

For Sale- 2nd Floor Unit

MONTGOMERY VILLAGE OFFICE PARK

18504 Office Park Drive, Gaithersburg, MD 20886

CapStar
Commercial Realty



18504 OFFICE PARK DR

SECOND-FLOOR, ONE FILIGHT OF STEPS UP

EFFICIENT FLOOR PLAN; GREAT GENRAL OFFICE USE

- SIZE:	APPROX. 1,225 RSF
- SALE PRICE:	\$205,000
- FEATURES:	<p>RECEPTION AREA/ OPEN WORK SPACE 4 LARGE WINDOWED OFFICES ROOM WITH SINK COULD BE CONVERTED TO KITCHENETTE</p> <p>RECENT RENOVATIONS INCLUDE: NEW CARPET THROUGHOUT UNIT, PAINT AND DRYWALL, LOCKS, ACCENT WALL, WINDOW PANELS AND NEWLY RENOVATED BATHROOM</p>
- CONDO FEE:	\$288 PER MONTH (INCLUDES WATER)
- REAL ESTATE TAX:	\$2,827.78 (Y2025)
- UTILITIES:	WATER & ELECTRICITY SEPARATELY METERED

JOIN RETAILERS AND DEVELOPERS ON THE EXCITING TRANSFORMATION AT MONTGOMERY VILLAGE

- Lidl and ALDI grocery stores located 0.8 miles north at the Village Center Shopping Center
- National retailers nearby include Starbucks, Big Lots, Ledo Pizza, and Dollar Tree
- Ongoing development with new retail additions and townhouse construction as part of the Montgomery Village revitalization
- Strong Medical co- occupancy in surrounding units.

