

NEW DEVELOPMENT COMING SOON!




NORTH POINTE
AT
Flower Hill



NOW PRE-LEASING RETAIL AND RESTAURANT SPACE


PETTIT
Management Services, Inc.
Property Management & Leasing Services

301-975-1020
www.PettitCompanies.com



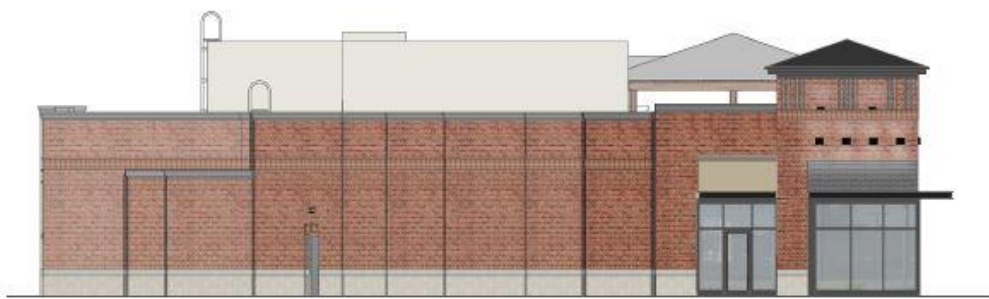
18251 FLOWER HILL WAY, GAITHERSBURG, MD 20879

COMING SOON!


NORTH · POINTE
AT
Flower Hill



WOODFIELD ROAD ELEVATION - NORTH



MUNCASTER MILL ROAD ELEVATION - EAST



SIDE ELEVATION - WEST

COMING SOON!

NORTH POINTE
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Flower Hill



REAR ELEVATION - SOUTH

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NORTH POINTE
AT
Flower Hill

- ✓ *North Pointe at Flower Hill* is a new 15,659 SF retail development located in the Flower Hill community of Gaithersburg, MD at the intersection of MD Route 124 – Woodfield Road and MD Route 115 - Muncaster Mill Road.
- ✓ *North Pointe at Flower Hill* offers seven (7) convenient small retail and restaurant spaces with two (2) end caps and five (5) inline spaces with extremely rare roof top terrace on top of the 3,803 SF anchor end cap restaurant space.
- ✓ *North Pointe at Flower Hill* will connect with 76,000 SF of existing office/medical space and over 108,000+ SF retail space spread across adjoining neighboring parcels owned and managed by Pettit Management Services, Inc.






NORTH POINTE
AT
Flower Hill

Interior Features Include:

- Masonry & Steel Construction
- 18' High Ceiling Height
- 28' Average Store Front Width
- 11' High Low-E Store Front Glass
- 7' 6" Double Entry Door Store Fronts
- Common 4" Grease Trap Connection Line
- Common Fire Sprinkler & Alarm Connection Line
- 480V High Voltage Power (PEPCO)
- Individually Metered Utilities – Water, Power & Gas
- Water & Sanitary Connections Roughed In
- Energy Efficient Gas Roof Top HVAC Systems Installed w/ Landlord Responsibility
- IgCC Energy Compliant Building Code
- Verizon Fios & Comcast Xfinity Available
- Warm Shell Tenant Build Out Ready



