

One Washingtonian Center

One Washingtonian Center is a Class A office tower located within the I-270 corridor submarket of Gaithersburg, Maryland.



314,284

Rentable Square Feet

Office

Property Type

One Washingtonian Center is considered one of the most prominent buildings within the 212-acre Washingtonian Center, Gaithersburg’s premier shopping and dining destination in the heart of Montgomery County.

One Washingtonian Center contains 314,284 rentable square feet and has earned the coveted LEED-EB Platinum certification with a high Energy Star score of 95. Located on the west side of Interstate-270 in Montgomery County, the property is approximately 30 minutes northwest from downtown Washington, D.C., and provides superior visibility to major highways and great access to the Inter-County Connector, Maryland’s new “outer beltway.” One Washingtonian Center was 93 percent leased at the time of acquisition and contains on-site amenities that include an upscale café, a conference facility and tenant lounge.

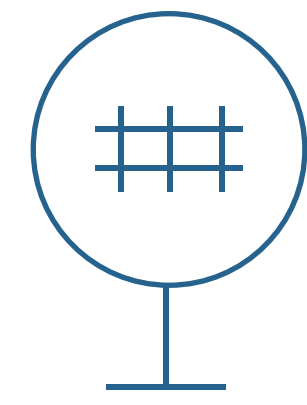
LOCATION	Gaithersburg, Maryland	NO. OF STORIES	14
PROPERTY TYPE	Office	SQUARE FOOTAGE	314,284
NO. OF BUILDINGS	1		

Why People Love this Building

Retail tenants include 16 different restaurants, AMC/Lowes Cinemas, Target and Dick's Sporting Goods, among others.