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

BEN MARKS
C: 240-234-1161
bmarks@capstarco.com

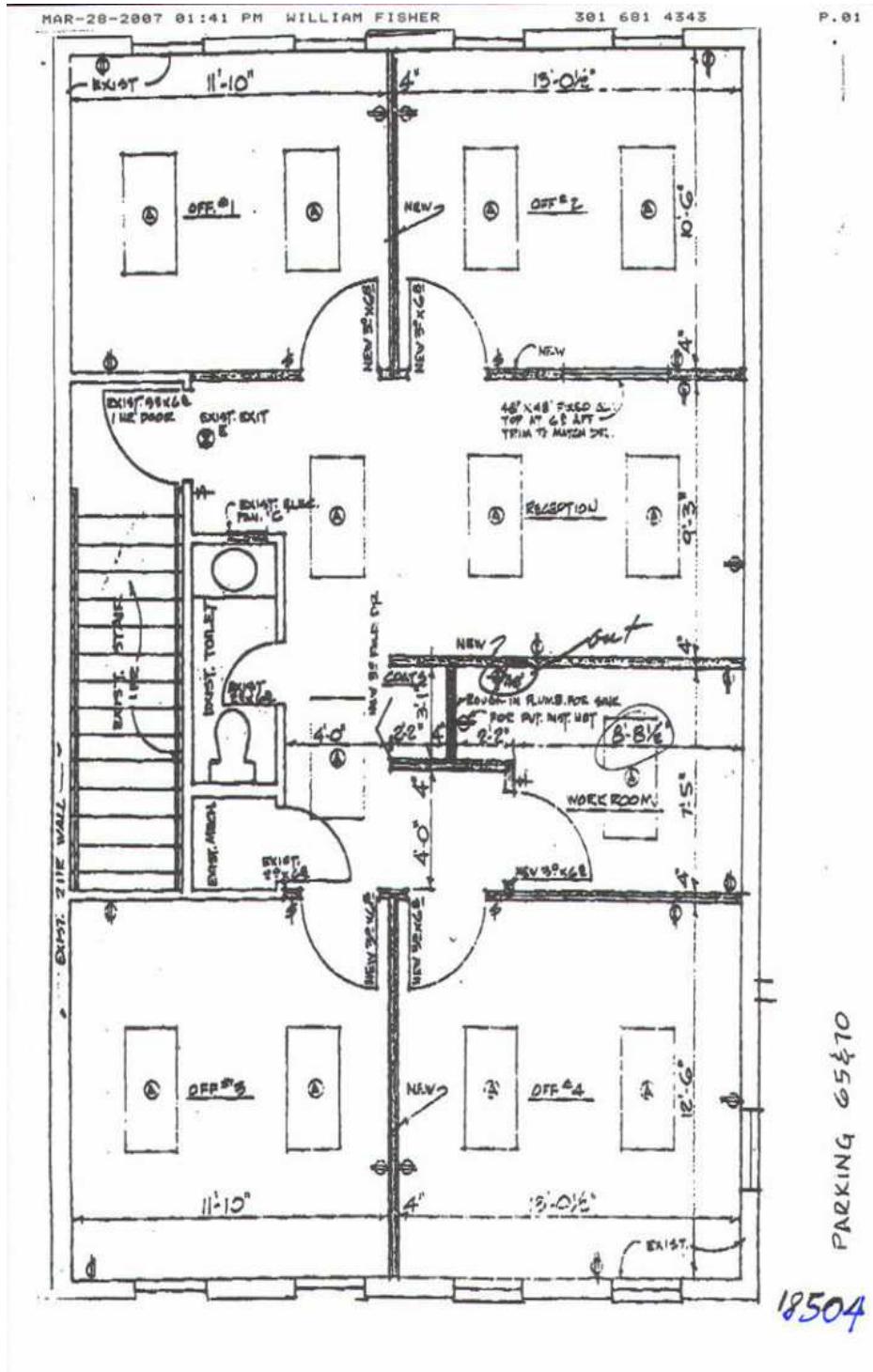
For Sale & For Lease - 2nd Floor Unit

MONTGOMERY VILLAGE OFFICE PARK

18504 Office Park Drive, Gaithersburg, MD 20886



CapStar
Commercial Realty



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

BEN MARKS
C: 240-234-1161
bmarks@capstarco.com

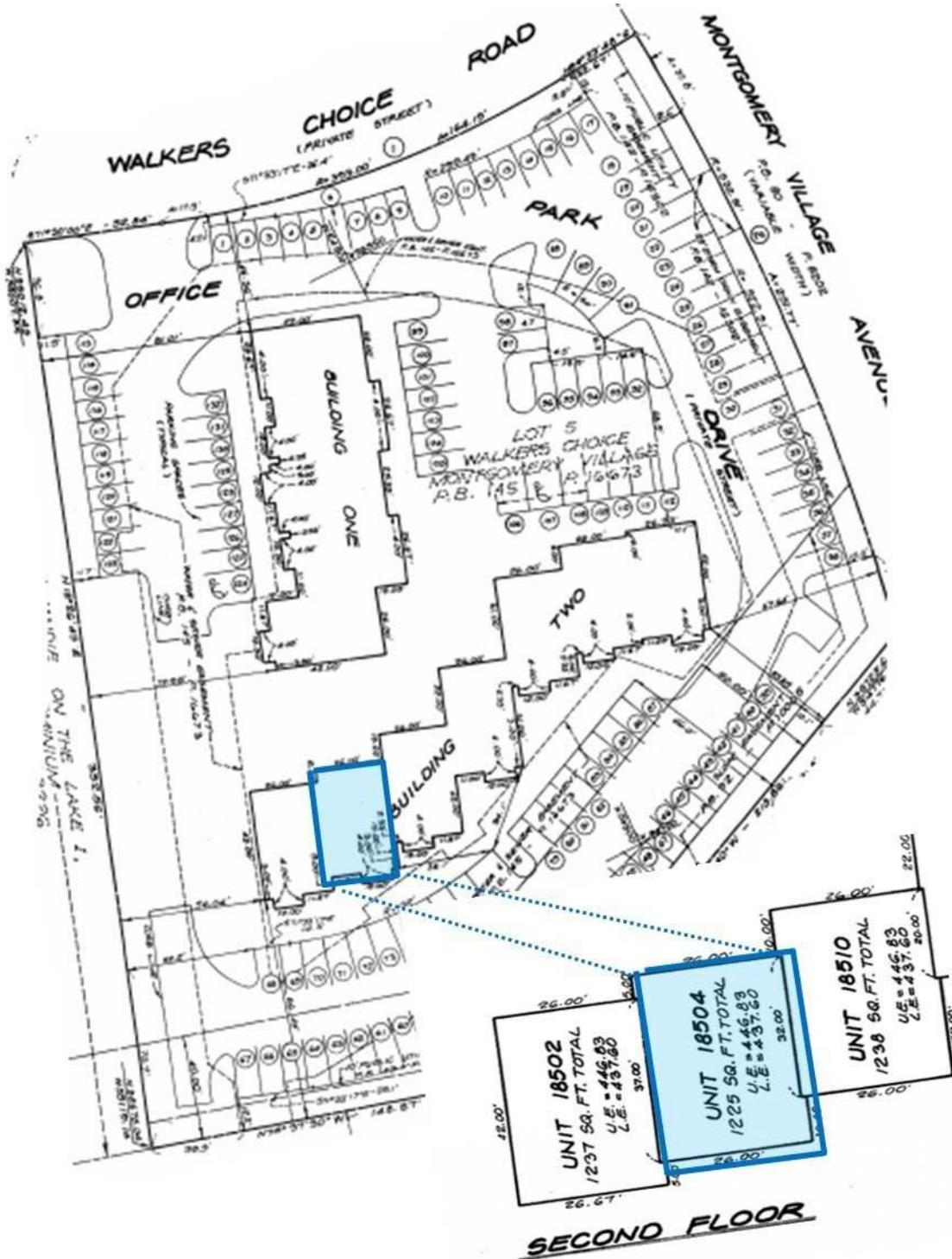
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are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

