

SALE / LEASE

OFFICE CONDO: 945 SF

2 Professional Drive #244 Gaithersburg, MD 20879



PROPERTY DESCRIPTION

Introducing 2 Professional Drive - a prime opportunity in the heart of Gaithersburg, MD. This office condo features a well-maintained, move-in ready unit boasting 945 SF of space. Ideal for medical, wellness, legal, or professional use, it offers plenty of storage, ample parking, and private restrooms. With 4 spacious offices, natural light, and a quiet, established professional community, this property is designed to meet the needs of the modern investor. Its strategic location, just minutes from I-270 and Rt 355, adds to its appeal. Discover the potential of this exceptional investment opportunity.

PROPERTY HIGHLIGHTS

- Generous 945 SF of leaseable commercial space
- Abundant natural light and versatile layouts
- Ample parking for tenants and visitors
- Professional and welcoming environment
- Modern and well-maintained facility

OFFERING SUMMARY

Sale Price:	\$160,000
Lease Rate:	\$1,500.00 SF/yr (plus utilities)
Number of Units:	1
Available SF:	945 SF
Lot Size:	3.74 Acres
Building Size:	47,312 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	631	4,576
Total Population	347	1,846	13,284
Average HH Income	\$124,430	\$129,855	\$127,895

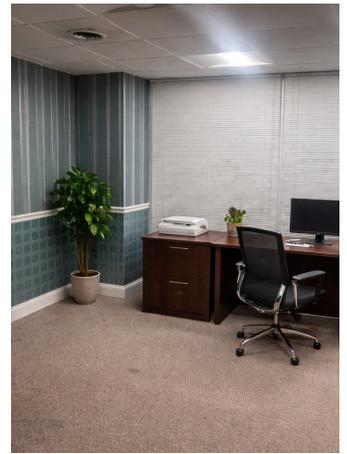
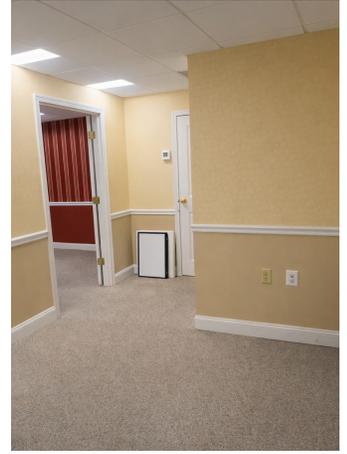
Barbara Bouvier
(202) 570-2664



