

# 1403 research blvd rockville md 20850

**1403 research blvd rockville md 20850** is a notable address located in Rockville, Maryland, a thriving hub within Montgomery County known for its dynamic commercial and residential developments. This location serves as a prime example of the area's blend of business, technology, and community services. Situated in proximity to major highways and public transportation, 1403 Research Blvd Rockville MD 20850 offers excellent accessibility and connectivity. The site is surrounded by a variety of businesses, including tech firms, research institutions, retail outlets, and dining options, making it a vibrant area for professionals and residents alike. This article explores the significance of 1403 Research Blvd Rockville MD 20850 in terms of its location advantages, nearby amenities, real estate value, and transportation infrastructure. The comprehensive overview will provide insight into why this address is an important part of Rockville's economic and social landscape.

- Location and Accessibility
- Nearby Amenities and Services
- Real Estate and Commercial Opportunities
- Transportation Infrastructure
- Community and Economic Impact

## Location and Accessibility

1403 Research Blvd Rockville MD 20850 is strategically positioned in the heart of Rockville, a city that balances suburban comfort with metropolitan convenience. The address lies within the Research Boulevard corridor, an area known for its concentration of office parks, research facilities, and corporate headquarters. The location offers seamless access to Interstate 270, a major highway connecting Rockville to Washington, D.C., and other parts of Maryland. This accessibility makes 1403 Research Blvd a desirable site for businesses seeking proximity to federal agencies, government contractors, and a skilled workforce.

## Proximity to Business Centers

The address is near several business centers and technology parks, which contribute to a collaborative environment for innovation and research. Companies in sectors such as information technology, biotechnology, and defense contracting find this location advantageous due to the nearby presence of federal agencies like the National Institutes of Health and the Food and Drug Administration.

## **Accessibility via Major Roads**

Besides Interstate 270, Research Boulevard connects to key local roads such as Maryland Route 355 (Rockville Pike), providing additional routes to commercial and residential areas. The ease of access supports both commuter traffic and logistics operations, facilitating smooth day-to-day business activities.

## **Nearby Amenities and Services**

The vicinity of 1403 Research Blvd Rockville MD 20850 boasts an array of amenities that cater to both business professionals and residents. These include dining establishments, retail stores, fitness centers, and healthcare facilities, creating a well-rounded environment for work and lifestyle needs.

## **Dining and Retail Options**

Several restaurants and cafes are located within a short distance from 1403 Research Blvd, offering diverse cuisines ranging from quick-service options to fine dining. Retail centers and shopping plazas provide convenient access to everyday necessities, apparel, and specialty goods, enhancing the appeal of the area for employees and visitors.

## **Healthcare and Wellness Facilities**

The neighborhood includes medical offices, urgent care centers, and wellness clinics, ensuring that healthcare services are readily available. Fitness centers and recreational facilities further contribute to a healthy work-life balance for those based at or near 1403 Research Blvd.

## **Real Estate and Commercial Opportunities**

1403 Research Blvd Rockville MD 20850 is situated within a competitive real estate market characterized by a mix of office spaces, commercial buildings, and residential units. The area appeals to investors and developers due to its strong economic fundamentals and growth potential.

## **Office Space Availability**

The location features modern office buildings equipped with advanced infrastructure suitable for technology companies, startups, and established firms alike. Flexible leasing options and proximity to key clients make it an attractive choice for businesses looking to establish or expand their presence.

## **Investment Potential**

Real estate in this corridor experiences consistent demand, driven by the region's economic stability and the presence of major employers. Investors benefit from steady rental income and potential appreciation, supported by ongoing development projects and community enhancements.

- Modern office facilities with state-of-the-art amenities
- Competitive leasing rates compared to central D.C. locations
- Opportunities for mixed-use development
- Proximity to educational institutions supporting workforce development

## **Transportation Infrastructure**

The transportation network serving 1403 Research Blvd Rockville MD 20850 is robust, offering multiple options for commuting and freight movement. The infrastructure supports efficient travel within the metropolitan area and beyond.

## **Public Transit Access**

Several bus routes operate along Research Boulevard and nearby corridors, connecting the area to the Rockville Metro station on the Red Line. This linkage facilitates easy access to Washington, D.C., and other parts of Montgomery County, reducing reliance on personal vehicles.

## **Road and Highway Connectivity**

In addition to Interstate 270 and Maryland Route 355, local roads are well-maintained and designed to accommodate both passenger vehicles and commercial traffic. The region's highway infrastructure supports timely deliveries and commutes, critical for business operations at 1403 Research Blvd.

## **Community and Economic Impact**

1403 Research Blvd Rockville MD 20850 contributes significantly to the local economy and community development. The presence of businesses and institutions at this address fosters job creation, innovation, and partnerships within the region.

## **Employment Opportunities**

The diverse industries operating in and around this location provide a broad spectrum of employment opportunities. From high-tech roles to administrative positions, the area supports a skilled workforce and promotes career growth.

