



6700 & 6710 ROCKLEDGE DRIVE • BETHESDA • MD

**HIGH QUALITY  
EASILY ACCESSIBLE**

**6700 A**

# RENOVATED

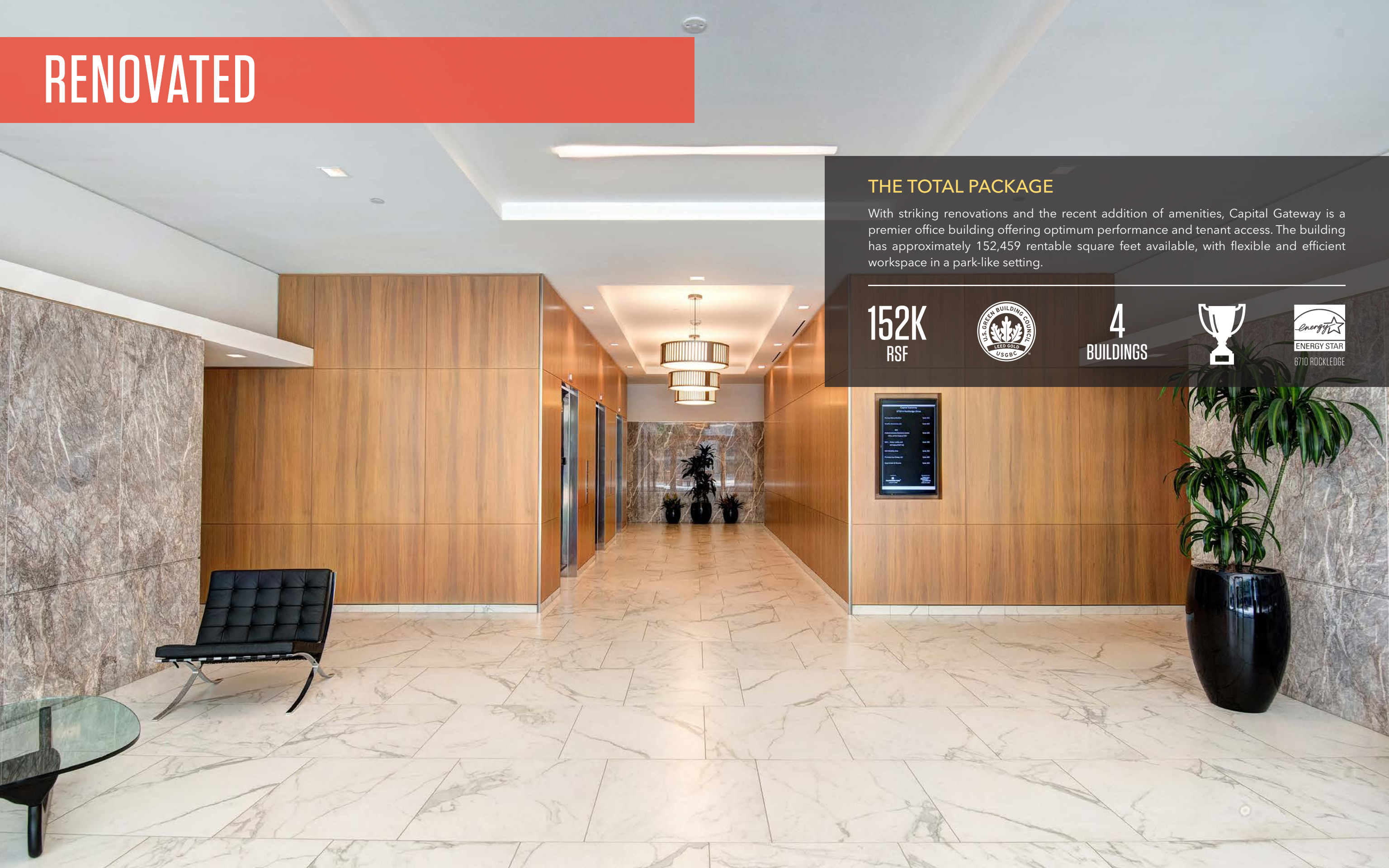
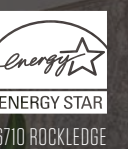
## THE TOTAL PACKAGE

With striking renovations and the recent addition of amenities, Capital Gateway is a premier office building offering optimum performance and tenant access. The building has approximately 152,459 rentable square feet available, with flexible and efficient workspace in a park-like setting.

