



1600 ROCKVILLE PIKE

get in
THE MIX
AT TWINBROOK QUARTER

CBRE  Saul Centers

PHASE 1 OF TWINBROOK QUARTER

1600 ROCKVILLE PIKE

227,500 SF
OFFICE SPACE

80,000 SF
WEGMANS

25,000 SF
ADDITIONAL
RETAIL

450
RESIDENTIAL
UNITS

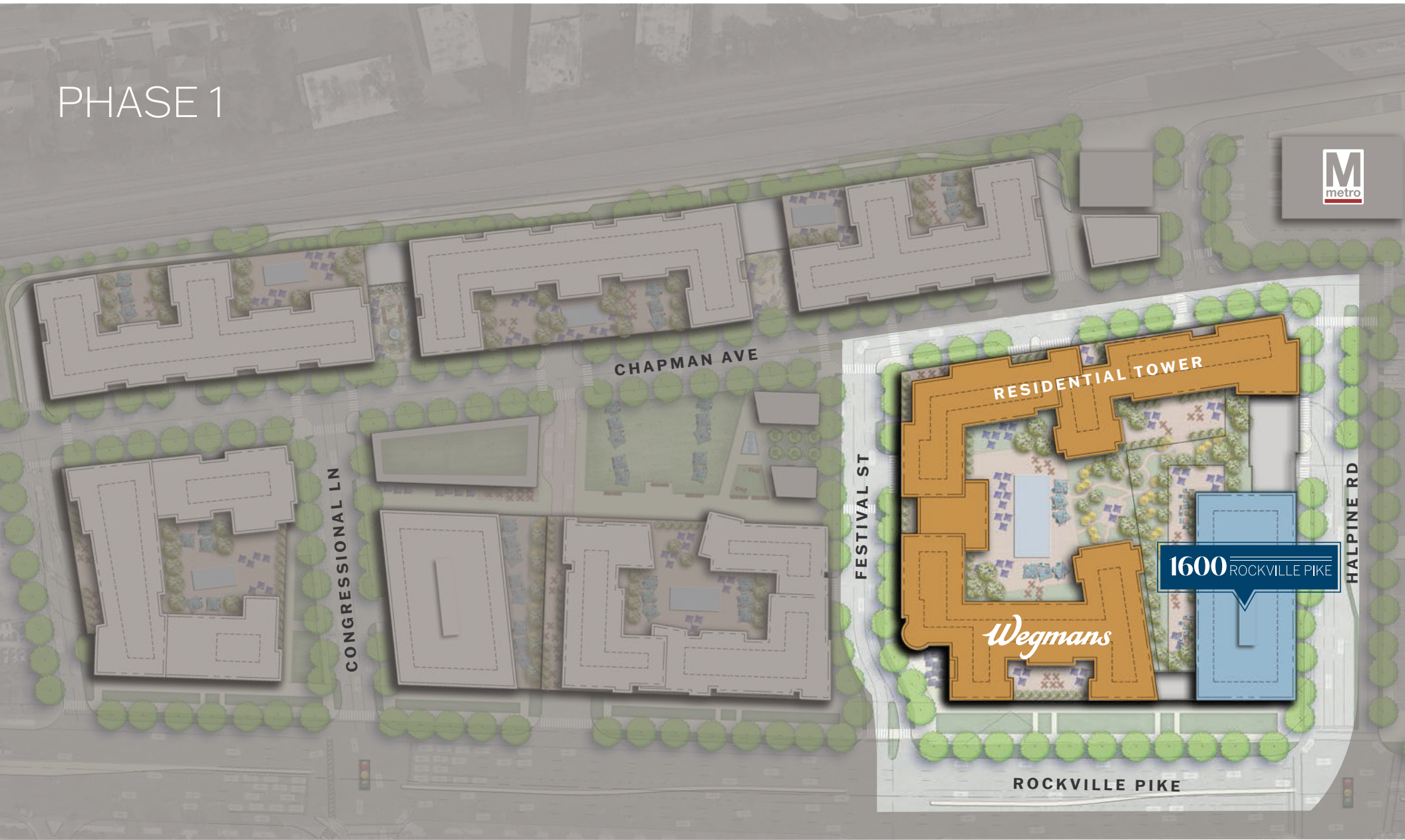


innovative WORKSPACES

Get in the mix at **1600 Rockville Pike**, the inspired anchor of brand new **Twinbrook Quarter** and the premier address for your company's tomorrow. This iconic 227,500 square-foot workplace stands

