



# CROWN POINTE II

610 PROFESSIONAL DR | GAITHERSBURG, MD 20879

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Only unit available in the building
- Available in 30 days
- Fully finished office suite suitable for general office or medical use
- Excellent access to I-270 providing opportunity to service both Washington and Frederick markets

AVAILABLE:

UNITS 255 & 285:  
1,842 SF

BUILDING SIZE:

62,300

STORIES:

2

CONDO FEES:

\$1,228.00/MONTH

ANNUAL TAXES:

\$2,826.23 + \$2,149.55

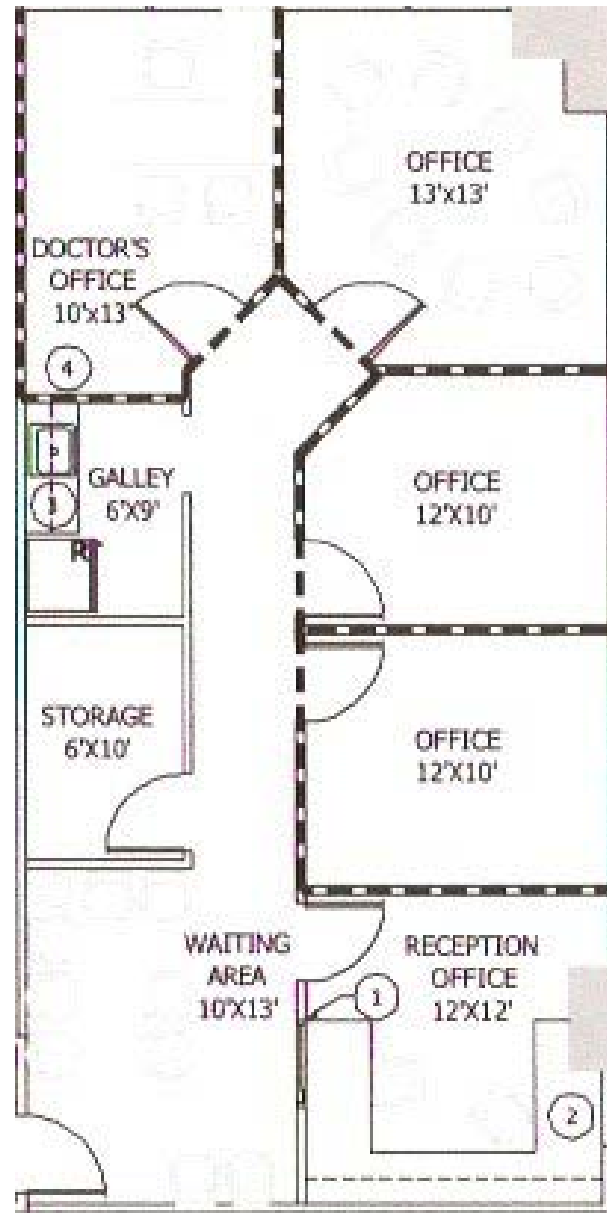
SALE PRICE:

