



WATERFRONT
AT WASHINGTONIAN

Reintroducing an
**ICONIC
LANDMARK**

9801 WASHINGTONIAN BLVD
GAITHERSBURG, MD 20878



KBS

CBRE

FULLY RENOVATED





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**



WHAT'S NEW



Lobby and Common Areas

Make a grand entrance every morning with seamless, secure access

FEATURING:

Two-story, light-filled lobby

Convenient covered access

Fully staffed building with concierge



WHAT'S NEW



Tenant Lounge

Light-filled spaces create a warm, welcoming ambiance

FEATURING:

Welcoming & sunlit tenant lounge

High-speed wifi

Complimentary coffee station & event space



WHAT'S NEW



Conference Center

Collaborate more efficiently
and more comfortably with
your team

FEATURING:

Divisible conference & training
room for up to 110 guests

Latest A/V technology

Visually aesthetic
videoconferencing space



WHAT'S NEW



Fitness Center

Grind and unwind between meetings in airy workout spaces overlooking the lakefront

FEATURING:

High-end, full spectrum equipment suite

Yoga studio

Private, spa-quality locker rooms



WHAT'S NEW



Grab 'N Go Market

Fuel your productivity with fresh, healthy options just steps from your office

FEATURING:

Market & café with self-checkout

Self-serve cold brew coffee bar

Sandwiches, salads & snacks to-go



UNMATCHED VISIBILITY

Along I-270

Make a statement with Waterfront's prime signage opportunities, and get inspired every day with spectacular lakeside views.



211K+
average vehicle
traffic per day
via I-270


Five-level,
attached parking
garage

Elevate Your EVERYDAY COMMUTE

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

DRIVE TIMES



	URBANA	9 miles	20 minutes
	FREDERICK	6.5 miles	30 minutes
	BETHESDA	13 miles	20 minutes
	PIKE & ROSE	8.5 miles	15 minutes
	DC	21 miles	40 minutes
	BALTIMORE	43 miles	49 minutes
	COLUMBIA	28 miles	30 minutes



BWI (BALTIMORE)	40 miles	48 minutes
DCA (DC)	26 miles	50 minutes
IAD (DULLES)	30 miles	55 minutes

KENTLANDS MARKET SQUARE

3.2 miles | 10 minutes

DOWNTOWN CROWN

0.7 miles | 3 minutes

QUICK ACCESS
TO I-370

QUICK ACCESS
TO I-270

Uber
for Business

SHADY GROVE METRO

3.1 miles | 8 minutes

PARK POTOMAC

6.6 miles | 10 minutes

PIKE & ROSE

8.5 miles | 15 minutes

Uber
for Business

Get free daily rides to and from the Shady Grove Metro station, with Uber for Business' reliable, stress-free scheduling.

MARC

MARC GAITHERSBURG

MARC AMTRAK ROCKVILLE





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

22

OTHER RETAILERS

(Shops, Services & Entertainment)

4

HOTELS

2K+

PARKING SPACES



VISITING RIO

7.6M Annual Visits | 110 Minutes Average Dwell Time





KEY

- Retail
- Hotel
- Office
- Parking
- EV Charging



ADDITIONAL RETAILERS AT RIO

Restaurant/Specialty Food

- Auntie Anne's/Cinnabon
- BurgerFi
- California Pizza Kitchen
- Chipotle
- Copper Canyon Grill

- Donut Chew
- Fantasticks
- Han Spot
- It'Sugar
- Kung Fu Tea

- Le Macaron
- Lanzhou Hand Pulled Noodle
- Mason's Famous Lobster Rolls

- Nando's Peri-Peri
- Poki DC
- Potbelly Sandwich Works
- Starbucks

Entertainment

- Muse Paintbar
- Red Door Escape Room

Shopping

- bluemercury
- Chico's
- finewine.com
- Locally Crafted
- LOFT

- South Moon Under
- Spirit Halloween
- White House/Black Market

Services

- Amazing Lash
- Lenscrafters
- Nouvelle Nail Spa
- Relive DMV

- Rooster Men's Grooming
- Xfinity
- Zip's Dry Cleaner



WATERFRONT
AT WASHINGTONIAN

Join the new wave of
PRODUCTIVITY

CONTACT US FOR LEASING

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Brian McCarthy

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