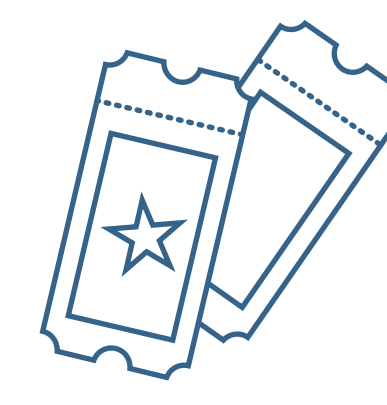
Fitness Center



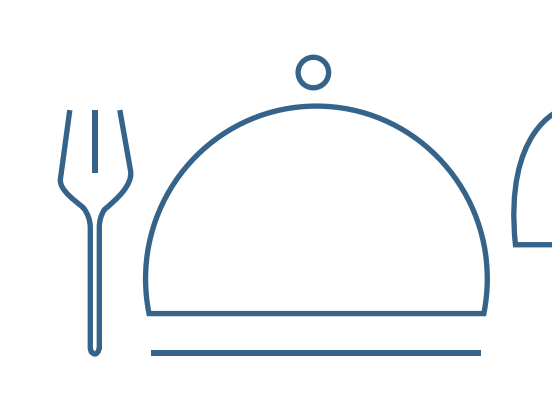
Transportation
Nearby



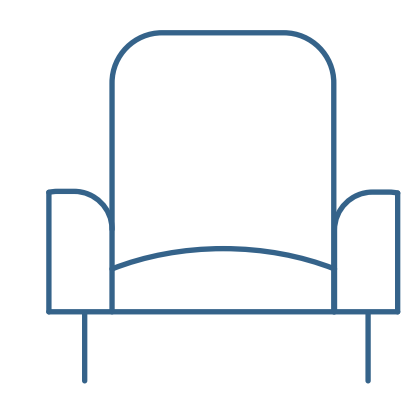
Shopping
Nearby



Entertainment
Nearby



Restaurants
Nearby



Tenant Lounge

Accommodation Nearby

