

**CapStar**  
Commercial Realty



10110 Molecular Drive #314 Rockville, MD 20850



## OFFERING SUMMARY

Sale Price:	\$635,000
For lease	\$36 psf Full Service
Building Size:	2,015 SF
Price / SF:	\$315.00
Parking Ratio	3.5/ 1000 SF
Condo Fee	\$2,031.06/ mo

## PROPERTY OVERVIEW

10110 Molecular Drive offers a fully built-out office suite in a prestigious Class A building within Rockville's Shady Grove Life Sciences Corridor. This modern space features multiple private offices, a large conference room, and an efficient open workspace, ideal for medical, biotech, and professional users. The property boasts ample on-site parking and easy access to I-270, I-495, and major research institutions, making it a prime opportunity in a thriving business hub. Condo fee includes UTILITIES, landscaping, building maintenance, trash & reserve.

## PROPERTY HIGHLIGHTS

- 8 WINDOWED WORK STATIONS
- KITCHINETTE
- CONFERENCE ROOM
- ABUNDANT PARKING
- HIGH END BUILD OUTS
- LARGE WINDOWED OFFICE

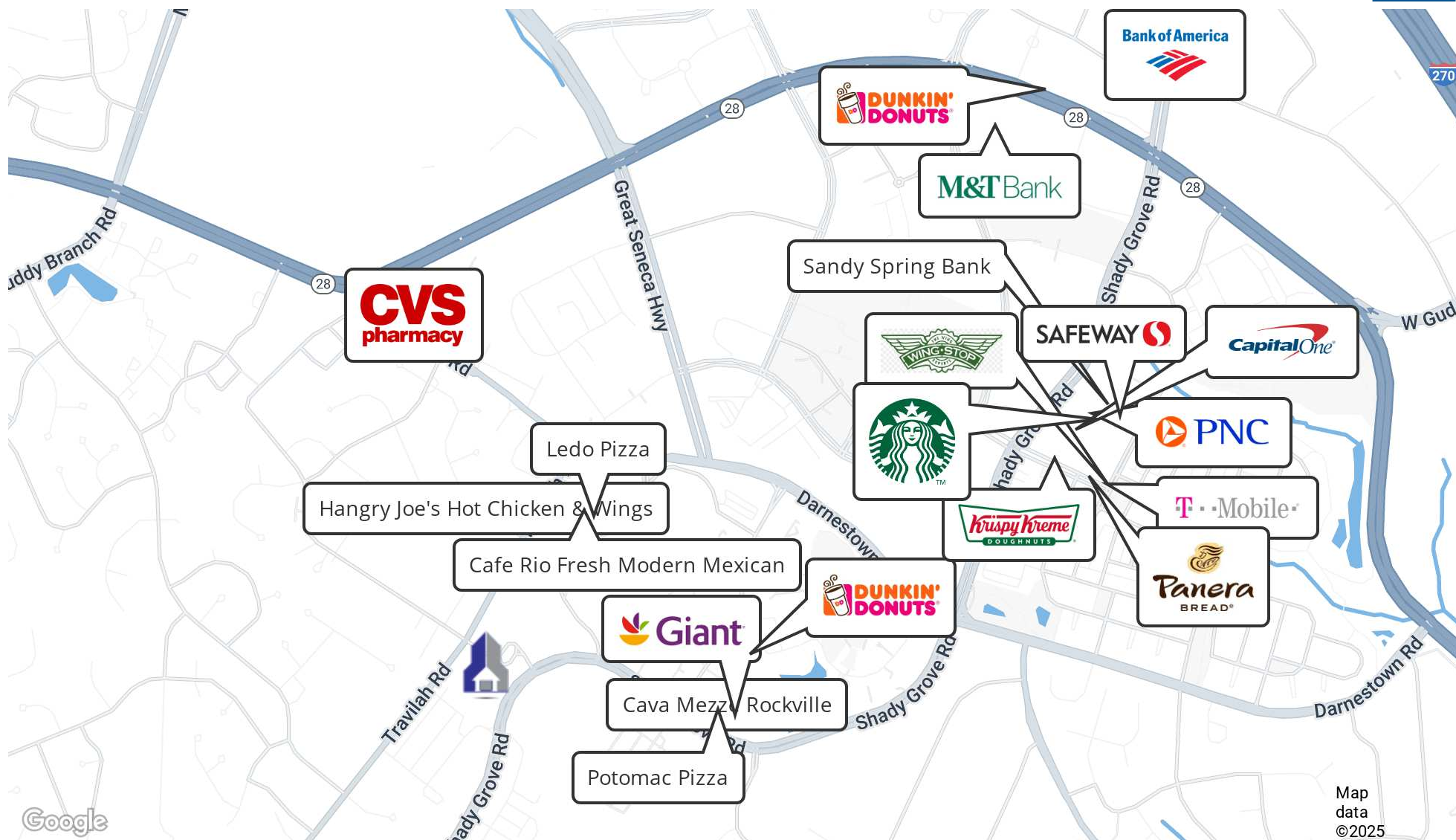
CapStar Commercial Realty  
O: 301.738.7777  
438 N. Frederick Avenue, #450  
Gaithersburg, MD 20877