152K  
RSF



4  
BUILDINGS

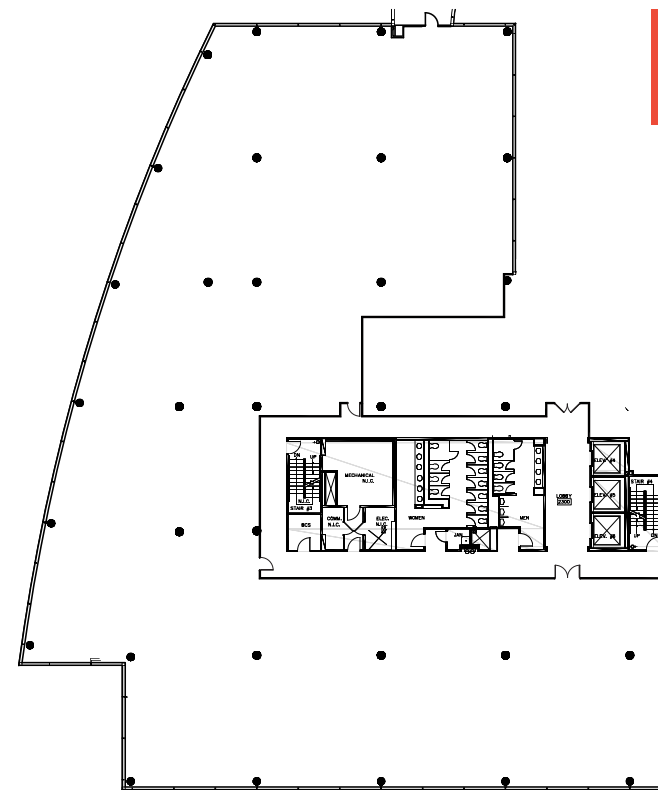


# ACCOMPLISHMENTS

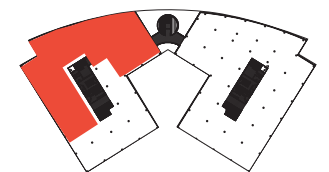


## PROJECT HIGHLIGHTS

Capital Gateway is LEED Gold designated and has earned the Energy Star Designation since 2006. The project was awarded the prestigious BOMA Building of the Year Award in 2006 and 2008 and significantly exceeds the Kingsley Tenant Satisfaction Index.



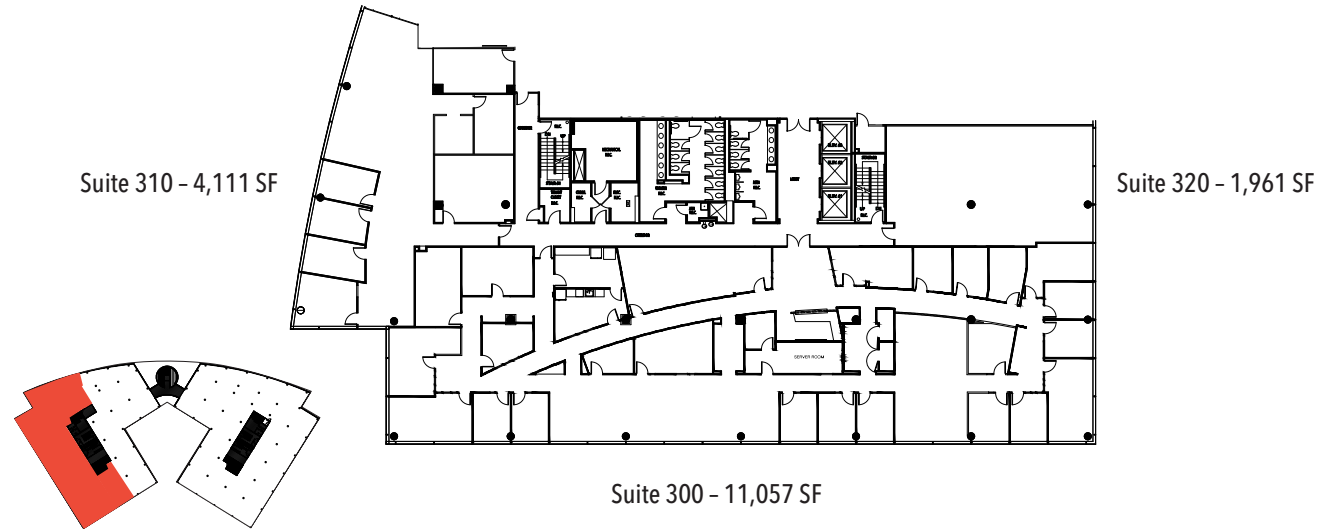
**6700-A** | 2nd Floor As-Built  
20,231 SF