For Sale & For Lease - 2nd Floor Unit

MONTGOMERY VILLAGE OFFICE PARK

18504 Office Park Drive, Gaithersburg, MD 20886

CapStar
Commercial Realty



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

BEN MARKS
C: 240-234-1161
bmarks@capstarco.com

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.

For Sale & For Lease - 2nd Floor Unit

MONTGOMERY VILLAGE OFFICE PARK
18504 Office Park Drive, Gaithersburg, MD 20886

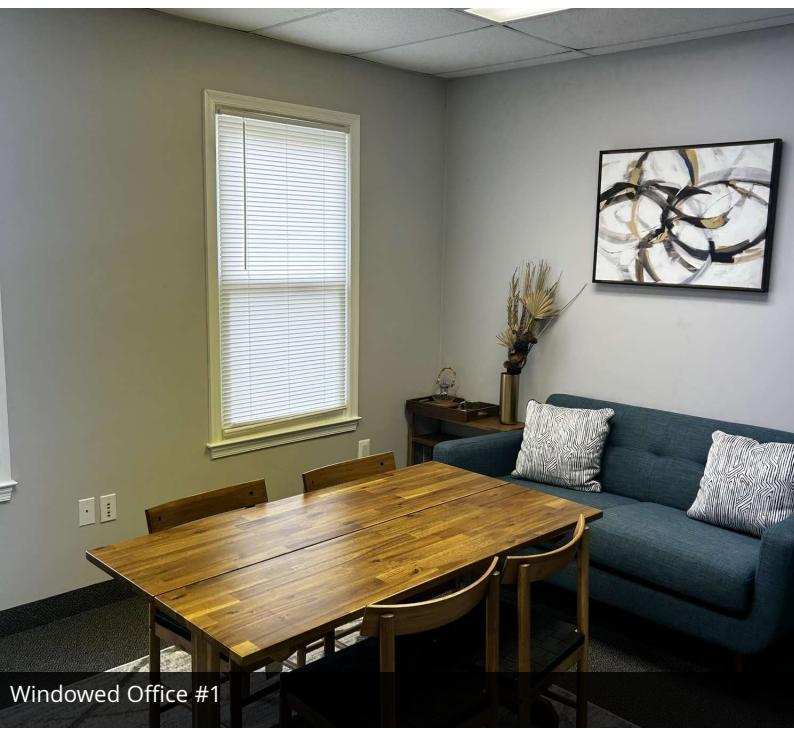
CapStar
Commercial Realty



Building - Front



Waiting Area/ Lobby



Windowed Office #1



Windowed Office #2

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

BEN MARKS
C: 240-234-1161
bmarks@capstarco.com

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.