watch over and integrates seamlessly into its surroundings — with Trophy work spaces and remarkable amenities where connections, collaboration, and creativity are second nature.

PHASE 1





TWINBROOK QUARTER

434,000 SF
OFFICE SPACE

464,000 SF
RETAIL

1,865
RESIDENTIAL
UNITS



inspired

MIX OF USES

Twinbrook Quarter is Rockville's next-level neighborhood — a dynamic destination and true mixed-use environment. With Trophy work spaces,

remarkable residential offerings, vibrant retail, and urban-inspired density, **Twinbrook Quarter** is the place to be, and work, in Rockville, Maryland.

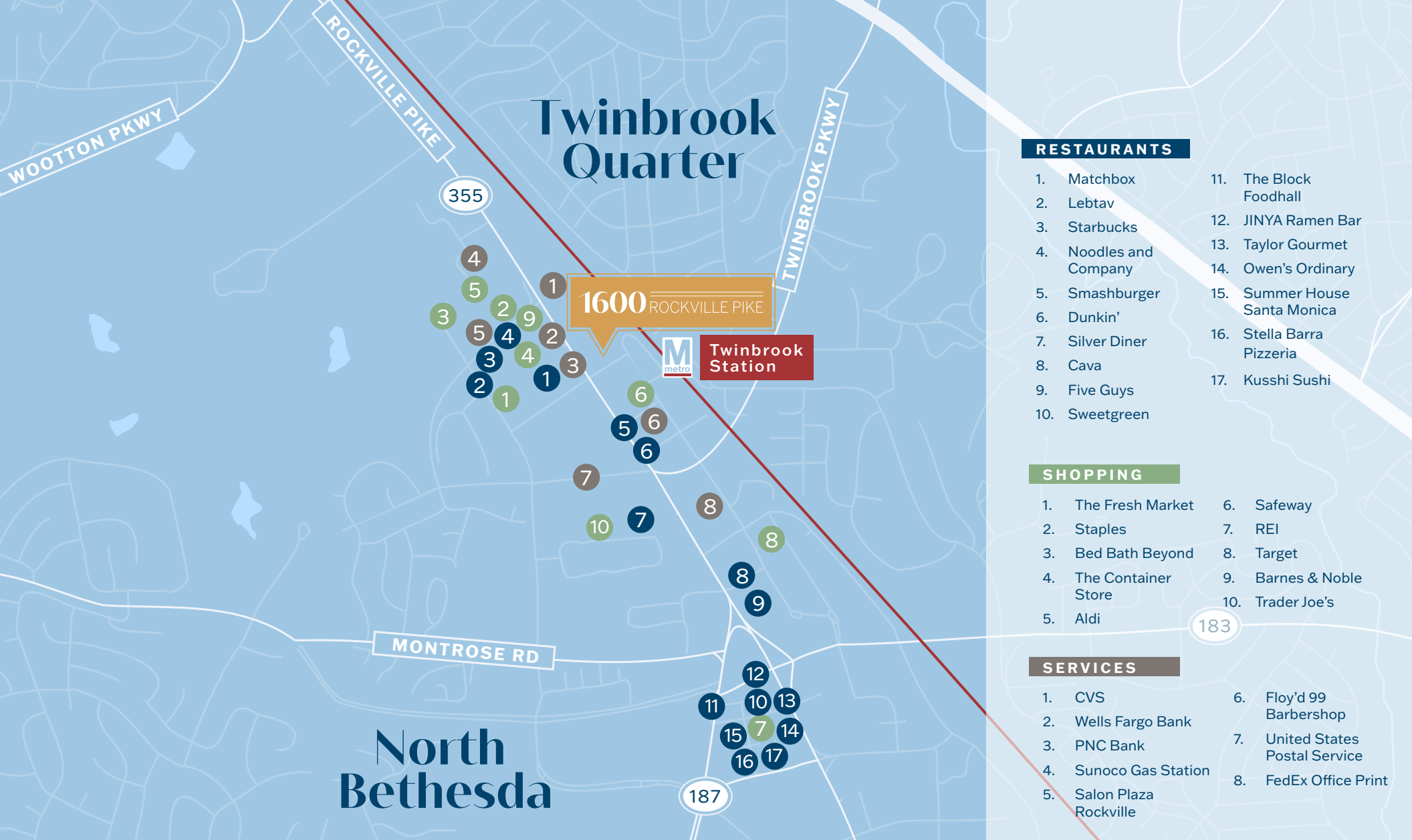




incomparable

LOCATION

Steps from the Twinbrook Metro Station, fronting Rockville Pike, and with direct proximity to I-270 and I-495, **1600 Rockville Pike** is seamlessly connected to the rest of the neighborhood, Red Line transit, and the entire region. Just 12 minutes from Bethesda and 30 minutes to downtown DC, experience the best of the region from 1600 Rockville Pike.



incomparable

LOCATION

Conveniently located in the midst of the area's energized retail corridor, **1600 Rockville Pike** is just moments away from abundant dining, shopping, and entertainment venues. From go-to lunch destinations to happy hour spots, Rockville Pike is an enviable amenity for tenants.

trophy

EXPERIENCE

Opt in and get out and about at **1600 Rockville Pike**, where efficiency, excellence, and exceptional spaces inspire a new standard of work in a next-level neighborhood.

1

ROOFTOP DECK & PENTHOUSE

Polish your perspective from an expansive rooftop terrace boasting panoramic views over the greater Rockville landscape

2

TENANT LOUNGE & TERRACE

Relax in the fourth floor tenant lounge, connecting to an outdoor terrace for a breath of fresh air

3

WEGMANS

Be at the heart of it all, with Wegmans Food Market downstairs offering choice, quality, and convenience at every turn

trophy

EXPERIENCE

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4

FITNESS CENTER

Work it out in the state-of-the-art fitness center outfitted with top-of-the-line equipment and locker room

5

CONFERENCE CENTER

Collaborate in the spacious conference facility, fully equipped to get together and get things done

6

LOBBY

Make a statement in the sleek double-height office lobby with awe-inspiring architecture and dynamic design

