

# BECO Building

11140 Rockville Pike, Rockville, MD 20852  
Montgomery County



PROPERTYCAPSULE



## HIGHLIGHTS

For Lease  
County: Montgomery  
Type: Class A Office  
Total SF: 77,748

## CONTACT

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Locate your office at a high-profile Rockville address and give your employees and clients the benefit of BECO's flagship service and amenities! The BECO Building is a six-story office building situated at the entrance to the newly revitalized White Flint area and a new hub of Rockville commerce. The BECO Building is home to a variety of professional offices and is just steps away from an array of dining, shopping and entertainment. An ideal setting with a wooded backdrop and access to the Bethesda Trolley Trail, this building is adjacent to BECO Management headquarters. A tenant only BECO Fitness Center and The Living Room meeting facility are located on-site.

Property Type: Class A Office

Building Size: 78,669 RSF | Six-story building

Features: Tenant-only fitness center  
The Living Room  
On-site property management  
Recent Renovations  
BECO Business Suites Available

Accessibility: Heart of the developing White Flint district  
First office building north of the Capital Beltway  
Walking distance to White Flint Metro & Grosvenor  
Red Line Metro stations  
Located 1.5 miles from the Capital Beltway I-495  
2.4 miles to I-270  
Walkable to many area restaurants and shopping

## DEMOGRAPHICS

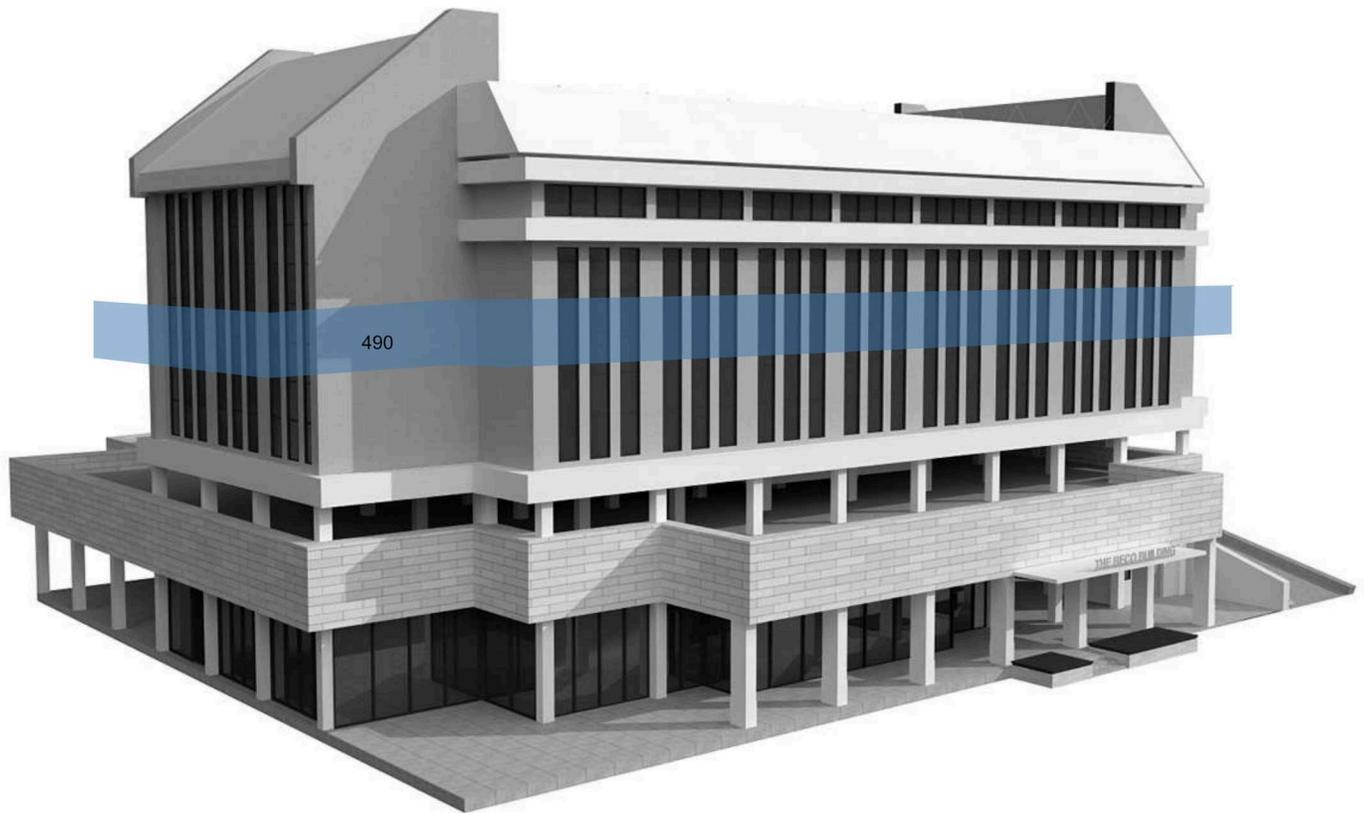
	1-MILE	2-MILE	3-MILE
Population	22,825	76,651	154,729
Daytime Population	32,914	109,549	206,993
Households	11,376	33,096	58,636
Average Household Income (\$)	150,928	141,646	150,302
Median Household Income (\$)	111,412	102,747	105,080

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490

490 Available

11,080 SF