For Sale & For Lease - Choice Of 2 Office Suites At
MONTGOMERY VILLAGE OFFICE PARK
18504 Office Park Drive, Gaithersburg, MD 20886



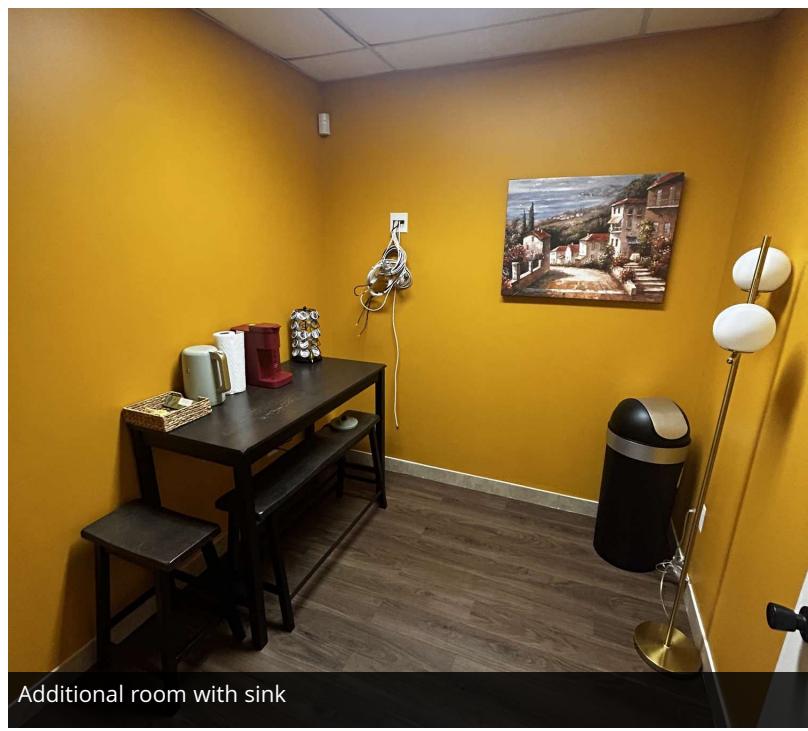
Bathroom



Windowed Office #3



Windowed Office #4



Additional room with sink

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

BEN MARKS
C: 240-234-1161
bmarks@capstarco.com

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.

