

19785 Crystal Rock Dr
Unit 208, Germantown, MD 20874

CAPSTAR
COMMERCIAL REALTY



OFFICE FOR LEASE

UNIT HIGHLIGHTS

- Class A Office building
- High-End Finishes within the Suite
- 6 Medical Office Rooms
- Private In-suite Restroom
- Hardwood Flooring with tiles
- Ideal for Medical Office use
- Next to Adventist HealthCare
Germantown Emergency Center

OFFERING SUMMARY

Asking Rent:	\$27.00 / SF
Space Size:	1,926 SF
Lease Type:	NNN
Lease Term:	5-10 Years

John Lin
240-644-2317

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438 N Frederick Ave #450
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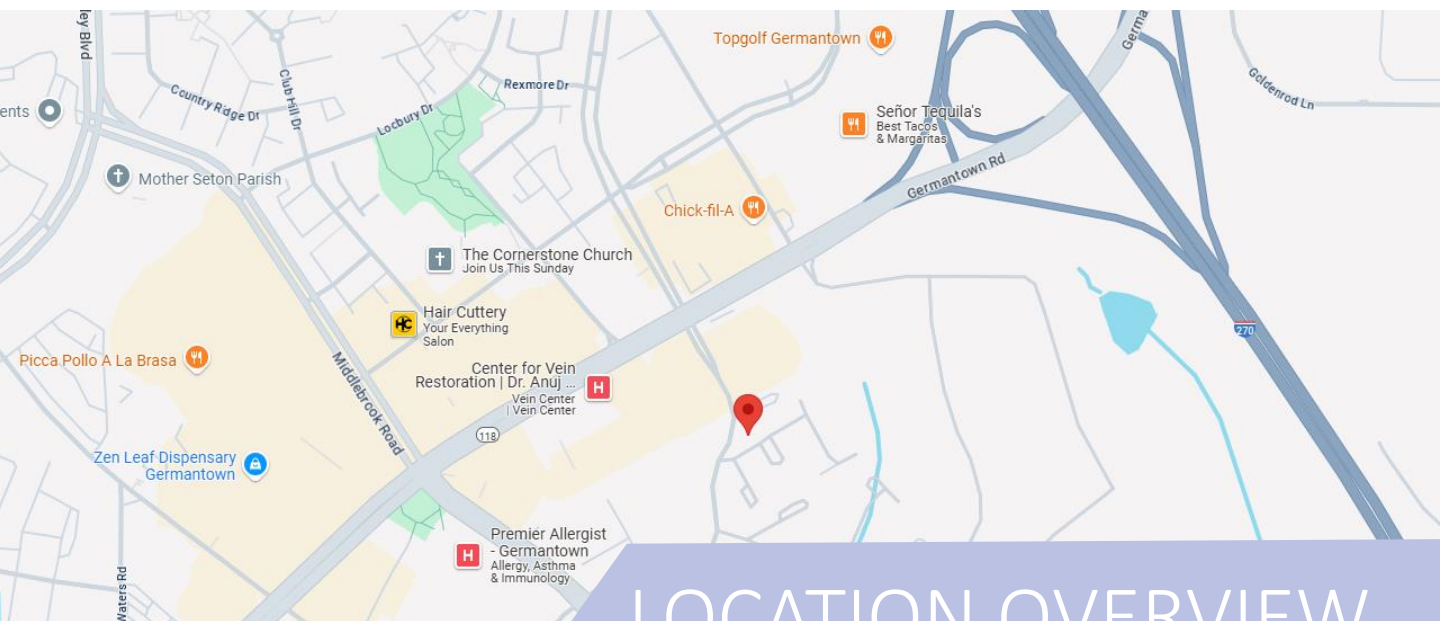


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LOCATION OVERVIEW

Crystal Rock Place is a contemporary office building situated in Germantown, MD, right in the heart of the I-270 biotech corridor. Conveniently located just off I-270 at Exit 15, the property is only four minutes from Holy Cross Hospital and sits next to the U.S. Department of Energy and Adventist HealthCare Germantown Emergency Center. It is also close to Montgomery College Germantown and a variety of shops and restaurants. The location offers excellent accessibility and convenience for local community.

