

FOR SALE OR LEASE
**FREESTANDING
BUILDING!**
RETAIL/SHOWROOM/
OFFICE SPACE

441 N. FREDERICK AVENUE
GAITHERSBURG, MD 20877

SIZE: Approx. 3,283 rentable SF total.

- \$6-\$10K for entire building
 - Main Level: Approx. 2,031 SF
 - Lower Level: Approx. 766 SF
 - Upper Level: Approx. 466 SF

FEATURES:

- 3 level building for lease with high exposure directly on Route 355.
- Free parking front and rear.
- Tenant controlled heating and air conditioning for 24 hour use.
- Possible pylon or monument sign in front.

SALE PRICE: \$1.3 Million.

LEASE PRICE: \$6K-\$10K/month + NNN
including base year real estate taxes. Monthly
rent does not include utilities.

Contact:

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VIDEO TOUR LINK:

<https://www.youtube.com/watch?v=pMyYyF3eLDo>



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