intelligent DESIGN

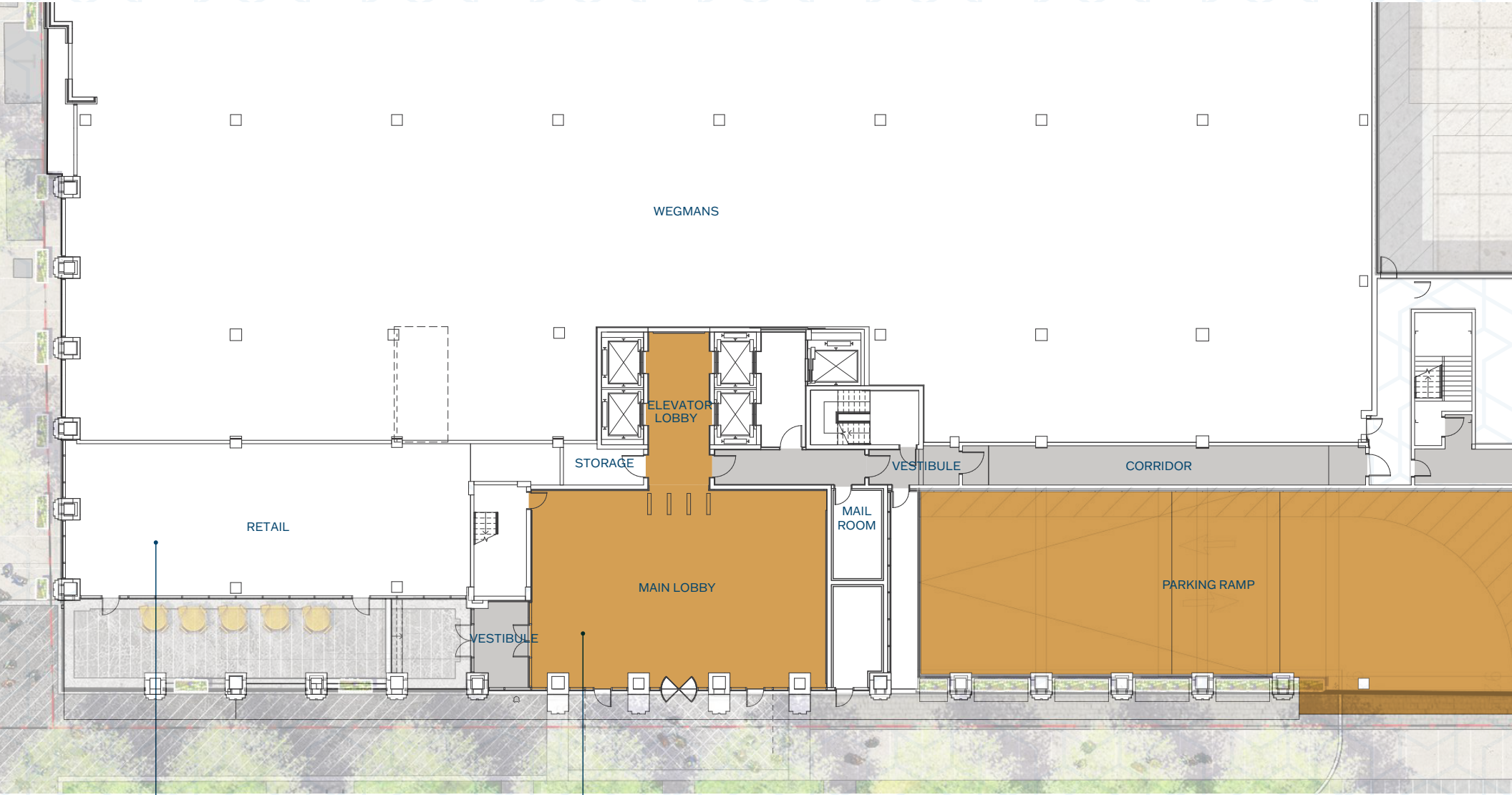
1600 Rockville Pike offers an intuitive experience, with fully flexible floor plates and layout options designed to optimize space and foster innovative thinking.

From open-plan designs to more traditional layouts, **1600 Rockville Pike** is work that works for you.