On-Site Management Office

ATM

On-Site Parking

Concierge Service

On-Site Storage

Conference Center

Outdoor Patio or Courtyard

Energy Management System

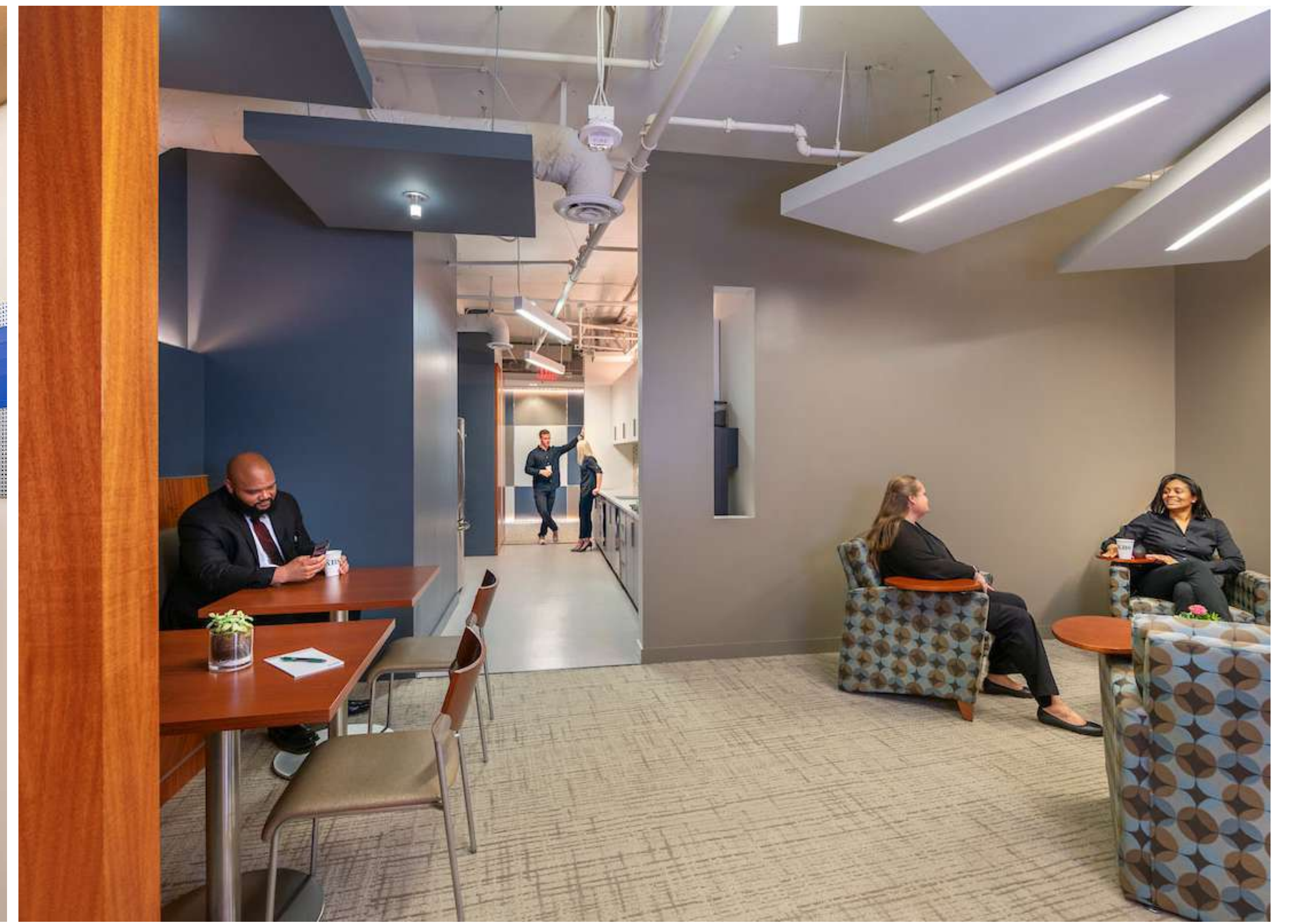
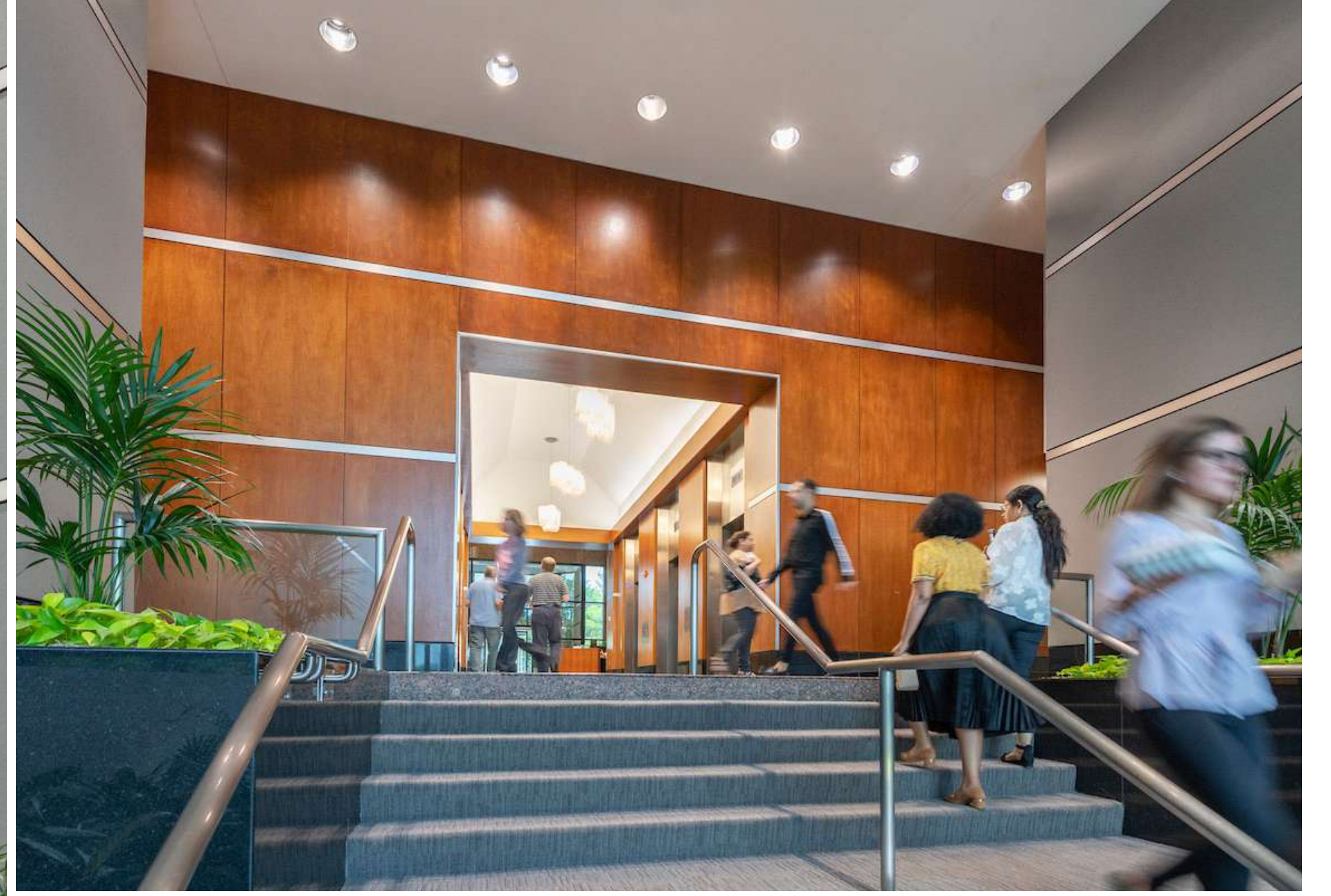
Security