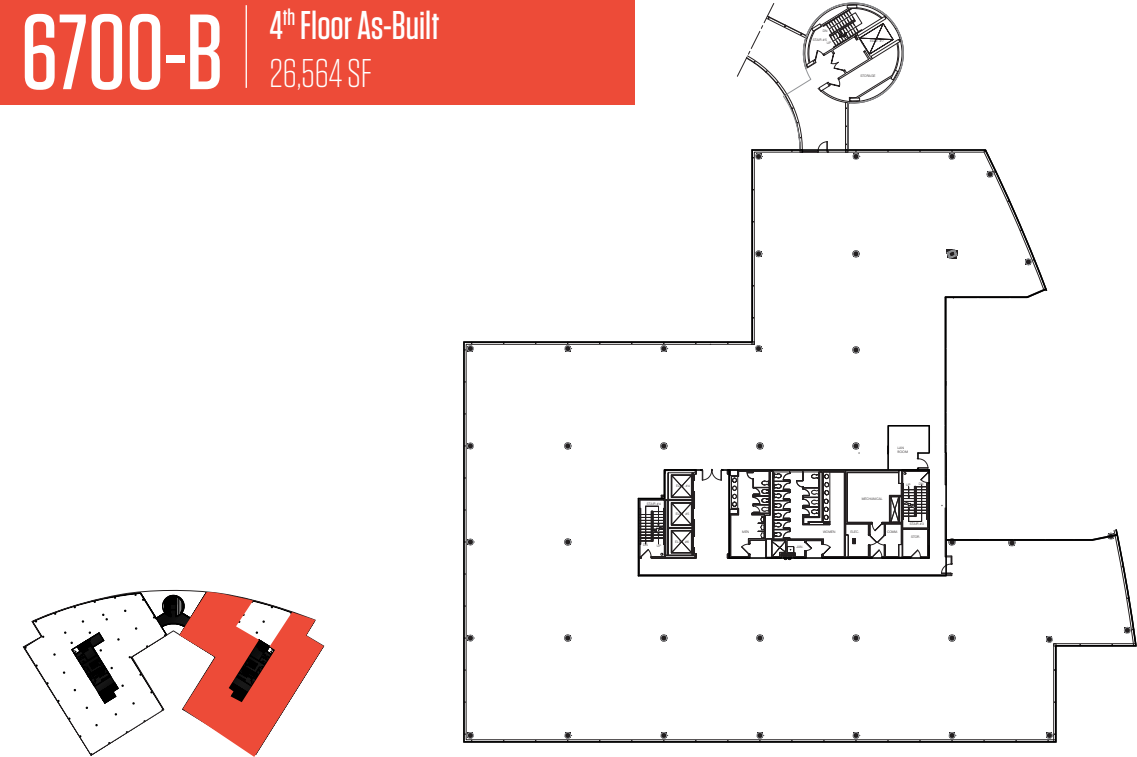
**WHITE BOX FLOOR**

**20,231 SF**

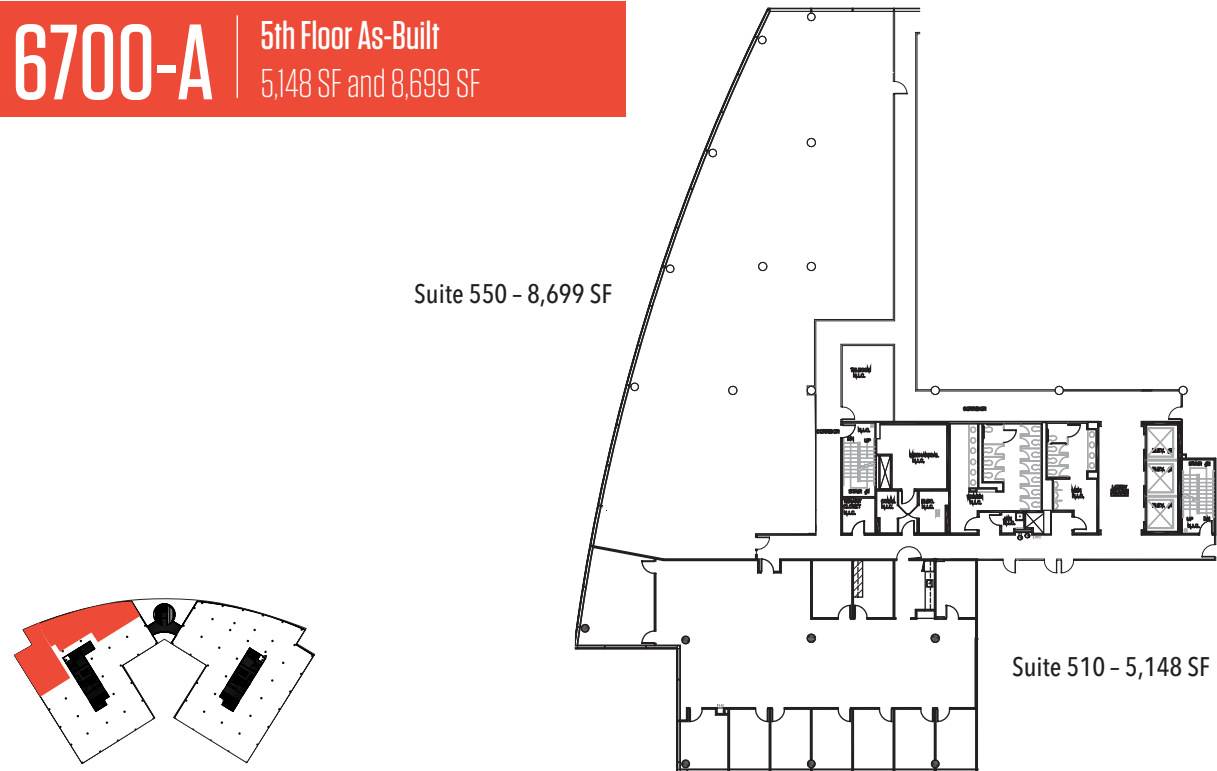
**6700-A** | 3<sup>rd</sup> Floor As-Built  
4,111 SF, 1,961 SF and 11,057 SF