FLOOR 01

MAIN LOBBY

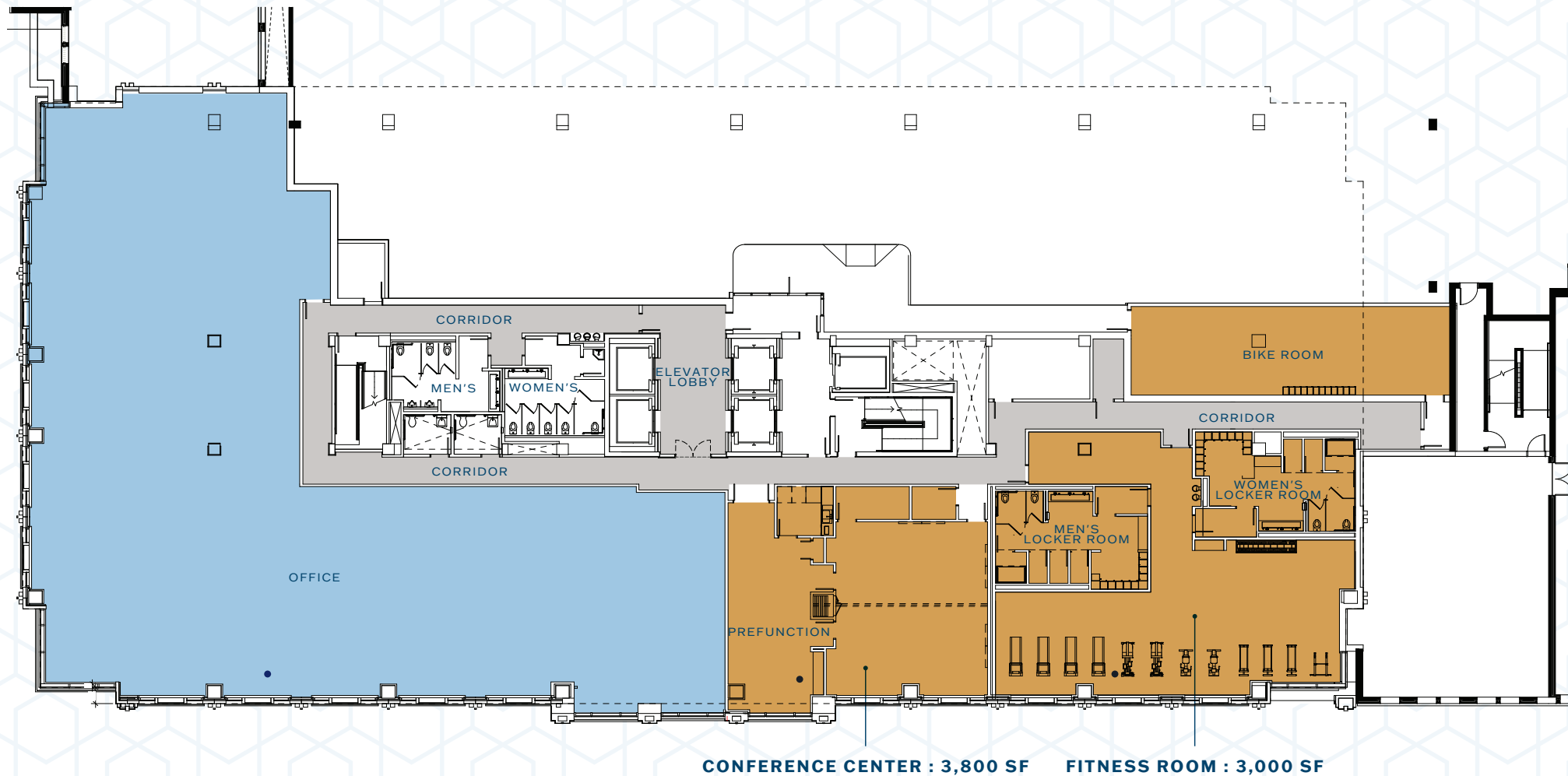


RETAIL : 2,300 SF

MAIN LOBBY : 2,400 SF

FLOOR

LEASABLE SPACE : 10,250 RSF

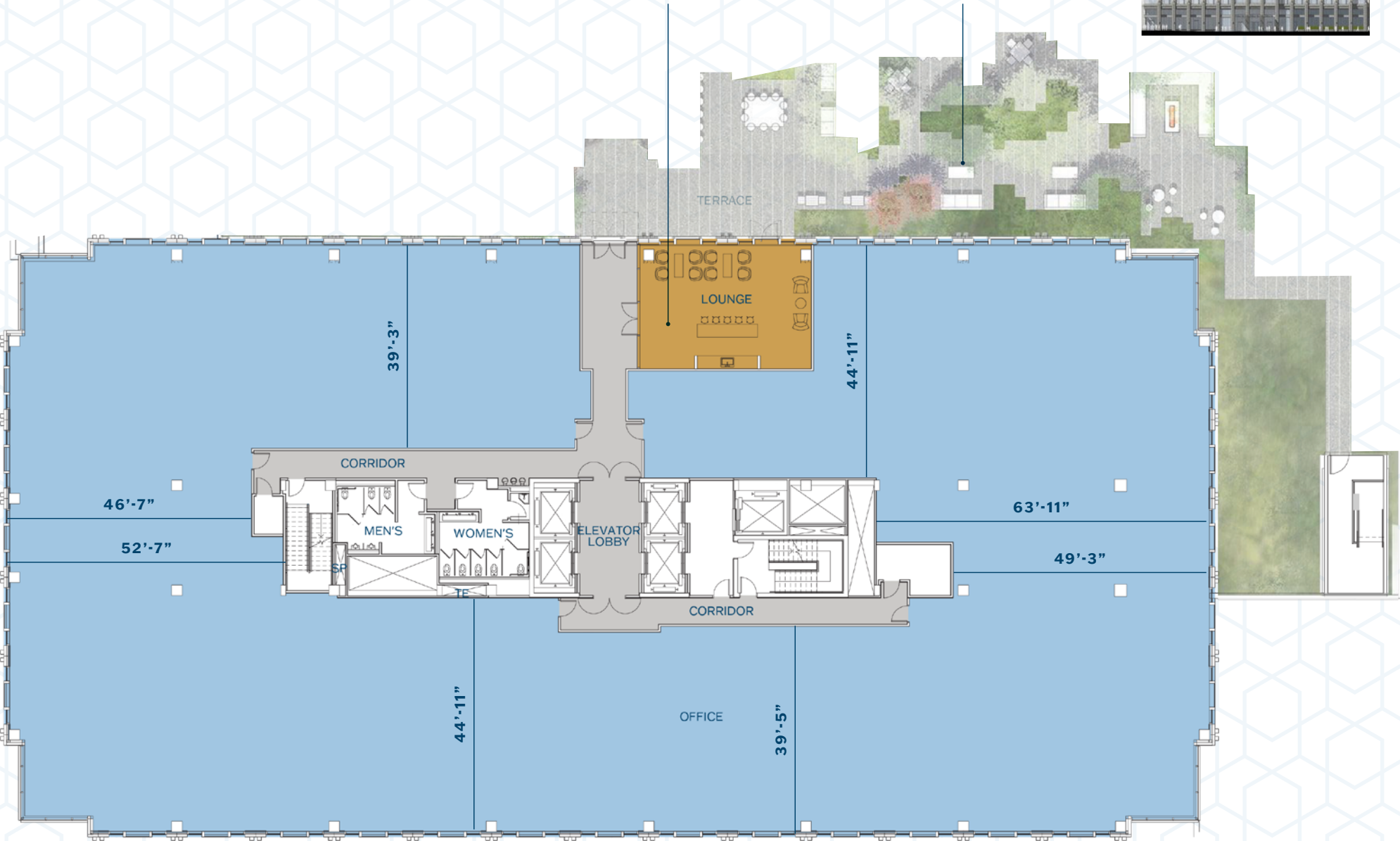


FLOOR 04

LEASABLE SPACE : 24,450 RSF

