

438

NORTH
FREDERICK
AVENUE

GAITHERSBURG, MD



LEASED & VACANT SUITES AVAILABLE

CONDOS FOR SALE

Nathan Crowe 703.201.4096
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 **Scheer Partners**
A Reputation for Results

CONDOS FOR SALE

BUILDING FEATURES

- Leased and vacant suites available for investment or occupancy
- \$200.00 per square foot
- Three shared conference rooms and kitchens
- Shared fitness area
- Class A lobby and common areas
- Fiber Lit building
- 3.40/1,000 SF Parking Ratio
- Bus stop directly in front of the building
- State of the art fire, life safety, and alarm systems

BUILDING PHOTOS



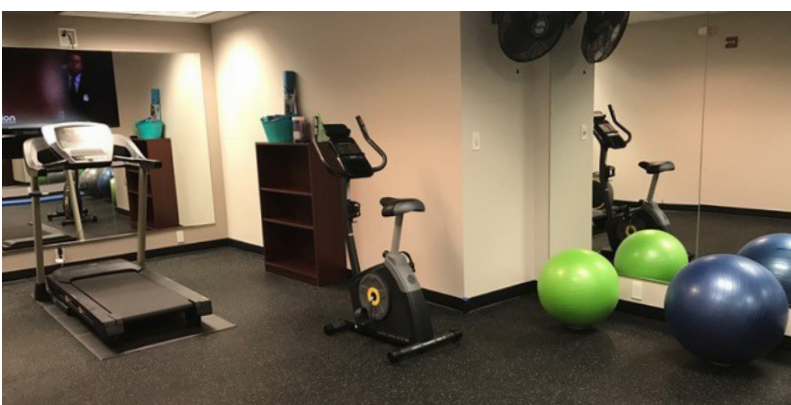
EXTERIOR



SHARED KITCHEN



CONFERENCE ROOM



FITNESS ROOM



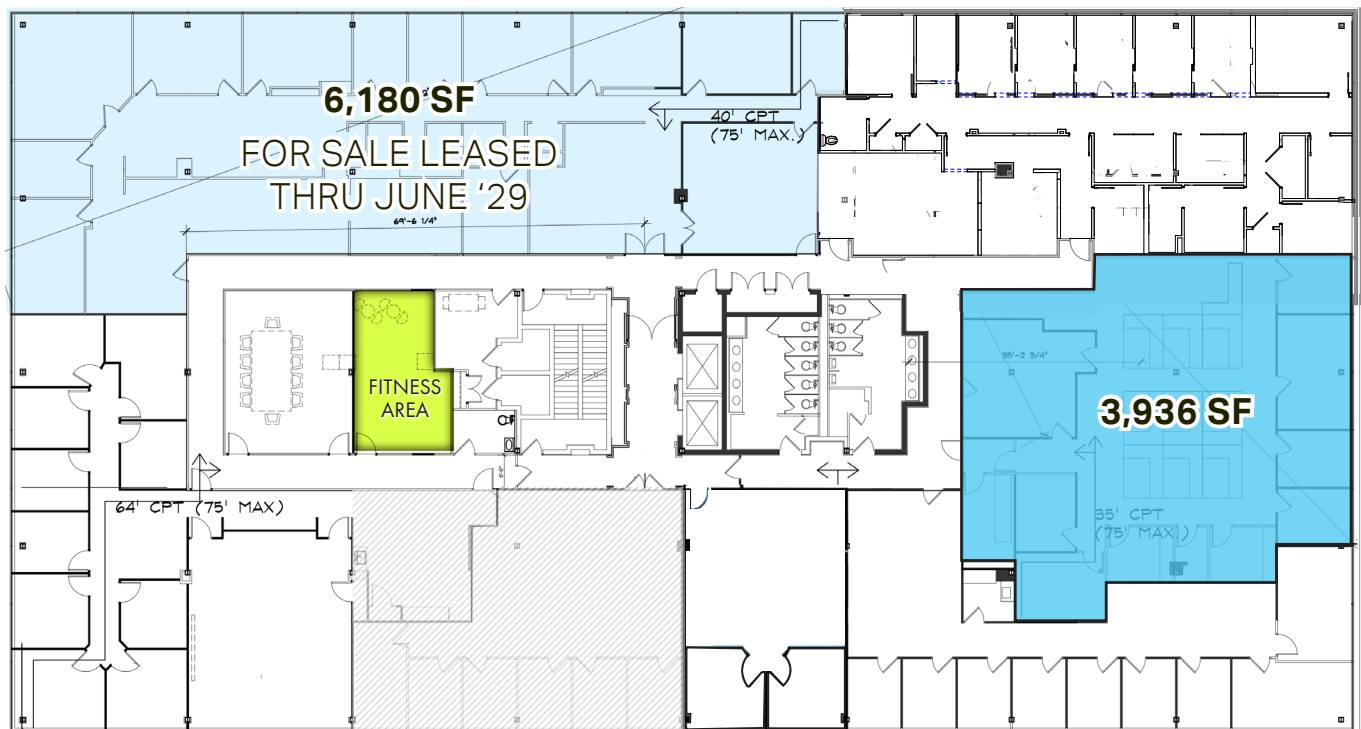
LOBBY

FLOOR PLAN

SECOND FLOOR

3,936 SF - 6,180 SF

\$200.00 PSF



LEASED / INVESTMENT OPPORTUNITY



VACANT



LOCATION & AMENITIES

- Direct access onto Frederick Avenue (Route 355)
- 3 minutes from Gaithersburg Commuter Rail
- 38 minutes from Dulles International Airport

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