

SUBLEASE

Montgomery County, MD

ROLLINS RIDGE

152 ROLLINS AVENUE

ROCKVILLE, MARYLAND 20852

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Adam Nachlas | Senior Vice President
☎ 443.798.9343 ✉ anachlas@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

Morgan Wimbrow | Real Estate Advisor
☎ 410.494.4846 ✉ mwimbrow@mackenziecommercial.com

SUBLEASE

Montgomery County, MD

ROLLINS RIDGE

152 ROLLINS AVENUE | ROCKVILLE, MARYLAND 20852

AVAILABLE

Suite 210: 1,593 sf

BUILDING SIZE

17,000 sf

ZONING

MXCD (Mixed-Use Corridor District)

TRAFFIC COUNT

10,121 AADT (Rollins Avenue)

HIGHLIGHTS

- ▶ Fully built-out Medical Office
- ▶ Sublet through January 2026
- ▶ Direct access to Rockville Pike
- ▶ Walking distance to retail Amenities
- ▶ 5 miles from Suburban Hospital
- ▶ Off Twinbrook Metro Stop - Red Line

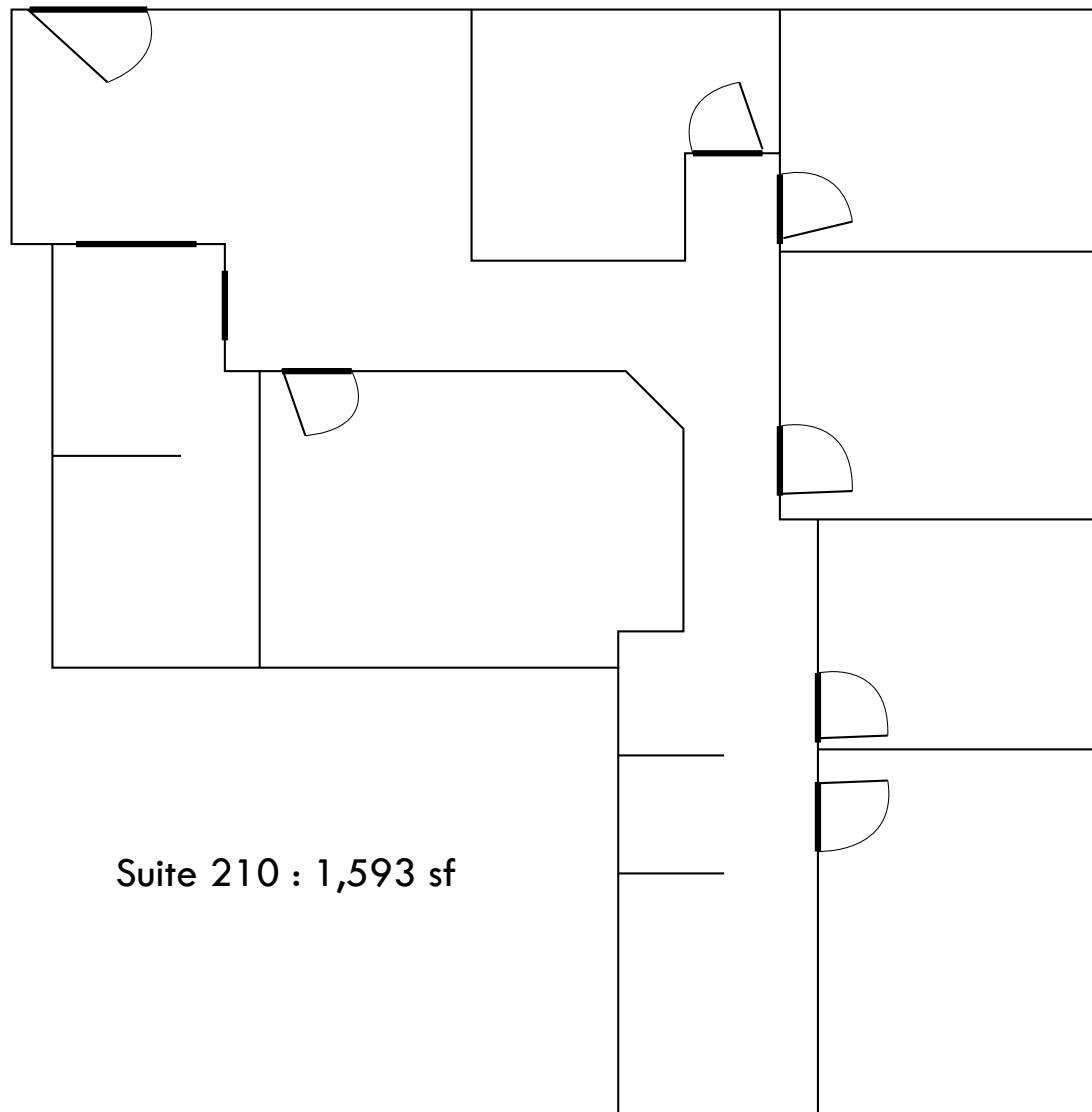


SUBLEASE

Montgomery County, MD

FLOOR PLAN

152 ROLLINS AVENUE | ROCKVILLE, MARYLAND 20852



Suite 210 : 1,593 sf

SUBLEASE

Montgomery County, MD

TRADE AREA

152 ROLLINS AVENUE | ROCKVILLE, MARYLAND 20852





ADAM NACHLAS, SIOR

SENIOR VICE PRESIDENT

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.798.9343

ANACHLAS@MACKENZIECOMMERCIAL.COM



MORGAN WIMBROW

REAL ESTATE ADVISOR

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4846

MWIMBROW@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