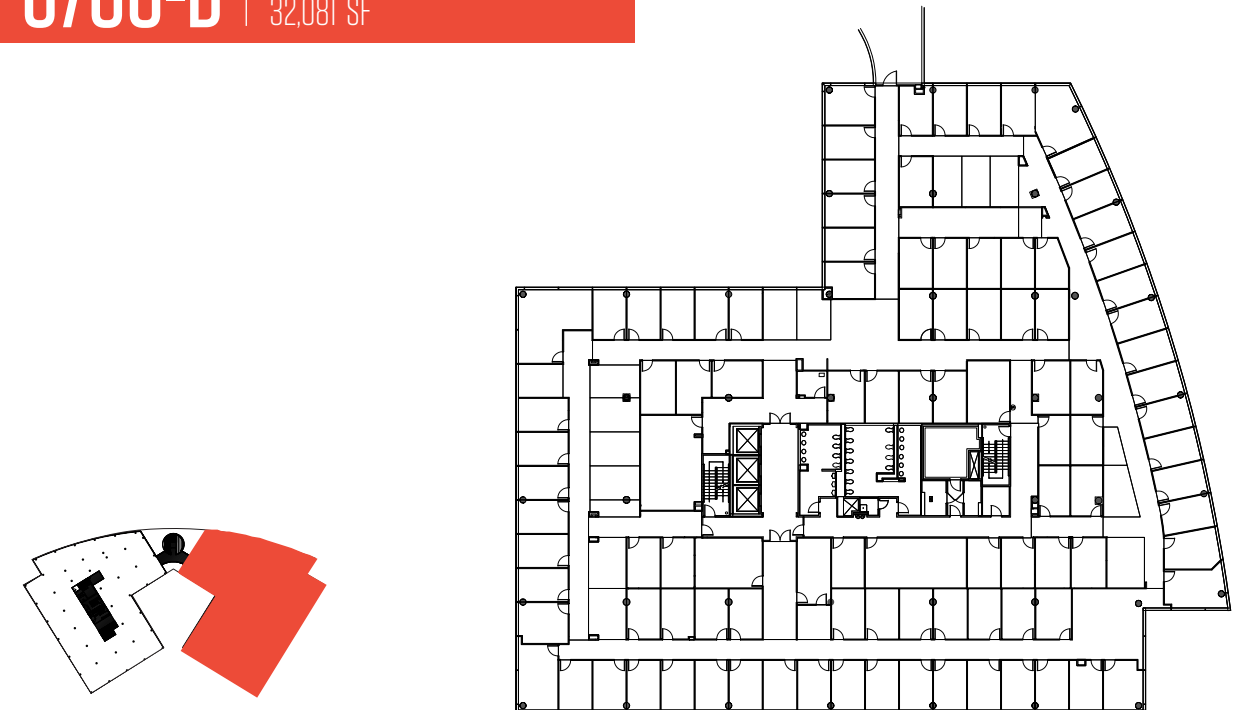
**6700-B** | 4<sup>th</sup> Floor As-Built  
26,564 SF



**6700-A** | 5<sup>th</sup> Floor As-Built  
5,148 SF and 8,699 SF



**6700-B** | 5<sup>th</sup> Floor As-Built  
32,081 SF



6710-A

1<sup>st</sup> Floor As-Built  
10,382 SF and 2,488 SF

Suite 110 – 2,488 SF

Suite 120 – 10,382 SF

6710-B

4<sup>th</sup> Floor As-Built  
31,192 SF

6710-A

4<sup>th</sup> Floor As-Built  
3,655 SF

6710-B

5<sup>th</sup> Floor As-Built  
6,010 SF

# QUALITY

## OUTDOOR AMENITIES

Capital Gateway offers tenants a park-like setting with pristinely landscaped grounds, a walking path, outdoor seating and weekly food trucks during the spring, summer and early fall.



