



DEMOCRACY CENTER

Bethesda, Maryland

Three Building Office Campus Totaling **710,000 SF**





6901 Rockledge Drive

- 185,154 SF
- 9 Stories



6903 Rockledge Drive

- 315,000 SF
- 15 Stories

Amenities



60,000 SF block available on the top floor of 6903 with I-270 signage



Covered parking garage with electric vehicle charging stations



Newly renovated fitness center



On-site café



Tenant Services Coordinator



On-site daycare

Incoming Capital Improvements



New indoor & outdoor amenities



Upgrades to lobbies, common area corridors & restrooms



Multiple size conference facilities with full AV technology



Tenant lounge



Full floor of worCPlaces spec suites, CP Group's flexible workspace offering



Ideal Location

Located just off I-270 & one mile from I-495





6901 Rockledge Drive | 6903 Rockledge Drive | 6905 Rockledge Drive

Contacts

Bernie McCarthy

301 287 3263

bernie.mccarthy@am.jll.com

Danny Sheridan

301 287 9922

danny.sheridan@am.jll.com

Amanda Davis

301 287 9970

amanda.davis@am.jll.com

Patrick Hall

301 287 9931

patrick.hall@am.jll.com

Active in the commercial real estate business for over 35 years, CP Group has established a reputation as a premier owner, operator, and developer of office and mixed-use projects throughout the Sunbelt. Headquartered in Boca Raton, Florida, the firm has a corporate office in Atlanta and regional offices in Denver, Miami, Jacksonville, Dallas, and Washington DC. Since 1986, CP Group has acquired and managed over 165 properties, totaling over 56 million square feet, valued at nearly \$8 billion. It is currently Florida's largest and Atlanta's second-largest office landlord and ranks 25th largest in the United States. To learn more about the company, visit CPGcre.com.

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