## **Economic Growth and Development**

Ongoing investments in infrastructure, real estate, and community services around 1403 Research Blvd enhance Rockville's economic sustainability. Collaborative efforts between public and private sectors drive initiatives that improve quality of life and business competitiveness.

## **Frequently Asked Questions**

### **What is located at 1403 Research Blvd, Rockville, MD 20850?**

1403 Research Blvd in Rockville, MD 20850 is a commercial office building that houses various businesses and organizations.

### **Are there any tech companies at 1403 Research Blvd, Rockville, MD 20850?**

Yes, 1403 Research Blvd is known to host several tech companies and startups, given its location in a business and research hub.

### **How can I get to 1403 Research Blvd, Rockville, MD 20850 using public transportation?**

You can reach 1403 Research Blvd via the Rockville Metro Station on the Red Line, followed by a short bus ride or taxi to the location.

### **Is there parking available at 1403 Research Blvd, Rockville, MD 20850?**

Yes, 1403 Research Blvd offers parking facilities for tenants and visitors, including both surface and garage parking options.

### **What amenities are available at 1403 Research Blvd, Rockville, MD 20850?**

Amenities at 1403 Research Blvd include conference rooms, high-speed internet, on-site security, and nearby dining options.

## **Can I rent office space at 1403 Research Blvd, Rockville, MD 20850?**

Yes, office spaces are available for lease at 1403 Research Blvd for businesses looking to establish a presence in Rockville.

## **Are there any restaurants near 1403 Research Blvd, Rockville, MD 20850?**

Yes, there are several restaurants and cafes within walking distance of 1403 Research Blvd, offering a variety of cuisines.

## **What is the significance of the location 1403 Research Blvd in Rockville?**

1403 Research Blvd is situated in a prime business district of Rockville, close to major highways and the Metro, making it a strategic location for companies.

## **Is 1403 Research Blvd, Rockville, MD 20850 accessible for people with disabilities?**

Yes, the building at 1403 Research Blvd complies with ADA standards and provides accessibility features for people with disabilities.

## **Who manages the property at 1403 Research Blvd, Rockville, MD 20850?**

The property management for 1403 Research Blvd is handled by a professional real estate management company specializing in commercial office spaces.

## **Additional Resources**

### *1. Exploring Rockville: A Historical Journey Through 1403 Research Blvd*

This book delves into the rich history of Rockville, Maryland, with a particular focus on the area surrounding 1403 Research Blvd. It covers the development of the neighborhood, key historical events, and notable landmarks. Readers will gain insight into how Rockville evolved from a rural community into a bustling suburban hub.

### *2. Innovations and Industry: The Business Landscape of Rockville's Research Blvd*

A comprehensive look at the business ecosystem around 1403 Research Blvd, this book highlights the major companies, startups, and technological innovations that have shaped the region. It examines the role of Research Boulevard as a center for science and technology and its impact on the local economy.

### *3. Urban Planning and Growth: The Development of Rockville's Research Boulevard Corridor*

This volume explores urban planning strategies that influenced the growth and infrastructure of Research Boulevard. It outlines zoning decisions, transportation planning, and community development efforts that have

transformed the area into a dynamic commercial and residential district.

4. *Science and Technology Hubs: Case Study of Rockville, MD*

Focusing on the scientific institutions and tech companies near 1403 Research Blvd, this book provides an analysis of how localized clusters of innovation contribute to regional economic growth. It includes profiles of prominent organizations and discusses partnerships with academic and government entities.

5. *The Architecture of Rockville's Commercial Spaces*

An architectural review of buildings along Research Boulevard, including 1403 Research Blvd, this book showcases the design trends and construction techniques used in Rockville's commercial development. It also discusses sustainability initiatives and how modern architecture integrates with the city's character.

6. *Community Voices: Stories from Residents Near 1403 Research Blvd*

This collection of interviews and personal narratives offers a glimpse into the lives of people living and working near 1403 Research Blvd. The book captures the community spirit, challenges, and successes experienced by locals, providing a human dimension to the area's development.

7. *Environmental Impact and Green Spaces in Rockville's Research Blvd Area*

Examining the environmental considerations of development near 1403 Research Blvd, this book discusses efforts to preserve green spaces, manage pollution, and implement sustainable practices. It highlights local initiatives aimed at balancing urban growth with environmental stewardship.

8. *The Future of Rockville: Vision and Planning for Research Blvd*

This forward-looking book presents strategic plans and visions for the continued development of Research Boulevard and its surroundings. It includes projections on economic trends, infrastructure improvements, and community engagement initiatives aimed at enhancing quality of life.

9. *Mapping Rockville: Geographic and Demographic Insights into 1403 Research Blvd*

Utilizing geographic information systems (GIS) and demographic data, this book provides detailed maps and analysis of the population, land use, and economic activity around 1403 Research Blvd. It serves as a valuable resource for urban planners, researchers, and policymakers interested in Rockville's development.

## **1403 Research Blvd Rockville Md 20850**

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