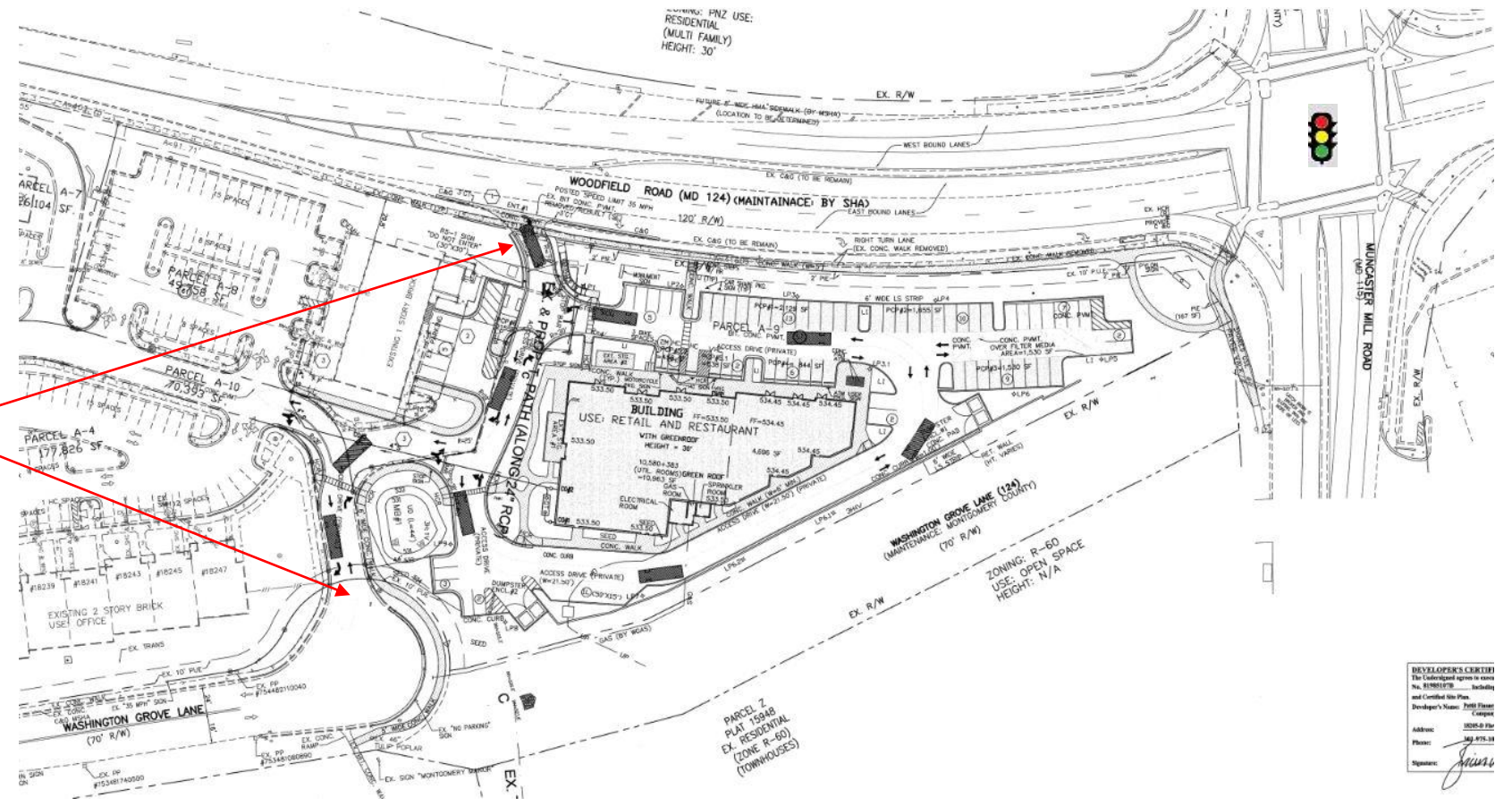
Exterior Site Features Include:

- Multi-Colored Brick Masonry Store Fronts
- (2) EV Charging Stations
- (2) Bicycle Racks
- End Cap Spaces w/ Outdoor Dining Areas
- Store Front Awnings - Tenant Branding Opportunity
- Store Front Signage Areas
- Roof Top Terrace for Anchor Tenant
- Extensive Landscaping & Shaded Areas
- Common Area Benches & Seating
- Interconnecting Parcel Sidewalks
- Pylon & Monument Signage (Tenant Signage)
- Rear Entry Access & Loading/Delivery Area
- Green Roof
- Future Small Cell Tower Opportunity on Roof
- On-Site Storm Water Management Bio-Pond
- Common Fire Sprinkler & Utility Room
- (2) Common Area Trash & Recycle Enclosures
- LED Parking Lot and Common Area Lighting
- On-Site Landlord and Property Management