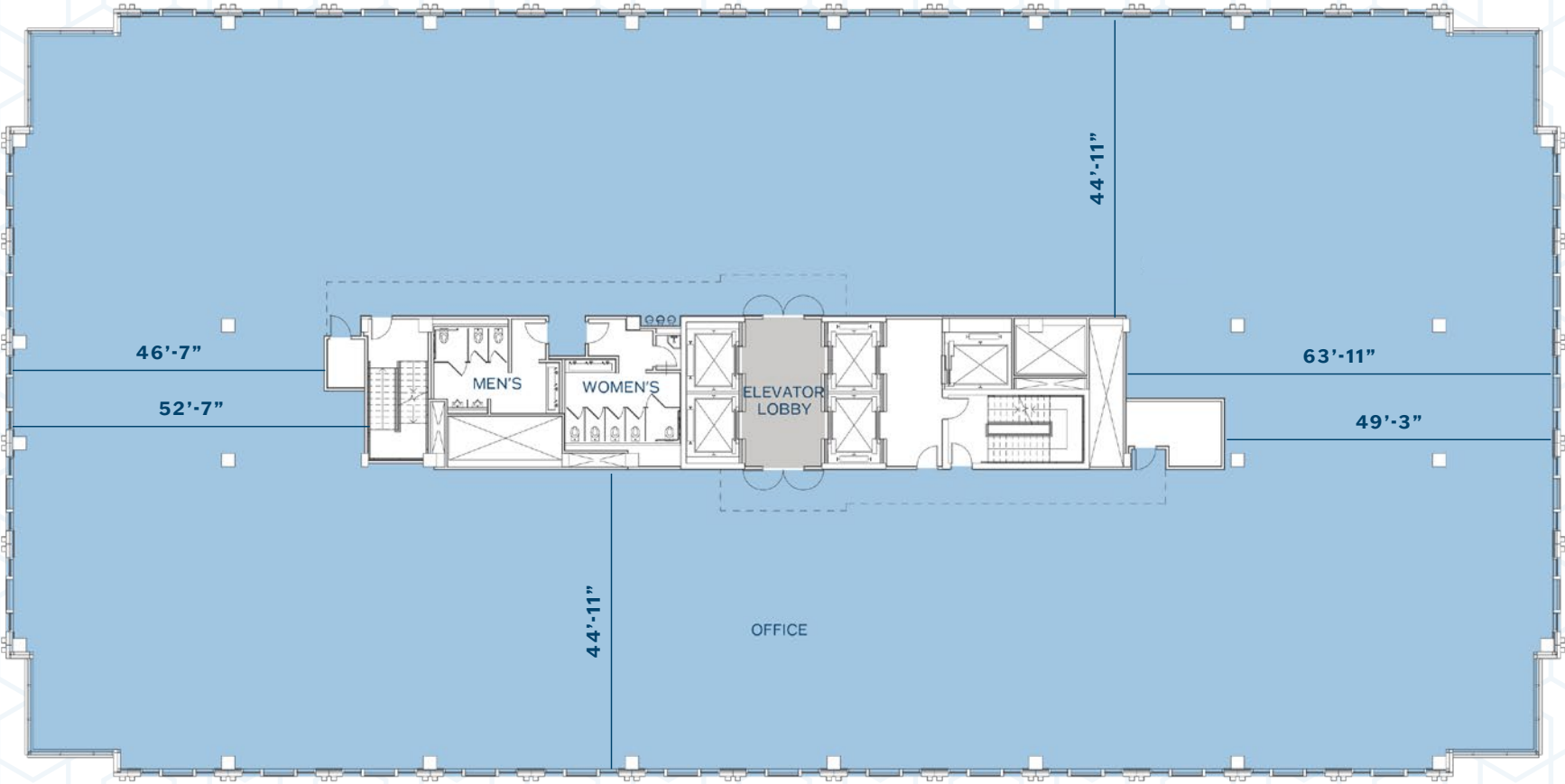
LOUNGE : 800 SF

PODIUM ROOF TERRACE : 3,000 SF



FLOOR 05-11

LEASABLE SPACE : 27,200 RSF



PENTHOUSE

LOUNGE & TERRACE



get in TOUCH

Get in the mix at **1600 Rockville Pike**. Experience incomparable expertise — contact our brokerage team today for more information or to schedule a tour.

DAVID MACHLIN

SENIOR VICE PRESIDENT

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