

# 13-15 DEER PARK DRIVE

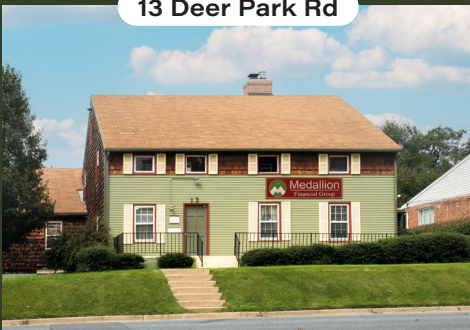
GAITHERSBURG, MARYLAND 20705

SALE PRICE

**\$2,975,000**

## 3 BUILDING PARCEL FOR SALE

13 Deer Park Rd



15 Deer Park Rd



13-15 Deer Park Rd



Well-located, value-driven office campus in Gaithersburg offering flexible suite sizes, competitive rents, and immediate availability for a wide range of users. Ideal for professional tenants seeking efficient, functional space with convenient access, ample parking, and a strong suburban business environment.

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# SITE OVERVIEW

Deer Park's three-building campus presents a rare and compelling owner operator location or a unique development opportunity. RB zoning offers a unique range of permitted uses. Specifically this zoning allows for a maximum building footprint of 29,745 square feet (50% of the site).

- The One Central Development by Beazer Homes next door is offering 71 new town homes in a park like setting at a market leading price point.
- Both Shady Grove Plaza and Walnut Hills Shopping Centers have been renovated and attracted new Anchors and tenants.
- The City continues its investment in Bohr Park.
- The mixed-use redevelopment of the 100-acre Lake Forest Mall property will bring Employment, Retail and Entertainment to the area.



The property is currently approximately 67% leased and is projected to reach 80% occupancy within the next 60 days. This asset offers strong appeal to income-focused investors seeking a buy-and-hold opportunity or a stable cash-flow investment.

The campus enjoys excellent proximity to the MARC train station, Olde Town Gaithersburg, the Shady Grove Metro, the ICC, and the I-270 corridor. It also benefits from prominent marketing exposure along North Frederick Avenue, with high traffic volumes and exceptional curb visibility

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Strategic Location one mile North of I-370 and the Intercounty Connector and I-270 and just South of Oldtown Gaithersburg.

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Zoning: Residential Buffer (RB) allowing a redevelopment density of 40,000 FAR. depending on program

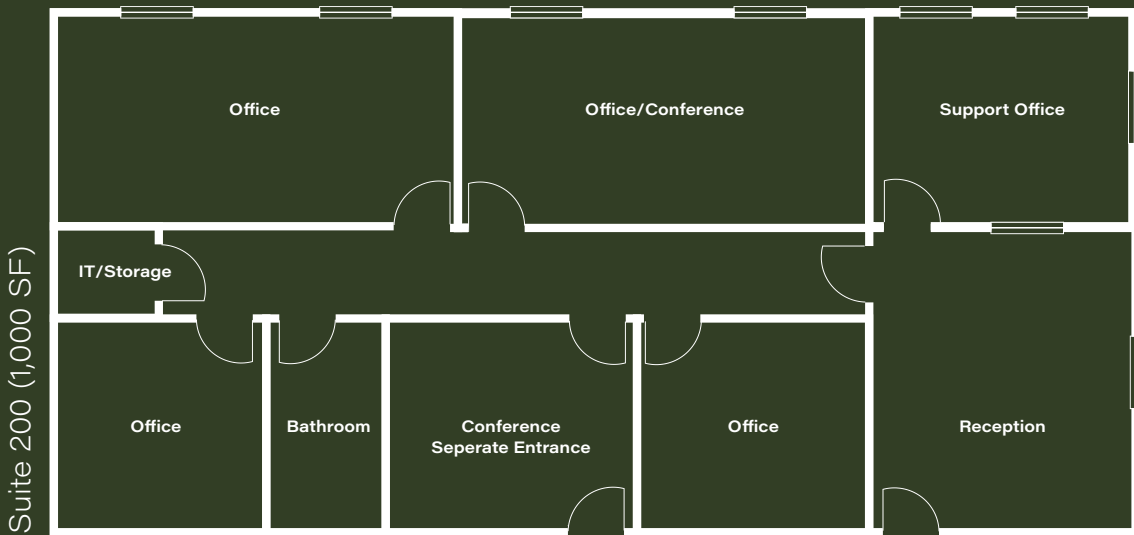
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Eligible Uses include - Multi-Family Residential, Assisted Living, Religious, Office, Medical, Townhouse, Daycare, Retail and more.

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Traffic Counts – Frederick Road (State Rt 355) 36,030 VPD and E Deer Park 4,000 VPD.

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Prime Redevelopment Site and covered investment play.