NORTH POINTE AT *Flower Hill*

- Property & Site Features:**
- ✓ Site Size: 2.13AC
 - ✓ Zoned: PNZ (C-1)
 - ✓ Surface Parking: 80 New Spaces
 - ✓ Additional Parking on Neighboring Parcels (350+ Shared Spaces)
 - ✓ Accessible sidewalks connecting neighboring parcels
 - ✓ New Right-In Main Entrance off MD Route 124 (North) joining (5) existing property entrances on other parcels
 - ✓ Multiple Outdoor Dining Areas
 - ✓ Strong Pedestrian Foot Traffic from Neighborhoods
 - ✓ Future MD Route 124 Road Expansion & Improvements Planned



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DEVELOPER'S CERTIFICATE
The undersigned agrees to state
No. 2170018778, including
and Certified that the
Developer's Name: *Petit Flower Hill*
Address: 1000 N. 10th St.
Phone: 443-875-18
Signature: *[Signature]*



NORTH POINTE
AT
Flower Hill

North Pointe at Flower Hill
Available Retail Spaces For Lease

SUITE #:	TENANT/USE:	SQ. FT:	STATUS:
18251-A:	Plaza Mexico	3,803	Leased
18251-B:	Retail	2,723	LOI Pending
18251-C:	Retail/Restaurant	2,321	Available
18251-D:	Inspire Nail Bar & Spa	2,105	Leased
18251-E:	Retail/Restaurant	2,126	Available
18251-F:	PJ's Coffee	1,529	Leased
18251-G:	Tropical Smoothie Cafe	1,052	Leased

