

# 438

NORTH  
FREDERICK  
AVENUE

GAITHERSBURG, MD



## LEASED & VACANT SUITES AVAILABLE

## CONDOS FOR SALE

**Nathan Crowe** 703.201.4096  
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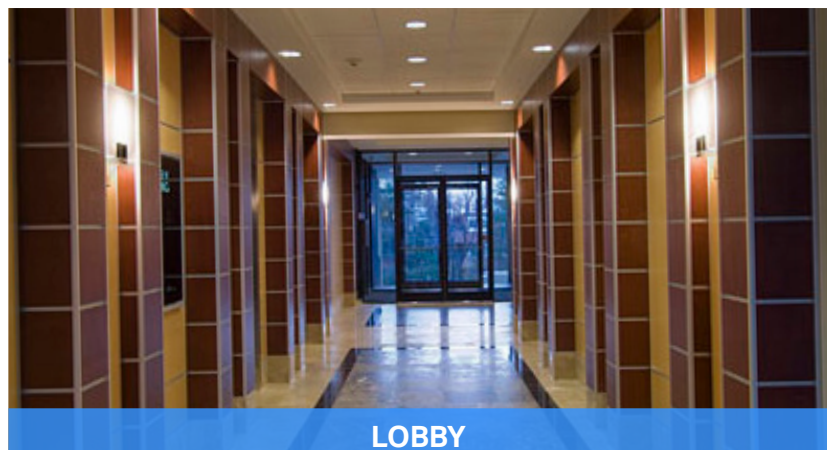
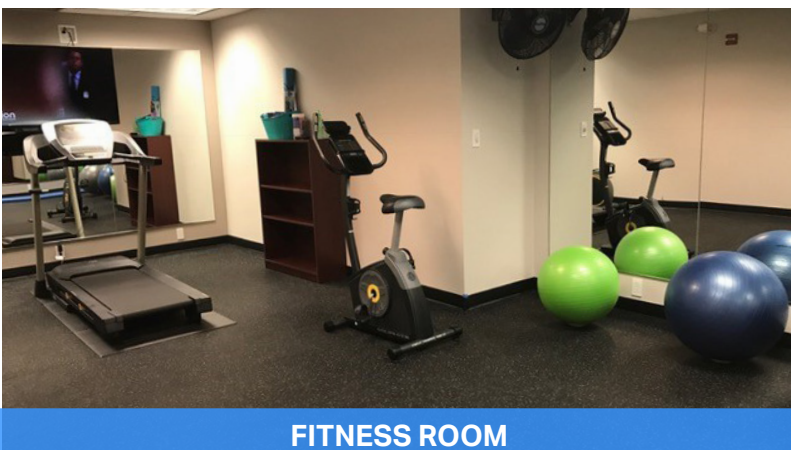
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# CONDOS FOR SALE

## BUILDING FEATURES

- Leased and vacant suites available for investment or occupancy
- \$200.00 per square foot
- Three shared conference rooms and kitchens
- Shared fitness area
- Class A lobby and common areas
- Fiber Lit building
- 3.40/1,000 SF Parking Ratio
- Bus stop directly in front of the building
- State of the art fire, life safety, and alarm systems

## BUILDING PHOTOS

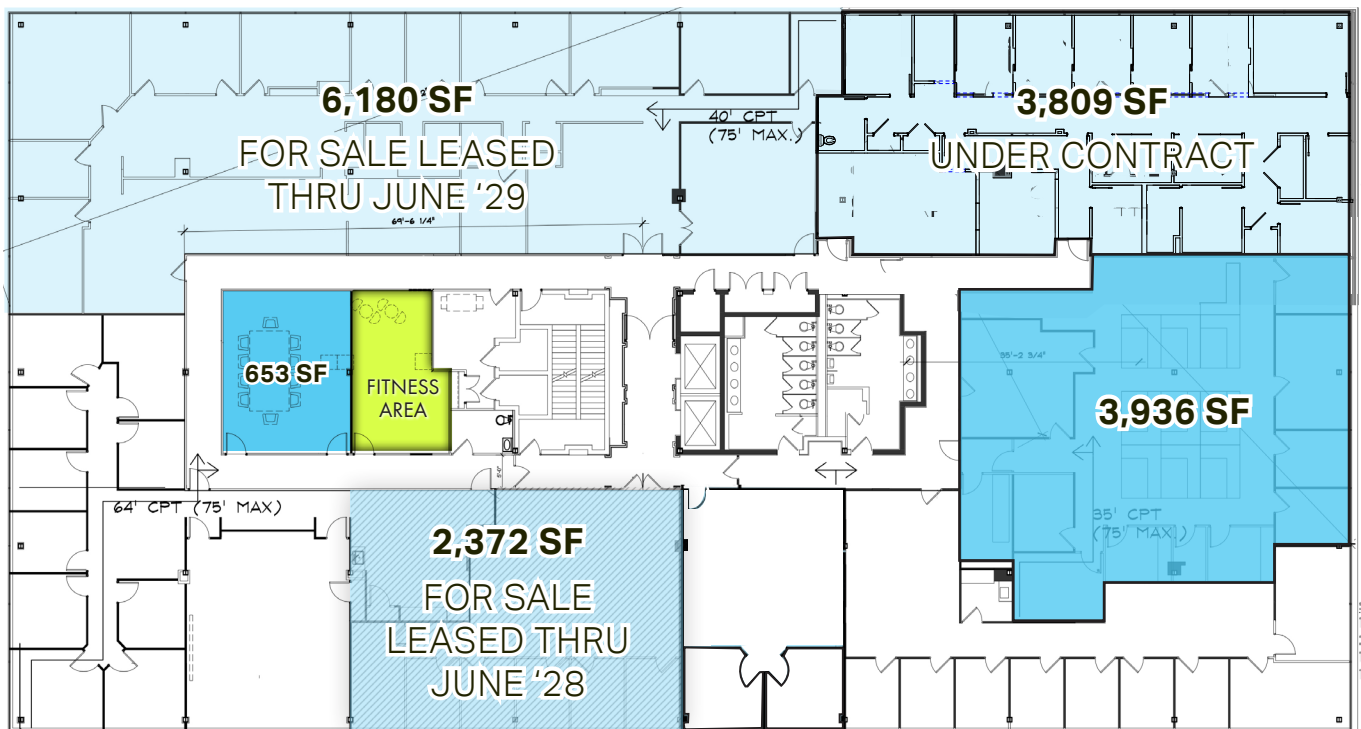


# FLOOR PLAN

## SECOND FLOOR

2,372 SF - 6,180 SF

\$200.00 PSF



LEASED / INVESTMENT OPPORTUNITY



VACANT



**GAITHERSBURG  
SQUARE S.C.**



**438 N. FREDERICK AVENUE**



W. DIAMOND AVENUE

N. FREDERICK AVENUE



# LOCATION & AMENITIES

- Direct access onto Frederick Avenue (Route 355)
- 3 minutes from Gaithersburg Commuter Rail
- 38 minutes from Dulles International Airport

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