

# COMING SOON – 30 WEST GUDE DRIVE

**HIGH PROFILE ROCKVILLE OFFICE BUILDING  
WITH FUTURE REDEVELOPMENT POTENTIAL**

## **City of Rockville, Montgomery County, MD 128,440 SF Office Building**

- Class B Office Building Built in 1986
- 5 Stories with Basement
- Steel-framed, Concrete Masonry
- 463 Surface Parking Lot Spaces
- 49.6% Leased
- 7.24 Acres of Land
- Zoned MXE
- Access via Frederick Road/ MD-355 (43,869 VPD) and West Gude Drive (22,422 VPD)

**7272 Wisconsin Avenue, 10th Floor  
Bethesda, MD 20814**

**(301) 945 0154**

**[www.cohnpropertygroup.com](http://www.cohnpropertygroup.com)**