**JOHN LIN**  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.

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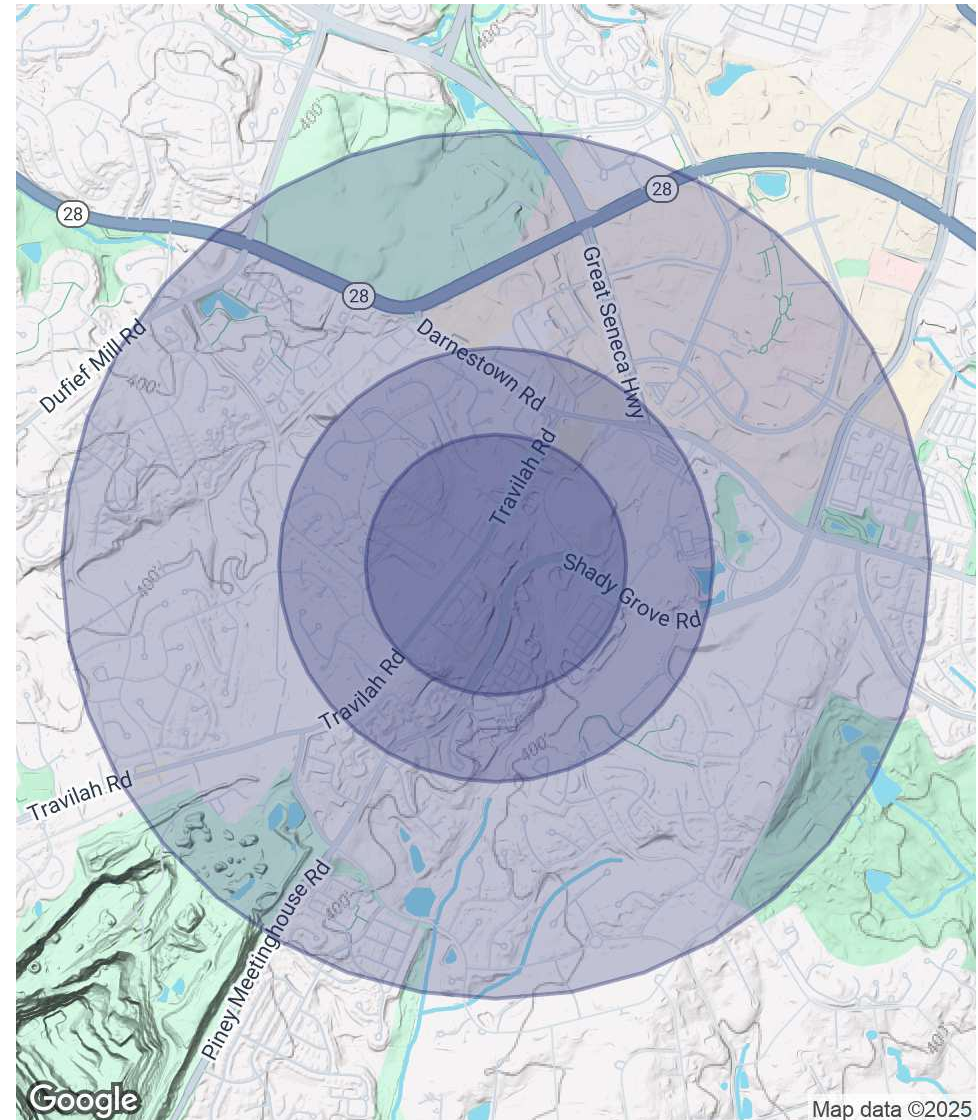
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,320	3,357	12,412
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	504	1,240	4,407
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$172,342	\$193,937	\$221,352
Average House Value	\$981,687	\$1,016,147	\$998,764