# 13-15 DEER PARK DRIVE

9,498 SF



# 13 DEER PARK DRIVE

7,750SF

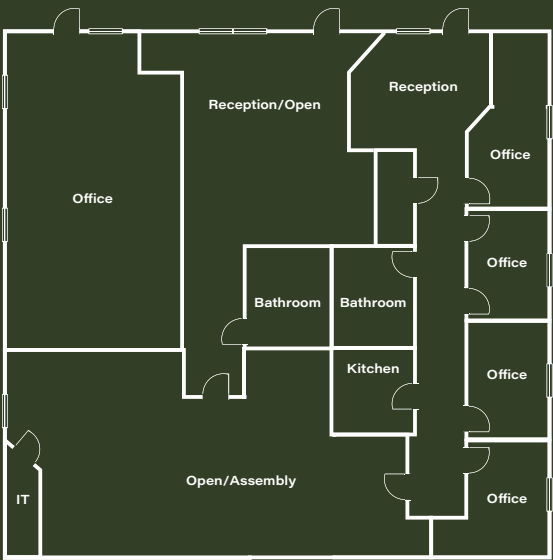


# 15 DEER PARK DRIVE

15,832 SF



Lower Level

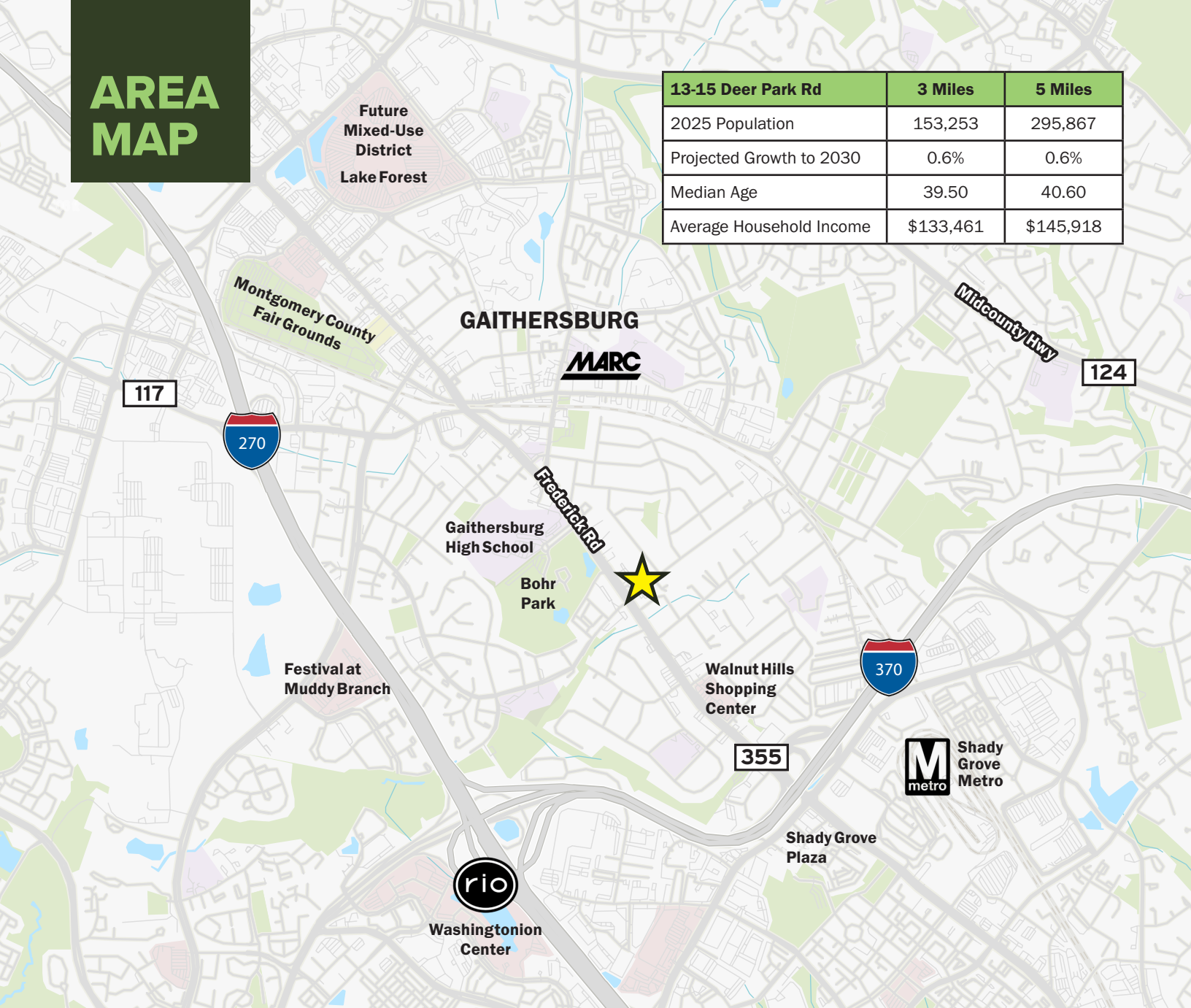


Upper Level



# AREA MAP

13-15 Deer Park Rd	3 Miles	5 Miles
2025 Population	153,253	295,867
Projected Growth to 2030	0.6%	0.6%
Median Age	39.50	40.60
Average Household Income	\$133,461	\$145,918



## For Leasing Opportunities:

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