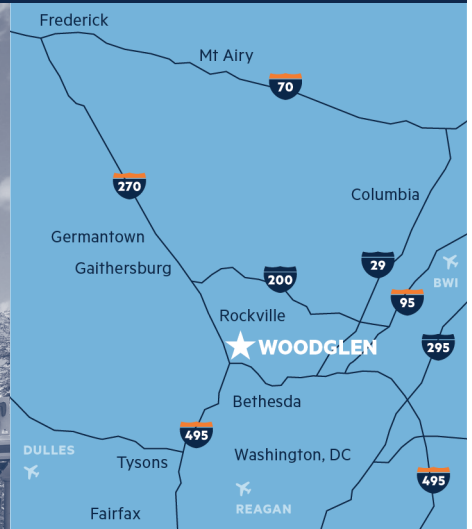


# WOODGLEN

11333 WOODGLEN DRIVE | 5640 NICHOLSON LANE



## ROCKVILLE, MD | OVER 103,000 SF IN 2 BUILDINGS

### DIVERSE TENANT BASE

The Woodglen portfolio is prominently located in one of the most desirable submarkets within the Washington, DC metropolitan area. 11333 Woodglen is a 63,275 sf, build-to-suit, Class A building featuring three levels of office, laboratory and retail space. 5640 Nicholson Lane is a four-story, 39,836 sf building comprising 8,434 sf of street-level retail and 31,402 sf of office space. This high-visibility, Metro-accessible location presents an excellent opportunity to capitalize on the ongoing urbanization of Rockville Pike.

### CONVENIENT LOCATION

Framed by Rockville Pike and Nicholson Lane to the northeast and Woodglen Drive and Executive Boulevard to the southwest, the Woodglen portfolio is one block from the White Flint Metro Station (Red Line). Proximate to North Bethesda Market including Whole Foods, Starbucks, LA Fitness and others, the site is at the epicenter of the White Flint sector plan transformation. Woodglen sits less than two miles from the Capital Beltway (I-270 and I-495), two of Washington, DC's most vital and traveled roadways.

### ABUNDANT AMENITIES

The Property's convenient location provides tenants with a myriad of living, shopping and dining options in North Bethesda and the Pike District. Additionally, in close proximity to the property are the recently delivered or under construction retail and mixed-use developments at North Bethesda Market, North Bethesda Center and Pike + Rose, all further transforming the Rockville Pike corridor.



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