The building hosts a diverse mix of professional and medical tenants, including CPA, dentist, physical therapist, insurance provider, credit union, and more.

BUILDING HIGHLIGHTS

- Class A Office building
- Immediate Access to I-270 Exit 15
- Located within the I-270 Biotech Corridor
- Close to many amenities and restaurants
- Great Mix of Office and Medical professionals
- Covered Parking Spaces available

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
Population	20,282	107,019	232,045
Households	7,833	37,025	79,346
Ag. HH Income	\$102,645	\$125,985	\$128,682

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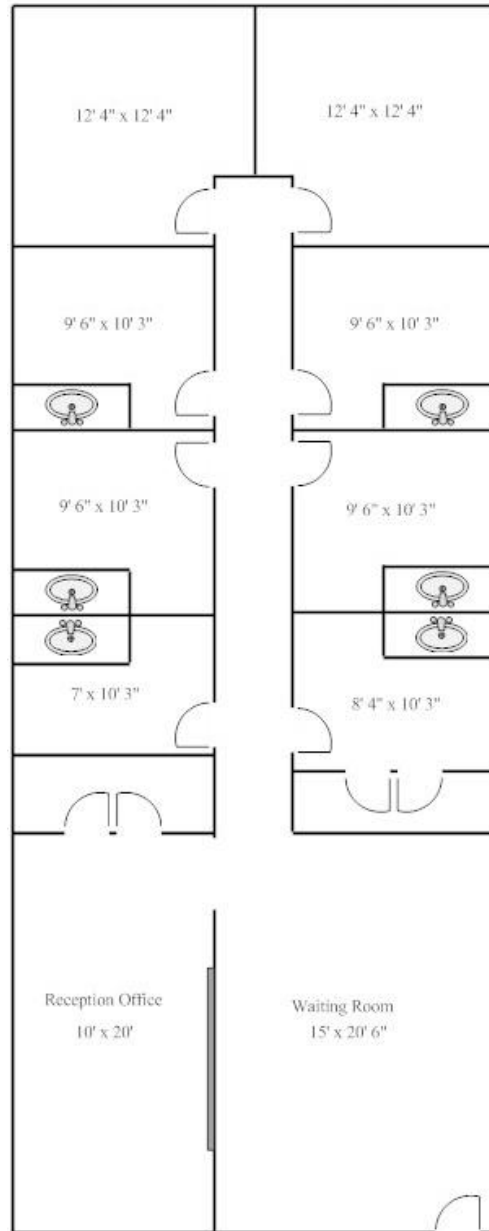
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1926 Sq. Ft. Medical Office
(For illustration Purposes only, all measurements are approximate)



UNIT FLOOR PLAN

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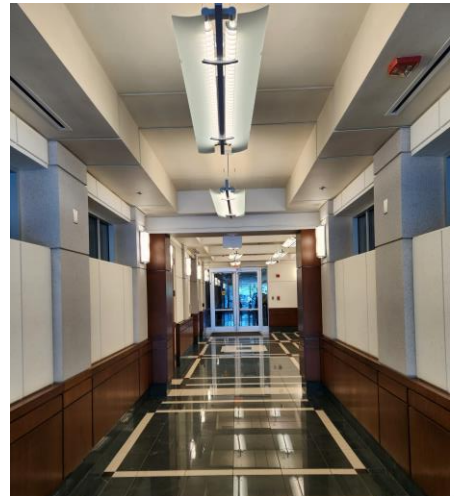
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PROPERTY PICTURES

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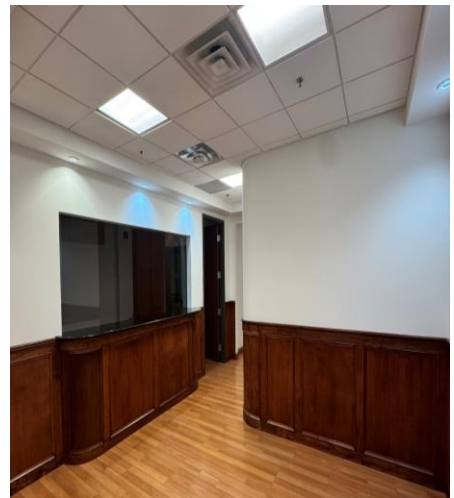
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For More Information, Please Contact:

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