LEASE RATES: 15,659 GLA**

Starting at \$50.00/PSF NNN*

*NNN Estimated at \$9.41/PSF

**Site Plan Approval: 7,829 SF of Retail & 7,830 SF

Area of Restaurant Space Permitted



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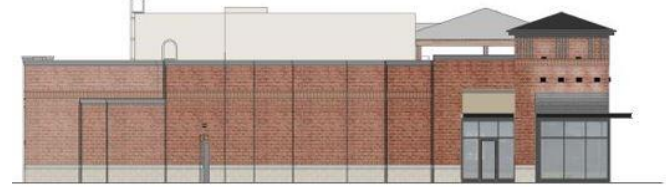
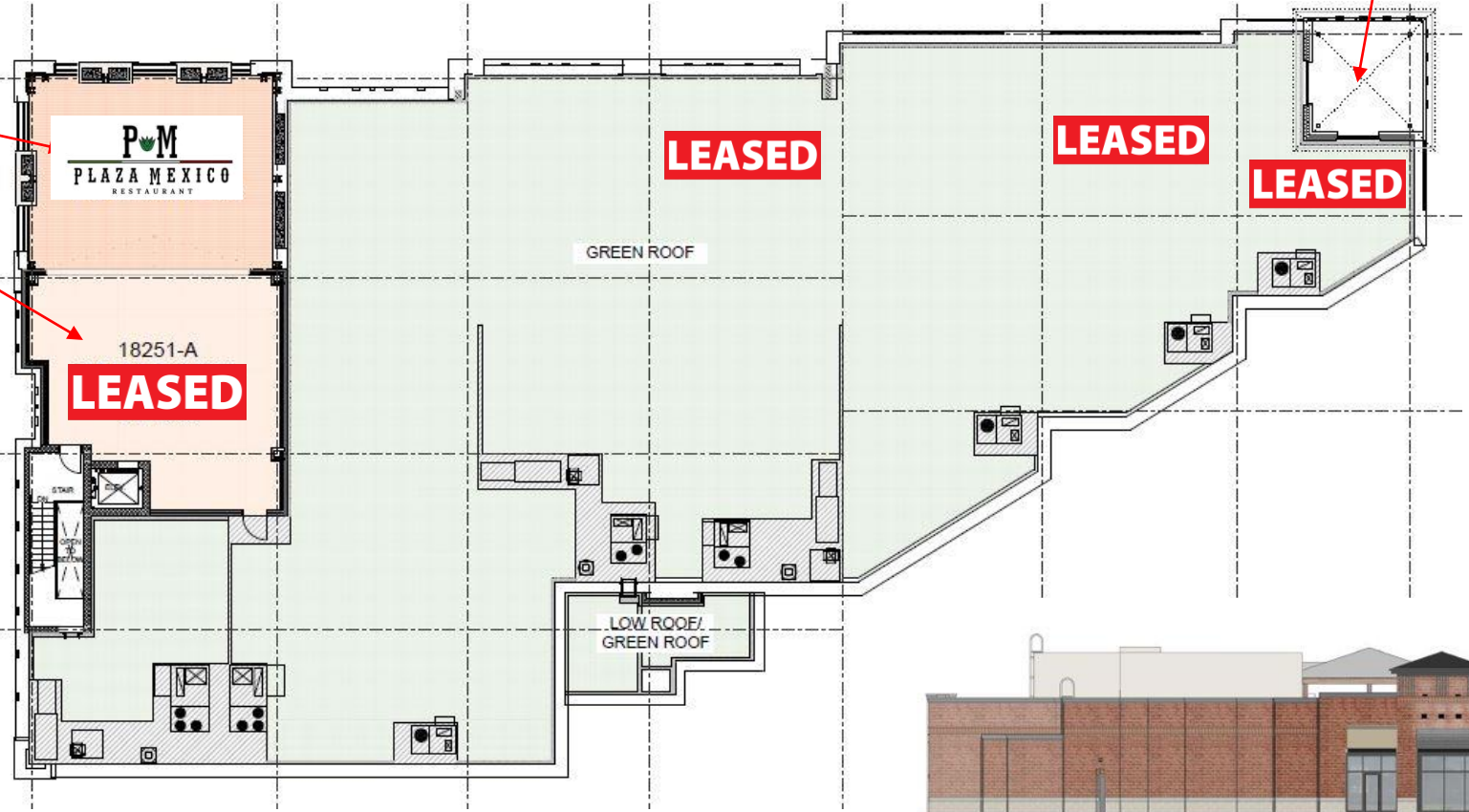
**Future 5G
Small Cell Tower
Roof Top
Available**

3,803 SF Anchor Restaurant Space Features:

LEASED

- ✓ Exclusive Roof Top Terrace Area
- ✓ 1,000 SF of Seasonal Dining Area
- ✓ 1,000 SF of Bar, Elevator/Stairwell, Restrooms, Equipment & Storage Area
- ✓ 49 Person Roof Capacity Limit
- ✓ Ground Level Outdoor Seating Areas

