

WATERFRONT

AT WASHINGTONIAN

Reintroducing an

ICONIC LANDMARK

9801 WASHINGTONIAN BLVD GAITHERSBURG, MD 20878



KBS CBRE







REIMAGINED. REENERGIZED.

Welcome to a workplace that's ready for what's next.

Innovation requires the *right environment*.

That's why we've invested in your work environment, experience, and productivity with new conferencing and collaboration spaces, state-of-the-art amenities, and warm, hospitality-inspired finishes.

AT-A-GLANCE

325K SF

OFFICE SPACE

12K SF

AMENITY SPACE

\$6M+
BUILDING
RENOVATION

1M+ SF

WALKABLE RETAIL





















Elevate Your EVERYDAY COMMUTE

Unlock your workplace potential with easy access to everything you need from a prime location right off I-270.





URBANA FREDERICK

9 miles | 20 minutes **6.5 miles** 30 minutes

BETHESDA 13 miles | 20 minutes PIKE & ROSE 8.5 miles | 15 minutes 21 miles | 40 minutes

DC

BALTIMORE

29

NORTH

COLUMBIA

28 miles | 30 minutes

43 miles | 49 minutes



BWI (BALTIMORE) DCA (DC)

40 miles | 48 minutes 26 miles | 50 minutes

IAD (DULLES) 30 miles | 55 minutes





Stand out & stay connected

WHERE BUSINESS THRIVES

Treat your teams to the perfect blend of dining, retail, and entertainment options just steps away at RIO Lakefront.

AT-A-GLANCE

30 **RESTAURANTS**

OTHER RETAILERS

(Shops, Services & Entertainment)

HOTELS

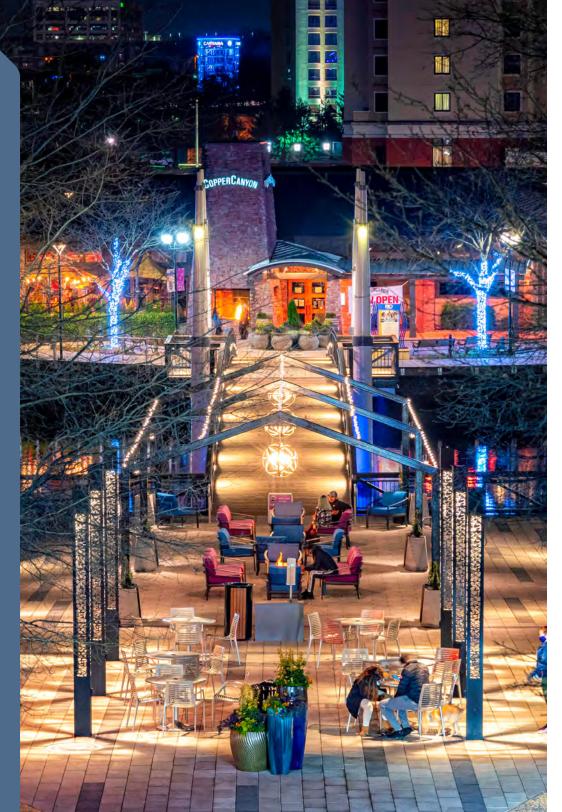
PARKING SPACES



VISITING RIO

7.6M Annual Visits

110 Minutes Average Dwell Time

















Join the new wave of PRODUCTIVITY



CONTACT US FOR LEASING

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