*Demographics data derived from AlphaMap*



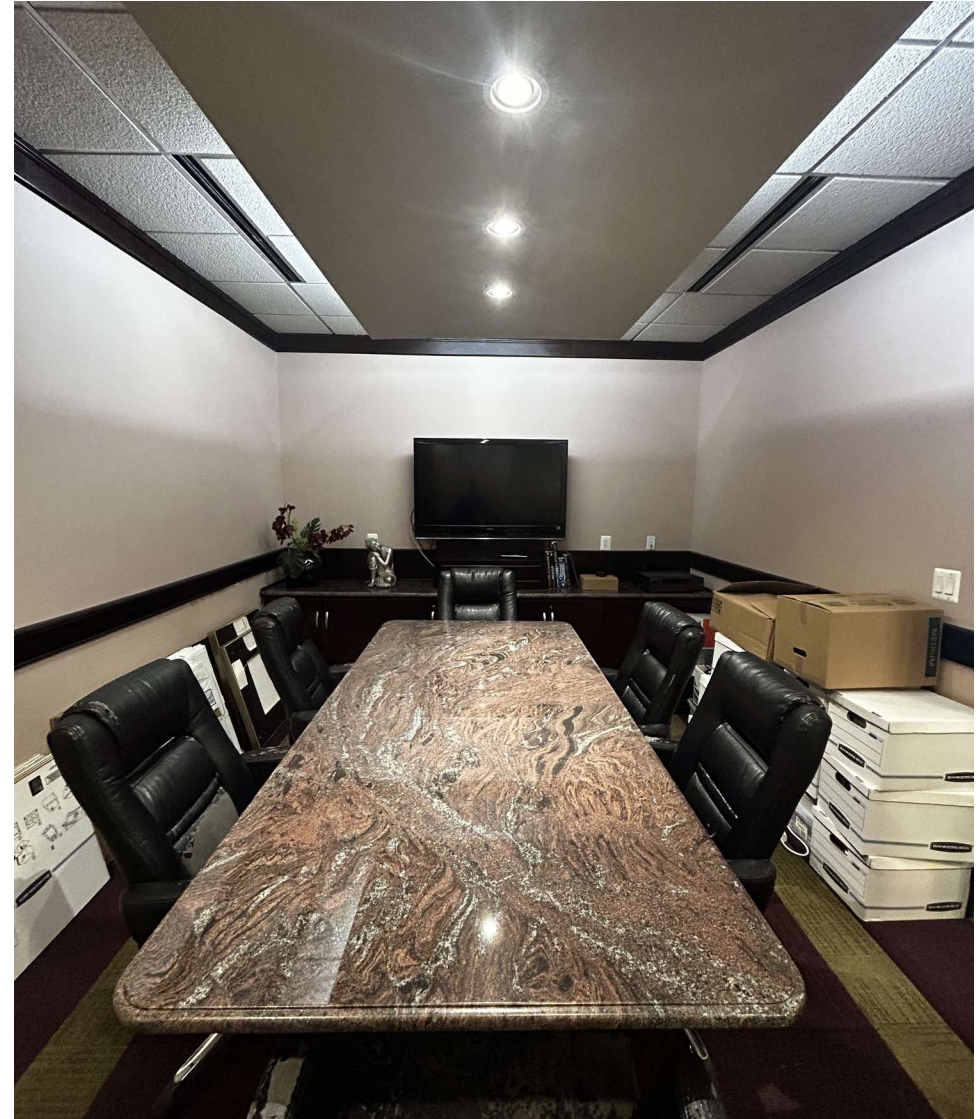
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