ROOF TERRACE AVAILABLE FOR RESTAURANT



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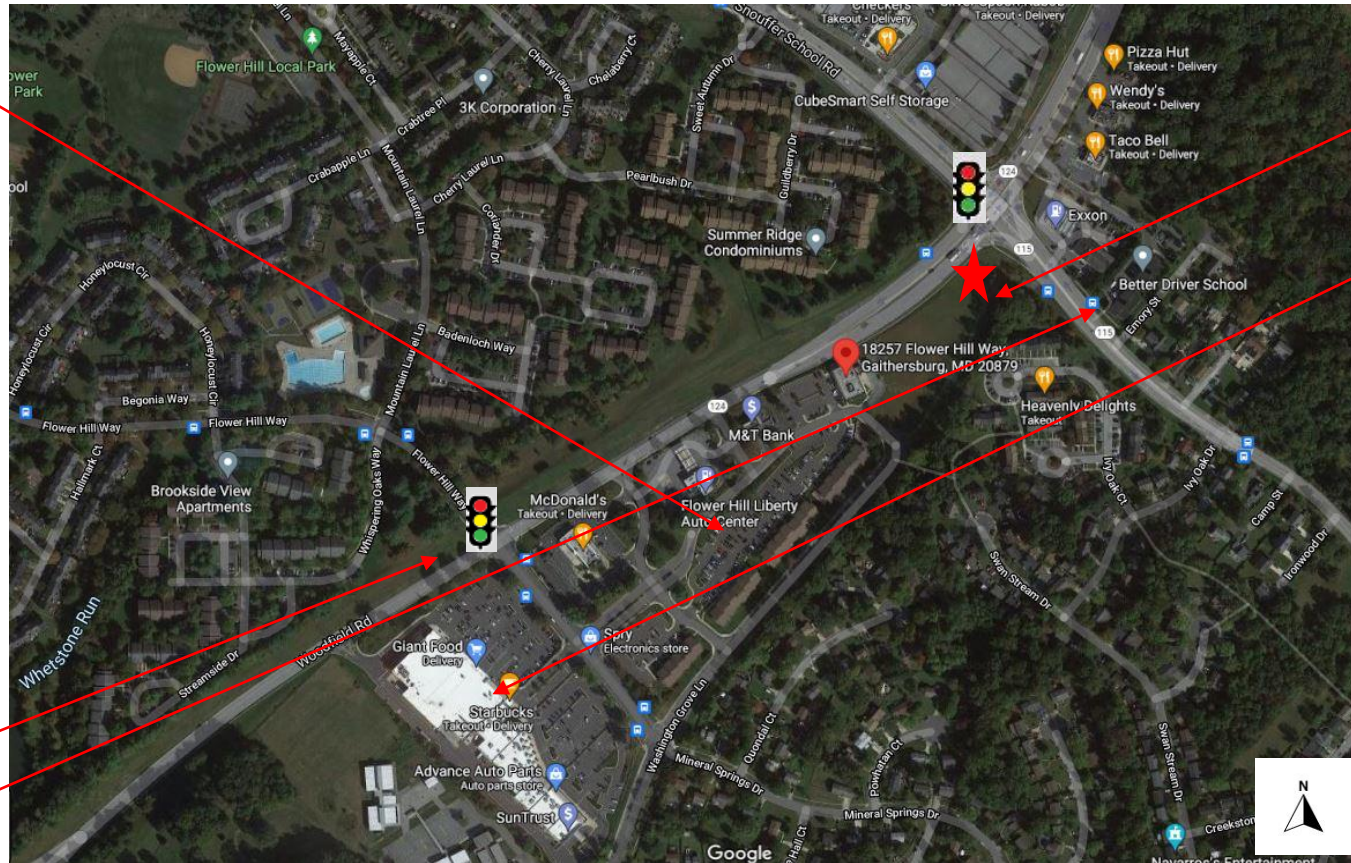


NORTH POINTE AT *Flower Hill*

**Flower Hill
Professional Center**
90,000+ SF
Office/Medical/Retail
Space



Traffic Counts (2022):
✓ MD 124: 19,184 VPD
✓ MD 115: 20,480 VPD



NORTH POINTE
AT
Flower Hill

SITE – 15,659 SF

**Flower Hill
Shopping Center**
(93,840 SF Retail)



ESTABLISHED OFFICE & RETAIL



NORTH POINTE AT *Flower Hill*

Demographics (Est. 2024)	1 Mile	3 Mile	5 Mile
Population:	13,227	107,509	231,063
Households:	4,181	37,083	82,761
Average HH Income:	\$123,768	\$115,495	\$129,662
Daytime Employees:	7,256	40,251	125,109


- ✓ Serving Montgomery Village, Gaithersburg, Olney, Laytonsville and Germantown Markets
- ✓ Over 300+ Employees working in Flower Hill Professional Center Businesses
- ✓ Located 1/2 Mile from Montgomery County Airpark Airport (KGAI)



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DEMOGRAPHICS & MARKET AERIAL




NORTH POINTE
AT
Flower Hill

For Retail Pre-Leasing Information or Questions and Additional Information Contact Brian Pettit:



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