\$400,000



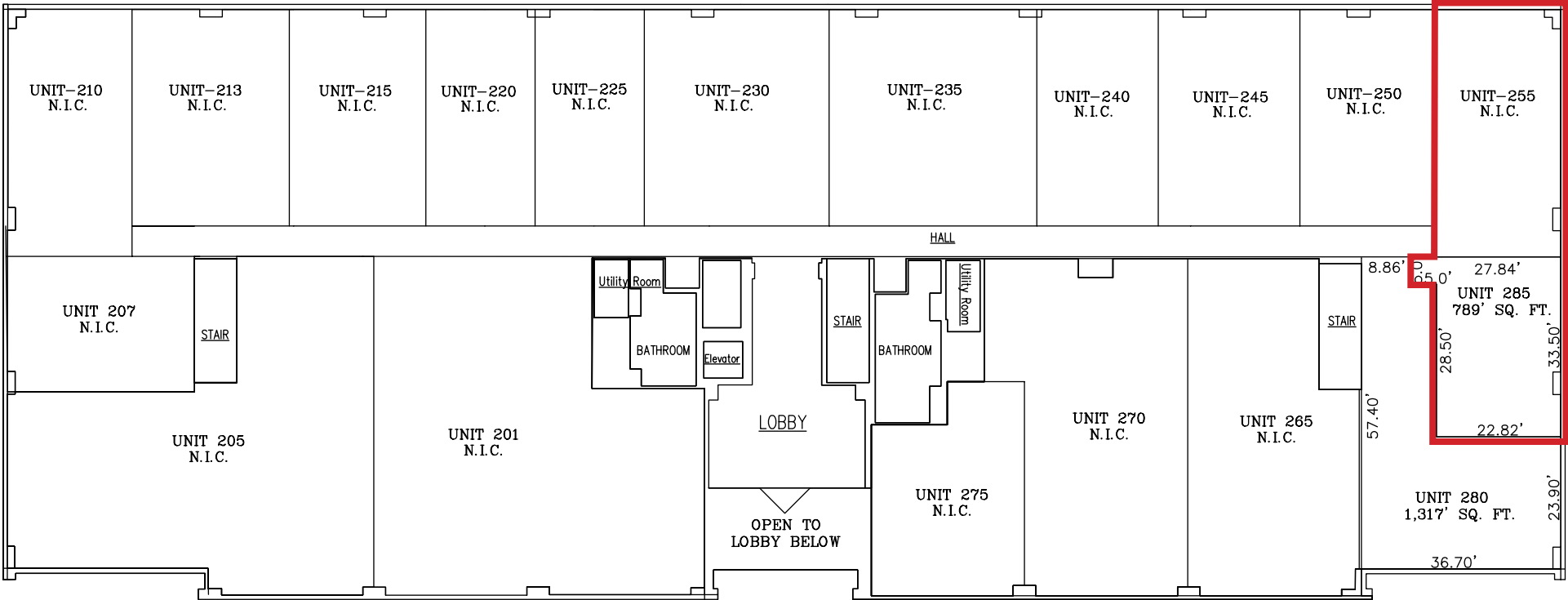


# FLOOR PLAN - UNIT 255



# FLOOR PLAN

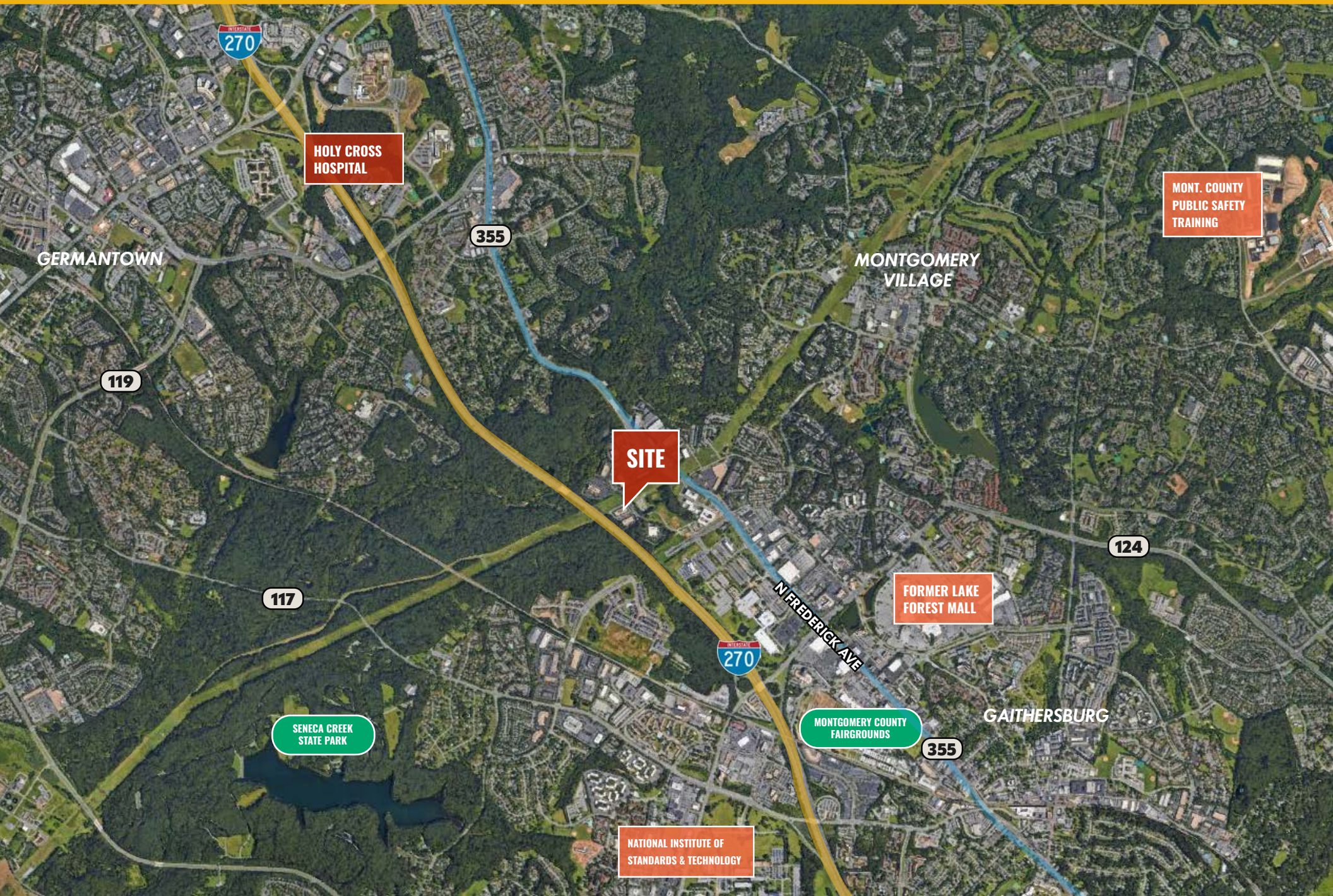
UNITS 255 & 285:  
1,842 SF



2nd. Floor  
FLOOR ELEV.=413.17'  
CEILING ELEV.=422.17'



