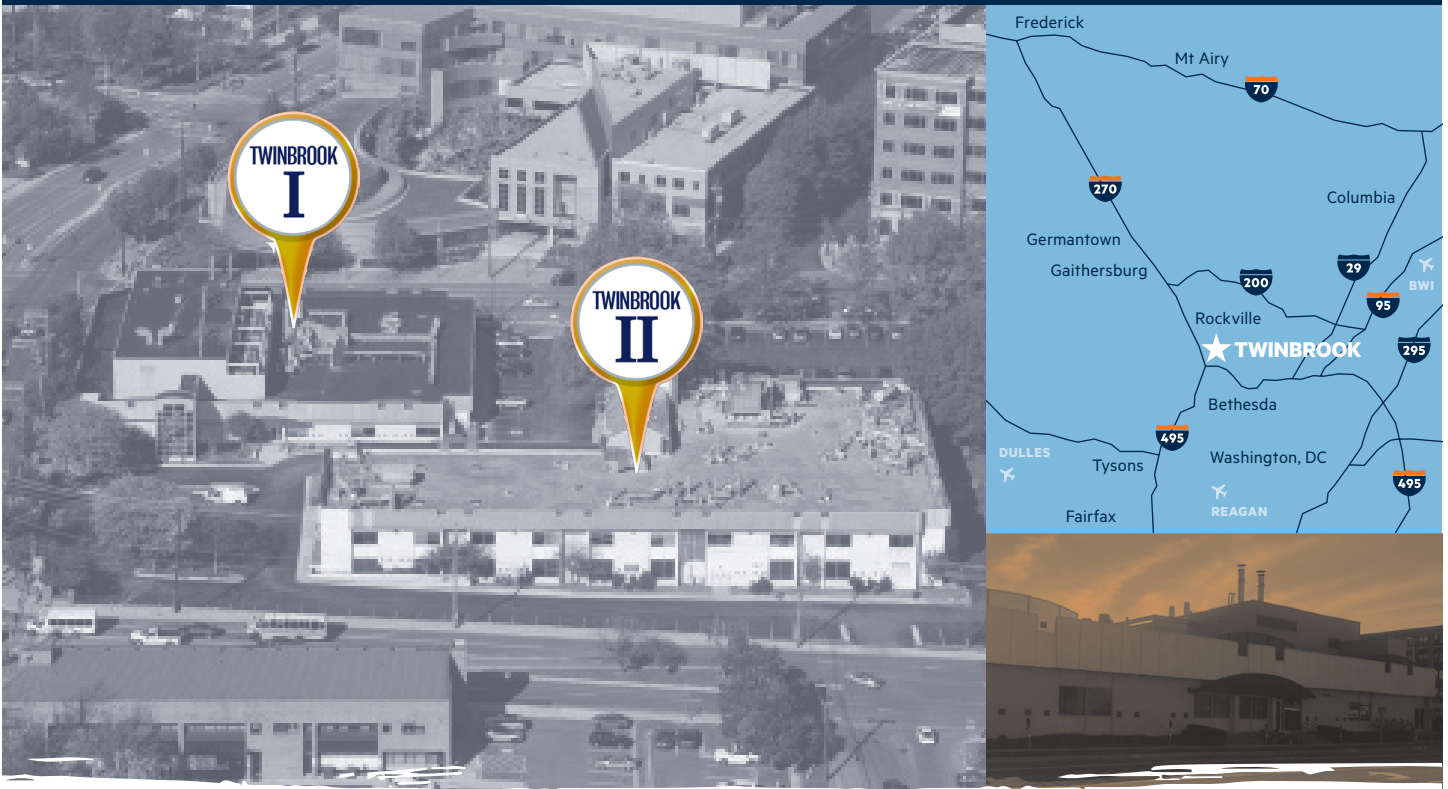


TWINBROOK I & II

5640 FISHERS LANE | 12441 PARKLAWN DRIVE



ROCKVILLE, MD | OVER 80,000 SF IN 2 BUILDINGS

DIVERSE TENANT BASE

The Twinbrook Metro neighborhood has emerged as a dense pocket of Federal employment thanks in large part to the Department of Health and Human Services locating a consolidation of departments in an approximately 1-million square-foot headquarters facility. Between HHS, the National Institute of Allergy and Infectious Disease and the U.S. Pharmacopeia Corporation, there are nearly 7,000 jobs within one block from the subject site.

CONVENIENT LOCATION

5640 Fishers Lane is located at the corner of Fishers Lane and Twinbrook Parkway. 12441 Parklawn Drive sits at the corner of Parklawn Drive and Twinbrook Parkway. The properties are situated within one block of the Twinbrook Metro Station along Metro's Red Line, offers walkable proximity to 7,000 jobs and 2 million square feet of office space. Beyond Metro, the property sits just two blocks from Rockville Pike (MD-355). MD-355 is the County's primary north-south corridor connecting Gaithersburg to Bethesda and continuing through the District as Wisconsin Avenue into Georgetown. Additionally, Twinbrook is situated less than a mile from Montrose Parkway with access to I-270 and the resultant employment base along the I-270 North Technology Corridor through North Rockville into Germantown.

ABUNDANT AMENITIES

The immediate walkable neighborhood surrounding the Twinbrook Metro Station has undergone a rapid transformation in the last five years that has seen the submarket establish itself as a 24-7 live-work environment. The property is within one mile of nearly 2 million square feet of high-quality retail, dining and entertainment options.



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