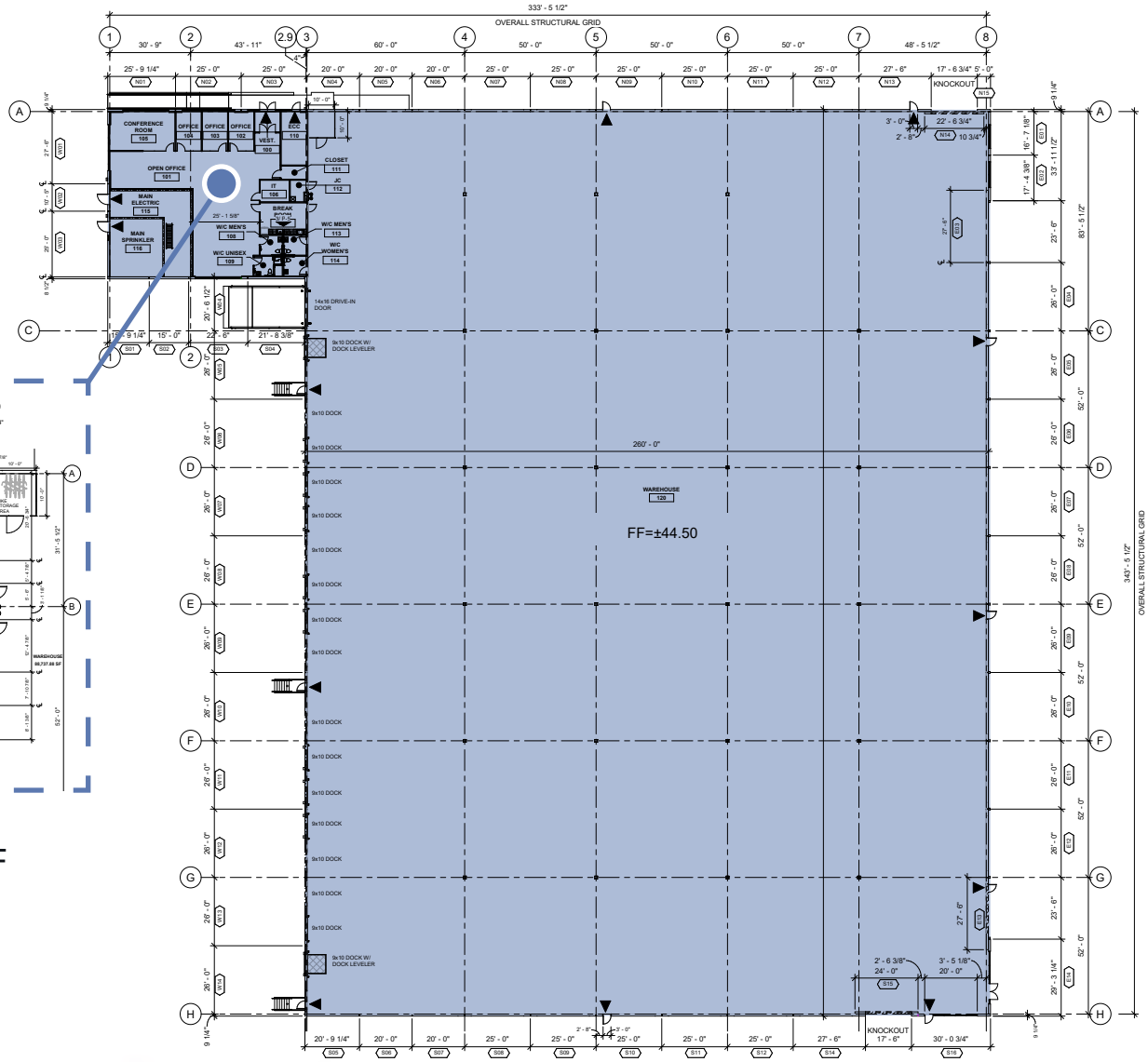
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SPACE PLAN • 7500 Standish Place, Rockville, MD 20855

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Open Office ~3,404 SF



- 32′ Clear Ceiling
- 52′ x 60′ Columns Speed Bay
- 52′ x 50′ Columns Typical Bays
- ESFR Sprinkler
- 2,500 amps

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CONSTRUCTION • 7500 Standish Place, Rockville, MD 20855

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LOCATION • 15400 Calhoun Drive, Rockville, MD 20855

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CONNECTIVITY

MARYLAND 355 • 0.6 mi | 270 • 2.6 mi | MARYLAND 28 • 1.7 mi | 495 • 8.8 mi | Washington DC • 17 mi

DEMOGRAPHICS

	0.5 mi	1.5 mi	3.0 mi
Population			
2023	675	24,132	96,102
2028	700	25,610	99,809
Households			
2023	194	10,088	38,228
2028	201	10,453	38,845
Median Household Income			
2023	$95,200	$115,578	$114,760
2028	$112,291	$130,196	$128.999
Per Capita Income			
2023	$60,065	$63,874	$62,096
2028	$68,247	$72,626	$70,488

TRAVEL

Destination	Distance	Travel Time
Washington, D.C.	17 miles	30 min
Baltimore, MD	39 miles	51 min
Dover, DE	111 miles	2 hr 7 min
Philadelphia, PA	141 miles	2 hr 32 min
Hampton, VA	193 miles	3 hr 54 min
New York, NY	228 miles	4 hr 10 min
Columbus, OH	381 miles	5 hr 51 min
Boston, MA	442 mile	8 hr 10 min



COMMERCE 270



15400
Calhoun Drive



7500
Standish Place

JLL

Trammell Crow Company

JLL Metro DC Industrial

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