

OFFICE SPACE FOR SALE OR LEASE

4 PROFESSIONAL DRIVE SUITES 134, 135, 144, 145, 146, 147 GAITHERSBURG, MD 20879

SIZE

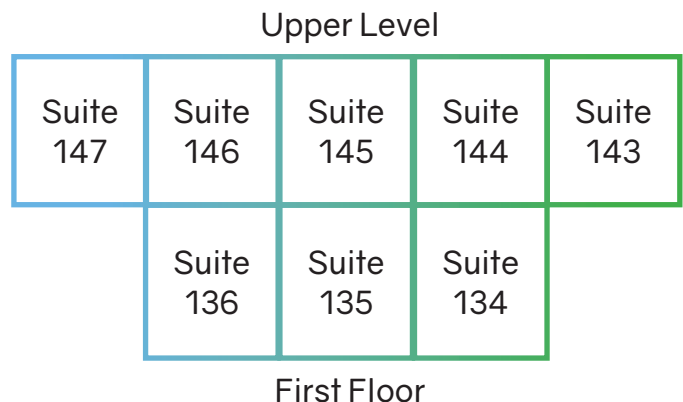
Approx. 5,670 SF total, consisting of 2 first floor units (2 exterior steps at entrance) and 4 upper level units (one flight of steps up). Available for sale or lease in pairs of approx. 1,890 SF. Purchase or lease 1,890 SF, 3,780 SF or 5,670 SF.

FEATURES

Multiple offices, conference rooms and kitchenette. One restroom in each unit. Abundant free parking at front door. Occupant controlled heating/cooling systems for 24-hour use.

PRICING

- Purchase all 6 condos (5,670 SF): \$950,000.
- Lease all 6 condos (5,670 SF): \$8,500/month.
- Purchase 4 upper level condos (#144-#147) (3,780 SF): \$625,000.
- Lease 4 upper level condos (#144-#147) (3,780 SF): \$6,000/month.
- Purchase 2 upper level condos (#146 & #147) (1,890 SF): \$299,000.
- Lease 2 upper level condos (#146 & #147) (1,890 SF): \$3,000/month.
- Purchase 2 first floor condos (#134 & #135) (1,890 SF): \$389,000.
- Lease 2 first floor condos (#134 & #135) (1,890 SF): \$4,000/month.
- Condo Fee: \$275/month, per condo, included if leasing.
- RE Taxes (7/1/24-6/30/25): \$2,130.42, per condo. Base year taxes included if leasing.
- Monthly rents include base year condo fees and base year real estate taxes. Tenants pay all utilities, and any increases over base year condo fees & real estate taxes.



Also available: Suites 136 & 143.
All 8 units may be combined to form
up to approx. 7,560 SF.

CONTACT:
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POSSIBLE CONFIGURATIONS

4 PROFESSIONAL DRIVE | GAITHERSBURG, MD 20879

Suite 147	Suite 146	Suite 145	Suite 144	Suite 143
	Suite 136	Suite 135	Suite 134	

6 Condos (#s 134, 135, 144, 145, 146 & 147) may be combined to form approx. 5,670 SF.
Sale: \$950,000. Lease: \$8,500/month.

Suite 147	Suite 146	Suite 145	Suite 144	Suite 143
	Suite 136	Suite 135	Suite 134	

4 Upper Condos (#s 144, 145, 146 & 147) may be combined to form approx. 3,780 SF.
Sale: \$625,000. Lease: \$6,000/month.

Suite 147	Suite 146	Suite 145	Suite 144	Suite 143
	Suite 136	Suite 135	Suite 134	

2 Upper Condos (#s 146 & 147) may be combined to form approx. 1,890 SF.
Sale: \$299,000. Lease: \$3,000/month.

Suite 147	Suite 146	Suite 145	Suite 144	Suite 143
	Suite 136	Suite 135	Suite 134	

2 First Floor Condos (#s 134 & 135) may be combined to form approx. 1,890 SF.
Sale: \$389,000. Lease: \$4,000/month.

Suite 147	Suite 146	Suite 145	Suite 144	Suite 143
	Suite 136	Suite 135	Suite 134	

All 8 condos may be combined to form up to approx. 7,560 SF. Inquire to learn price/details.

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