# AMENITIES



Shuttle Service  
to Metro



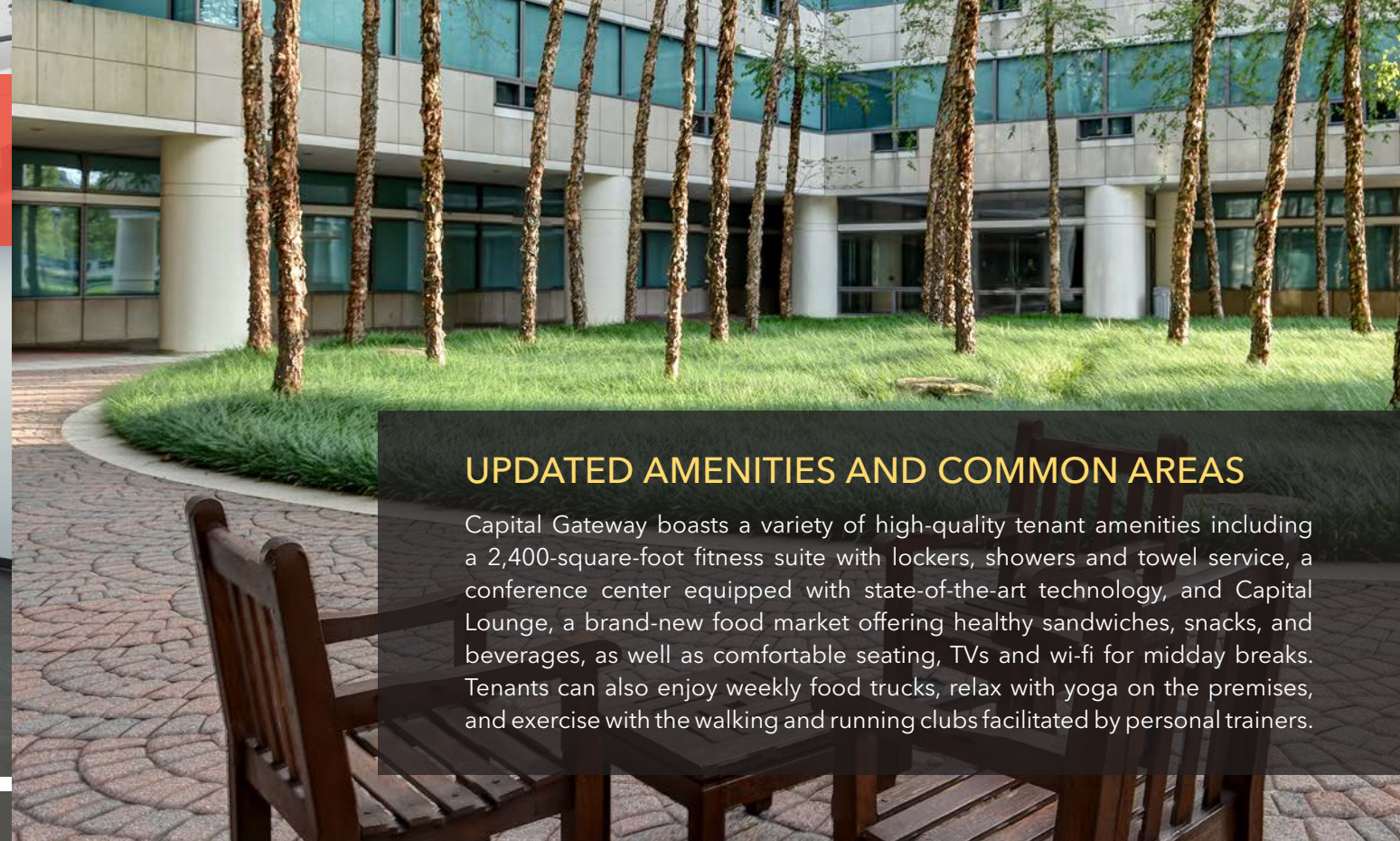
Fitness &  
Conference Center



Food Truck  
Thursdays



Capital  
Lounge

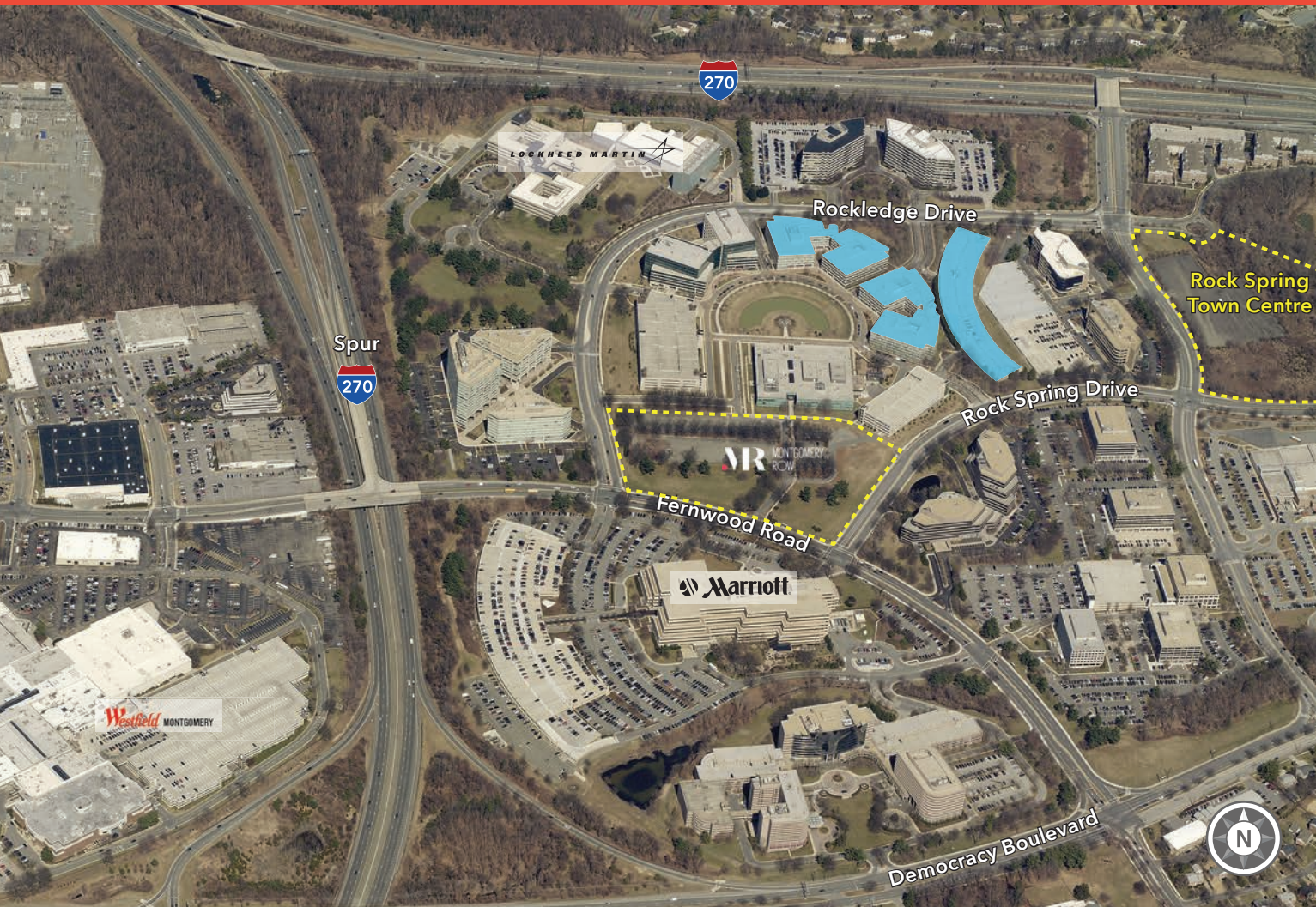


## UPDATED AMENITIES AND COMMON AREAS

Capital Gateway boasts a variety of high-quality tenant amenities including a 2,400-square-foot fitness suite with lockers, showers and towel service, a conference center equipped with state-of-the-art technology, and Capital Lounge, a brand-new food market offering healthy sandwiches, snacks, and beverages, as well as comfortable seating, TVs and wi-fi for midday breaks. Tenants can also enjoy weekly food trucks, relax with yoga on the premises, and exercise with the walking and running clubs facilitated by personal trainers.



# ACCESS



## EASY ACCESS TO ALL THE BEST

Located across the street from the future Rock Spring Centre, Capital Gateway offers easy accessibility to a variety of nearby restaurant and retail amenities including Pinstripes, &Pizza and REI at Pike & Rose; Nordstrom, lululemon and CAVA at Westfield Montgomery Mall; Fish Taco, Chop't and Buredo at Wildwood Shopping Center; Whole Foods and Seasons 52 at North Bethesda Market; Washington Sports Club, Giant and Chipotle at Georgetown Square.



BALDUCCI'S  
FOOD LOVER'S MARKET

Fishtaco  
CHECK YOUR LATITUDE

CAVA

buredo

NOT YOUR  
AVERAGE JOE'S

gusto  
FARM TO STREET

Pain  
LE QUOTIDIEN

FEED THE DAY  
corner  
bakery  
CAFE

STARBUCKS  
COFFEE

BOBBY'S  
BURGER  
PALACE

Beefsteak  
VEGETABLES, UNLEASHED.

CHOP'T

LUCKY STRIKE



FOR MORE INFORMATION PLEASE CONTACT:

PHILLIP MCCARTHY

301.896.9011

phil.mccarthy@transwestern.com

KEITH FOERY

301.896.9028

keith.foery@transwestern.com

MARK BOYCE

301.896.9090

mark.boyce@transwestern.com

SUSAN KAY

301.896.9133

susan.kay@transwestern.com

LEASED BY

 **TRANSWESTERN®**

6700 Rockledge Drive | Suite 500-A  
Bethesda, Maryland 20817

301.571.0900 | [www.transwestern.com](http://www.transwestern.com)

MANAGED BY

**LINCOLN  
PROPERTY  
COMPANY**

OWNED BY

 **TIAA**