

HUBZone Office Space for Lease

101 LAKEFOREST BOULEVARD, GAITHERSBURG, MD

LOCATION:

- 101 Lakeforest Boulevard, Gaithersburg, Maryland
- Conveniently located at the corner of Route 355 and Perry Parkway with easy access to I-270, I-495, I-370 and the ICC (Intercounty Connector)
- Directly across from shopping and restaurants

**SHORT TERM
LEASES AVAILABLE**

FEATURES:

- Recently renovated exterior and interior
- Free surface parking

RENTAL RATE:

- OFFICE: \$24.50 FULL SERVICE
- FIRST FLOOR - \$30.00 + CHAR & UTILITIES



LEASE TERM:

- 1-3 years

AVAILABLE SUITES:

<u>SUITE</u>	<u>SIZE</u>	<u>CONTIGUOUS</u>	<u>AVAILABLE</u>
102	1,550 SF	1,550 SF	Immediate FIRST FLOOR CORNER SUITE
320	403 SF	403 SF	Immediate
401	1,998 SF	1,998 SF	Immediate

Owned and managed by:

GUARDIAN
REALTY INVESTORS

For more information, please call:
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