

CASE STUDIES

NAME OF PROJECT: 4 RESEARCH PLACE

Location: 4 Research Place
Rockville, Maryland

Category: Commercial Office Building

Description: Three-story, 81-866 SF office building on 5.4 acres fronting directly on I-270 between Shady Grove Road and MD Route 28 in the dynamic North Rockville submarket of Montgomery County, MD.

Opportunity: The excellent visibility from I-270 and the convenient suburban location near Metro, as well as and major commuter routes, make 4 Research Place an ideal headquarters location. The 5.4 acre site offers exciting development potential for commercial office space, office condos or laboratory facilities. Tenants enjoy abundant amenities surrounding the property.

Challenges: Constructed in 1969 with HVAC renovations in the 90s, the steel and precast building is in need of updated interior amenities required to attract and retain the discerning and sophisticated tenants in today's commercial real estate market. Upgrades to the lobby, elevators, corridors and bathrooms are among the planned improvements.

Results: Many of the area's leading commercial real estate brokers were in attendance for a festive unveiling of the new interior design at 4 Research Place. The luxurious, upscale improvements include a handsome elevator lobby with new paint colors, millwork, satin & polished chrome pendant light fixtures as well as satin nickel wall sconces.

(MORE)



WASHINGTON
PROPERTY
COMPANY

(4 Research Place – cont'd)

New elevator cabs have been enhanced with the same upscale feel. Corridors continue the clean, sophisticated look of the property with new paint colors, carpeting and recessed light fixtures. Bathrooms now include beautiful marble vanities, wall sconces and decorative touches that will please both tenants and visitors. Plumbing, life safety and ADA requirements were also part of the extensive interior renovation.



WASHINGTON
PROPERTY
COMPANY