High-Speed Internet

U.S. Postal Service

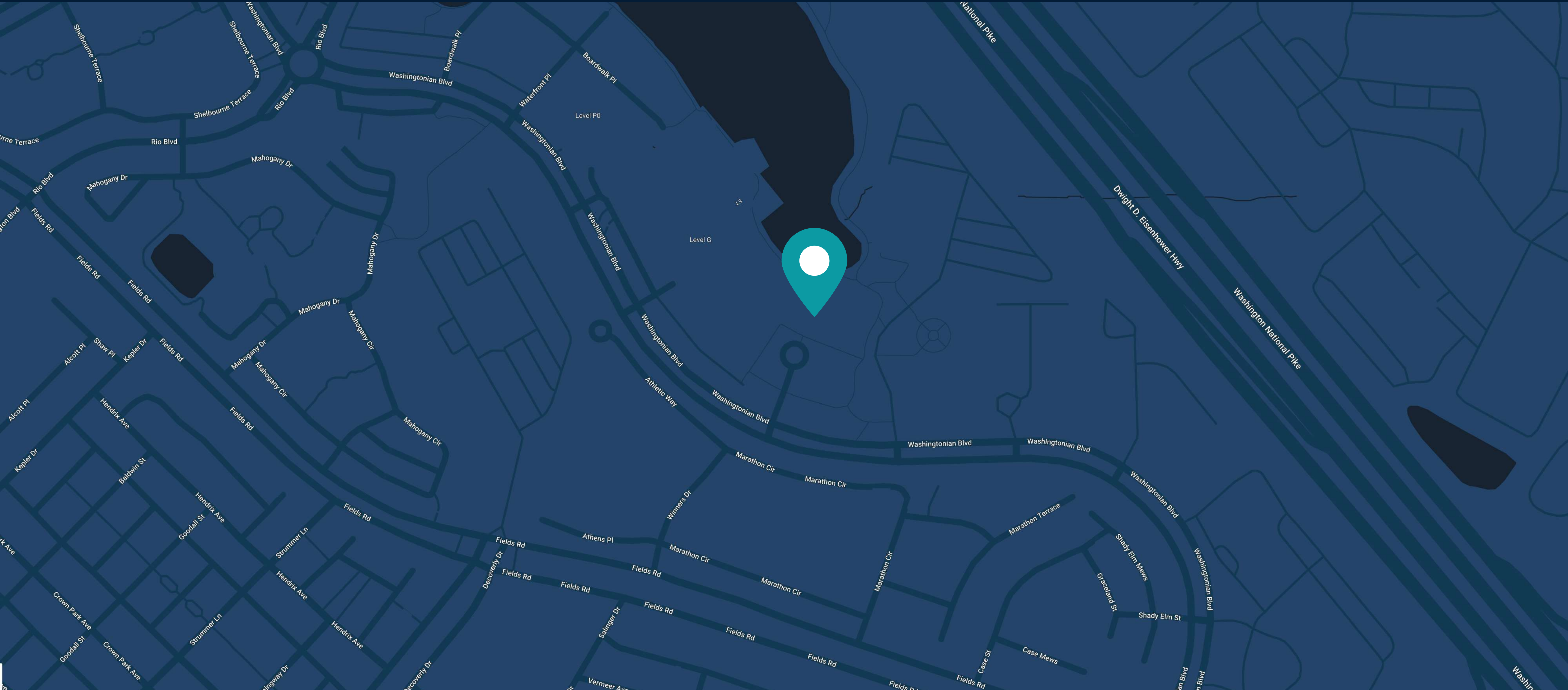
Accolades





LOCATION

9801 Washingtonian Boulevard Gaithersburg, Maryland 20878



Our Offices

Corporate Headquarters

800 Newport Center Drive, Suite 700
Newport Beach, CA 92660

(949) 417-6500

Washington, DC Office

3003 Washington Boulevard, Suite 950
Arlington, VA 22201

(202) 823-1230