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE / LEASE

OFFICE CONDO: 945 SF
2 Professional Drive #244 Gaithersburg, MD 20879



Barbara Bouvier
(202) 570-2664

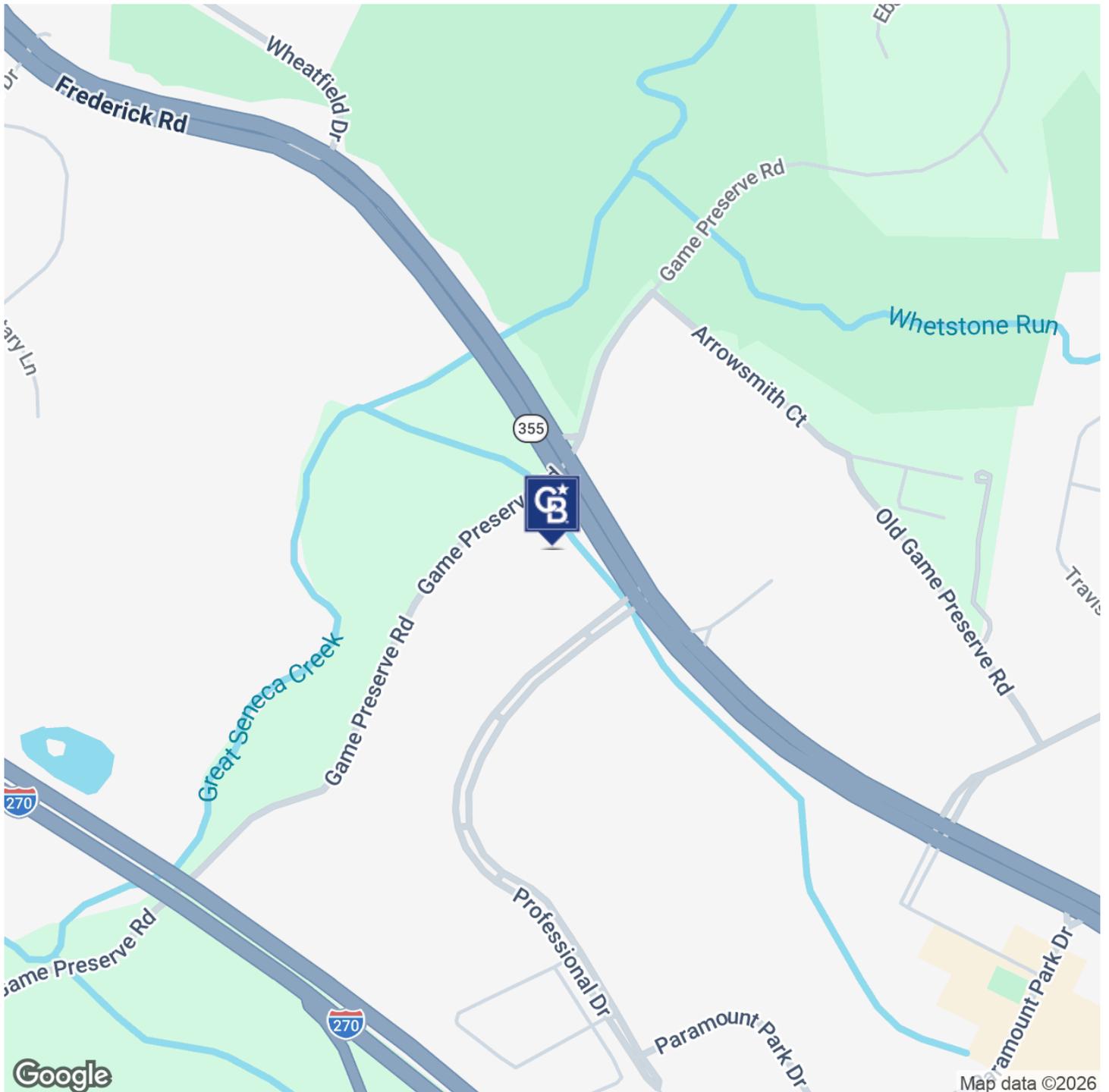


COLDWELL BANKER
COMMERCIAL
REALTY

SALE / LEASE

OFFICE CONDO: 945 SF

2 Professional Drive Gaithersburg, MD 20879



Barbara Bouvier
(202) 570-2664

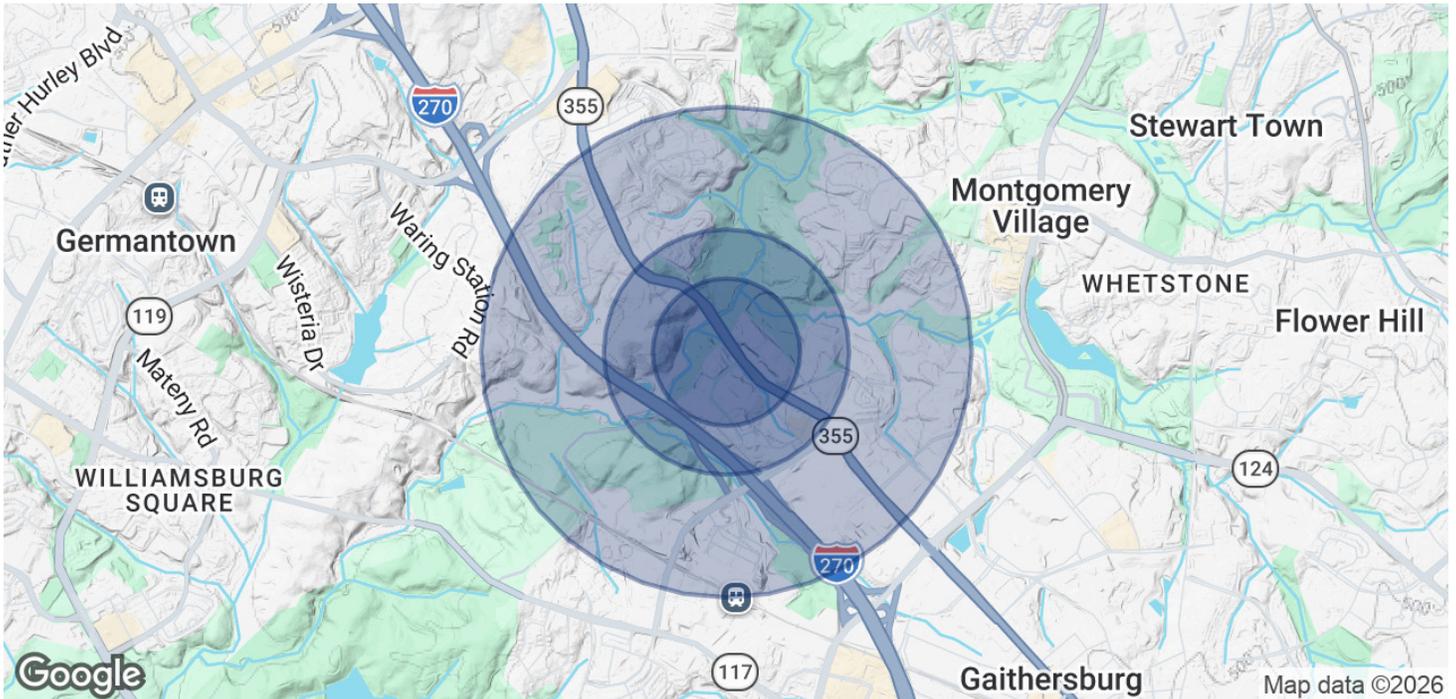


COLDWELL BANKER
COMMERCIAL
REALTY

SALE / LEASE

OFFICE CONDO: 945 SF

2 Professional Drive Gaithersburg, MD 20879



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	347	1,846	13,284
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	631	4,576
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$124,430	\$129,855	\$127,895
Average House Value	\$426,657	\$446,323	\$431,979

Demographics data derived from AlphaMap

Barbara Bouvier
(202) 570-2664



COLDWELL BANKER
COMMERCIAL
REALTY