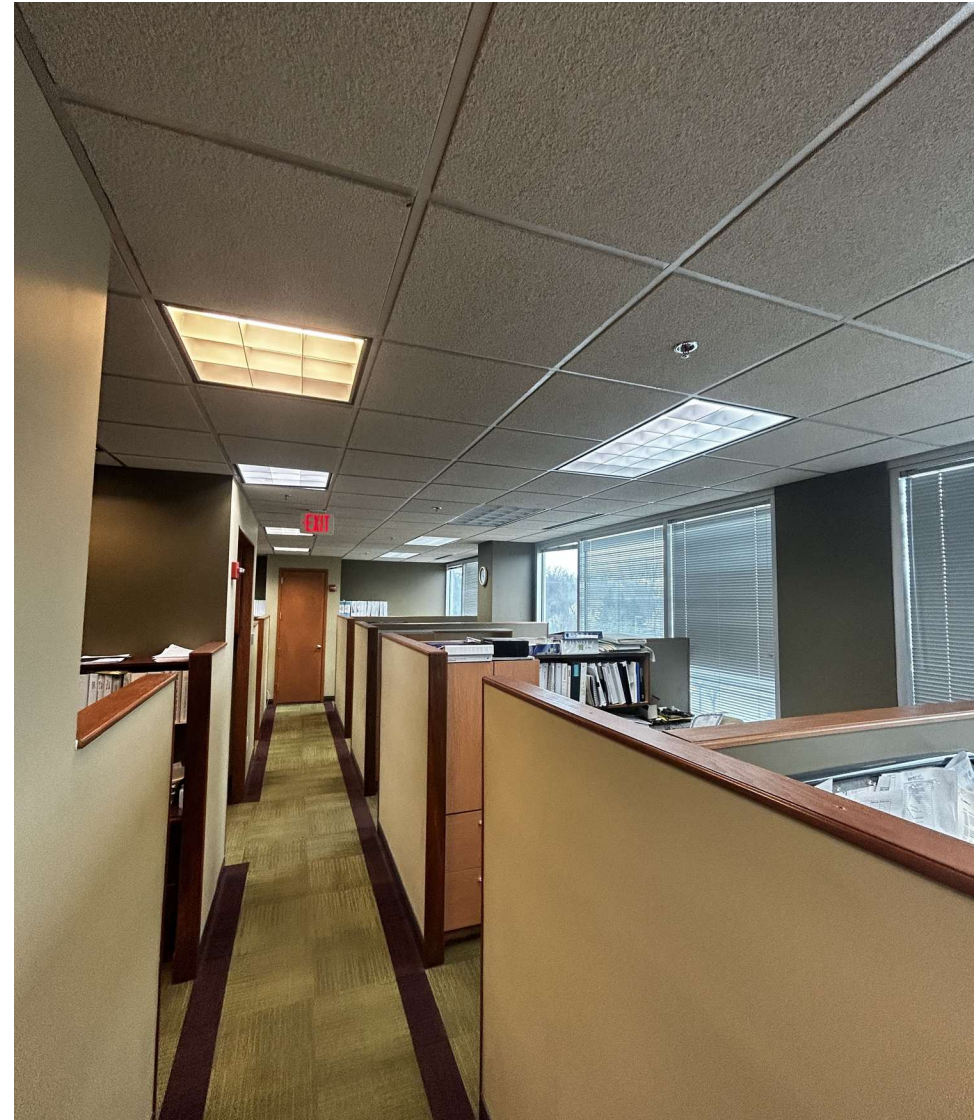


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