For Sale & For Lease - Choice Of 2 Office Suites At

MONTGOMERY VILLAGE OFFICE PARK

18504 Office Park Drive, Gaithersburg, MD 20886

CapStar
Commercial Realty



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

BEN MARKS
C: 240-234-1161
bmarks@capstarco.com

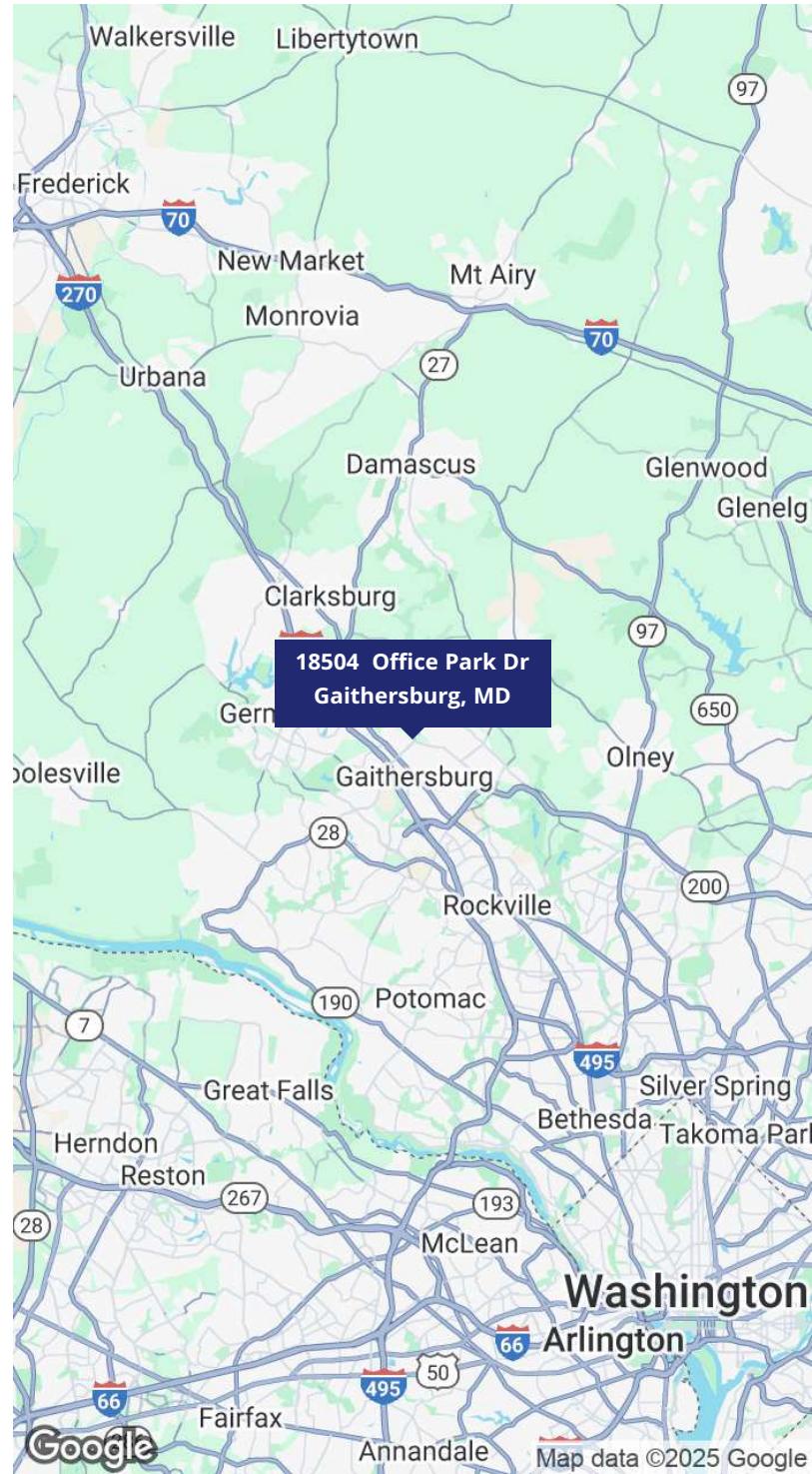
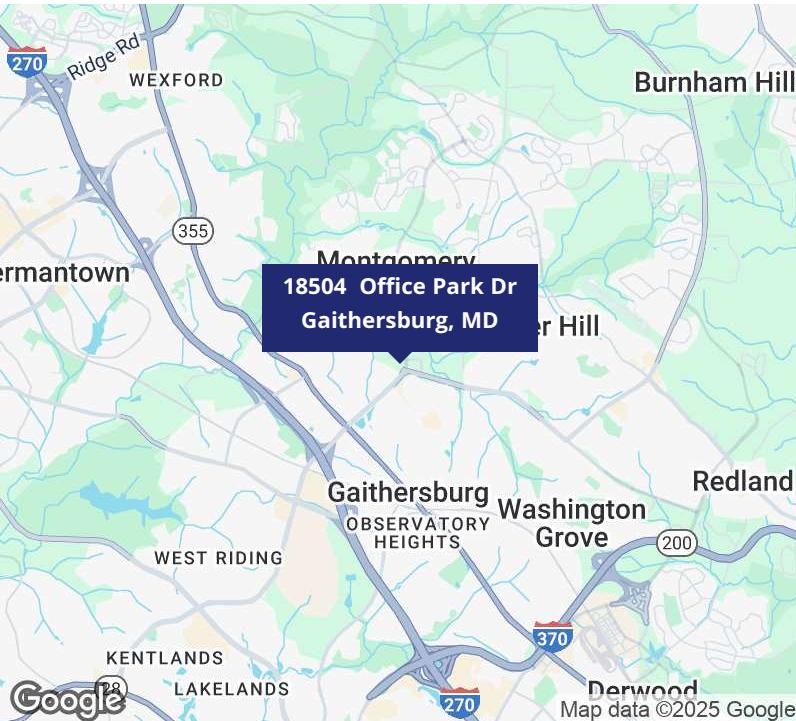
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are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

For Sale & For Lease - 2nd Floor Unit

MONTGOMERY VILLAGE OFFICE PARK

18504 Office Park Drive, Gaithersburg, MD 20886

CapStar
Commercial Realty



LOCATION OVERVIEW

- Corner of Montgomery Village & Midcounty Highway (Rt. 124)
- Located in the heart of Montgomery Village.
- Walkable to restaurants, banks, post office, and many retail.
- 0.9 mi. to Route 355 (2 min drive);
- 1.3 mi. to I-270 (4 min. drive);
- 3.5 mi. to I-370 (8 min. drive);
- 5.5 mi. to ICC / MD-200 (10 min. drive)

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

BEN MARKS
C: 240-234-1161
bmarks@capstarco.com

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.