# AERIAL



GERMANTOWN

HOLY CROSS  
HOSPITAL

355

119

117

SENECA CREEK  
STATE PARK

SITE

270

N. FREDERICK AVE

MONTGOMERY  
VILLAGE

FORMER LAKE  
FOREST MALL

MONT. COUNTY  
PUBLIC SAFETY  
TRAINING

124

MONTGOMERY COUNTY  
FAIRGROUNDS

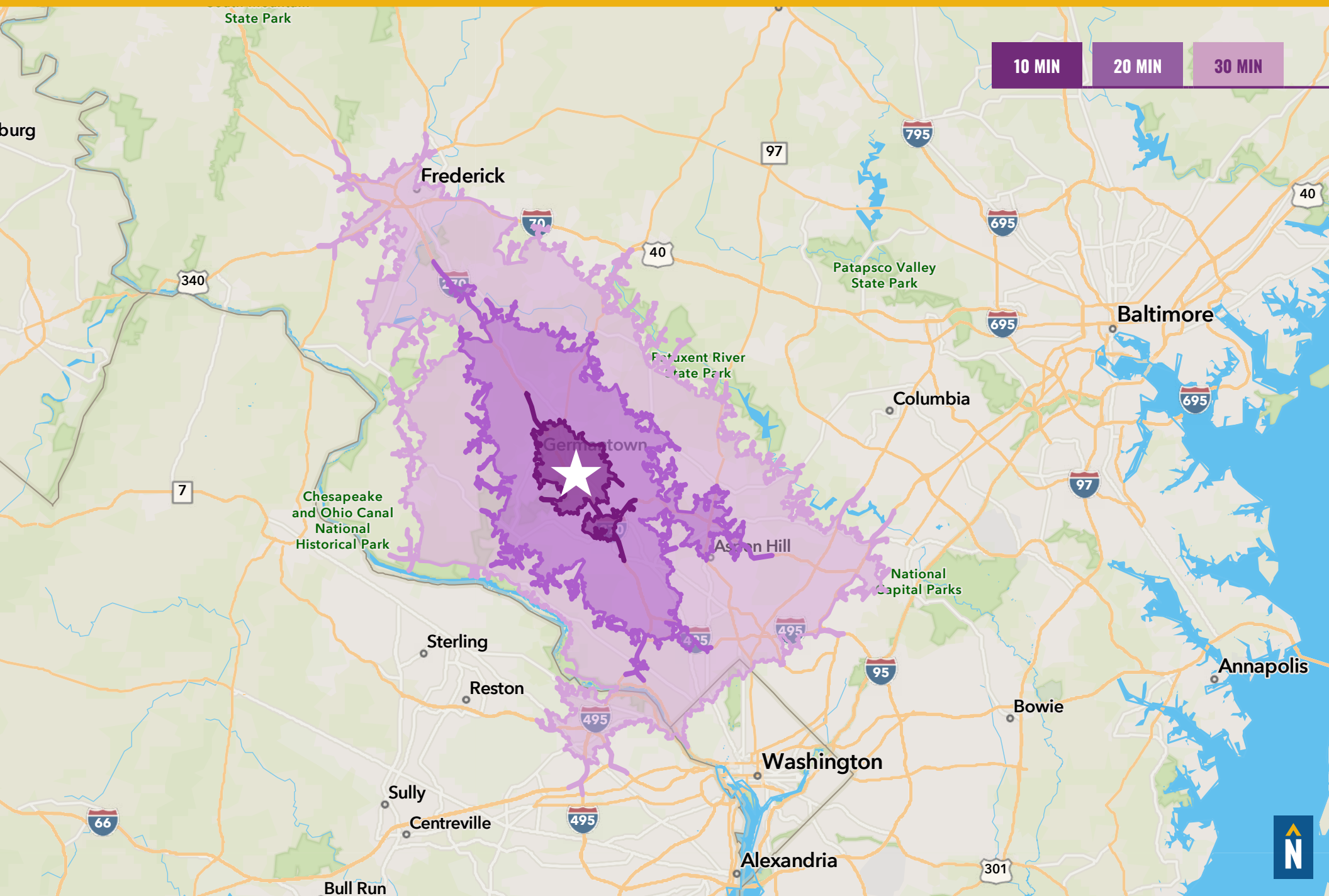
355

GAITHERSBURG

NATIONAL INSTITUTE OF  
STANDARDS & TECHNOLOGY



# DRIVE TIMES





# FOR MORE INFO **CONTACT:**



**PATRICK SMITH, SIOR**

*VICE PRESIDENT*

**410.494.4866**

**PSMITH@mackenziecommercial.com**



**CHRIS BOLAND**

*VICE PRESIDENT*

**410.494.6644**

**CBOLAND@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.