



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



EXIT



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



270












Five-level,
attached parking
garage

211K+

average vehicle
traffic per day
via I-270

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



SHADY GROVE METRO
3.1 miles | 8 minutes

PARK POTOMAC
6.6 miles | 10 minutes

PIKE & ROSE
8.5 miles | 15 minutes



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





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





WATERFRONT
AT WASHINGTONIAN

Join the new wave of
PRODUCTIVITY

CONTACT US FOR LEASING

Niel Beggy

Brian McCarthy

Tim Connolly

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