

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 FLIGHT OF STEPS UP

EFFICIENT FLOOR PLAN; GREAT GENERAL OFFICE USE

- SIZE:	APPROX. 1,225 RSF
- SALE PRICE:	\$205,000
- FEATURES:	RECEPTION AREA/ OPEN WORK SPACE 4 LARGE WINDOWED OFFICES ROOM WITH SINK COULD BE CONVERTED TO KITCHENETTE RECENT RENOVATIONS INCLUDE: NEW CARPET THROUGHOUT UNIT, PAINT AND DRYWALL, LOCKS, ACCENT WALL, WINDOW PANELS AND NEWLY RENOVATED BATHROOM
- 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.

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

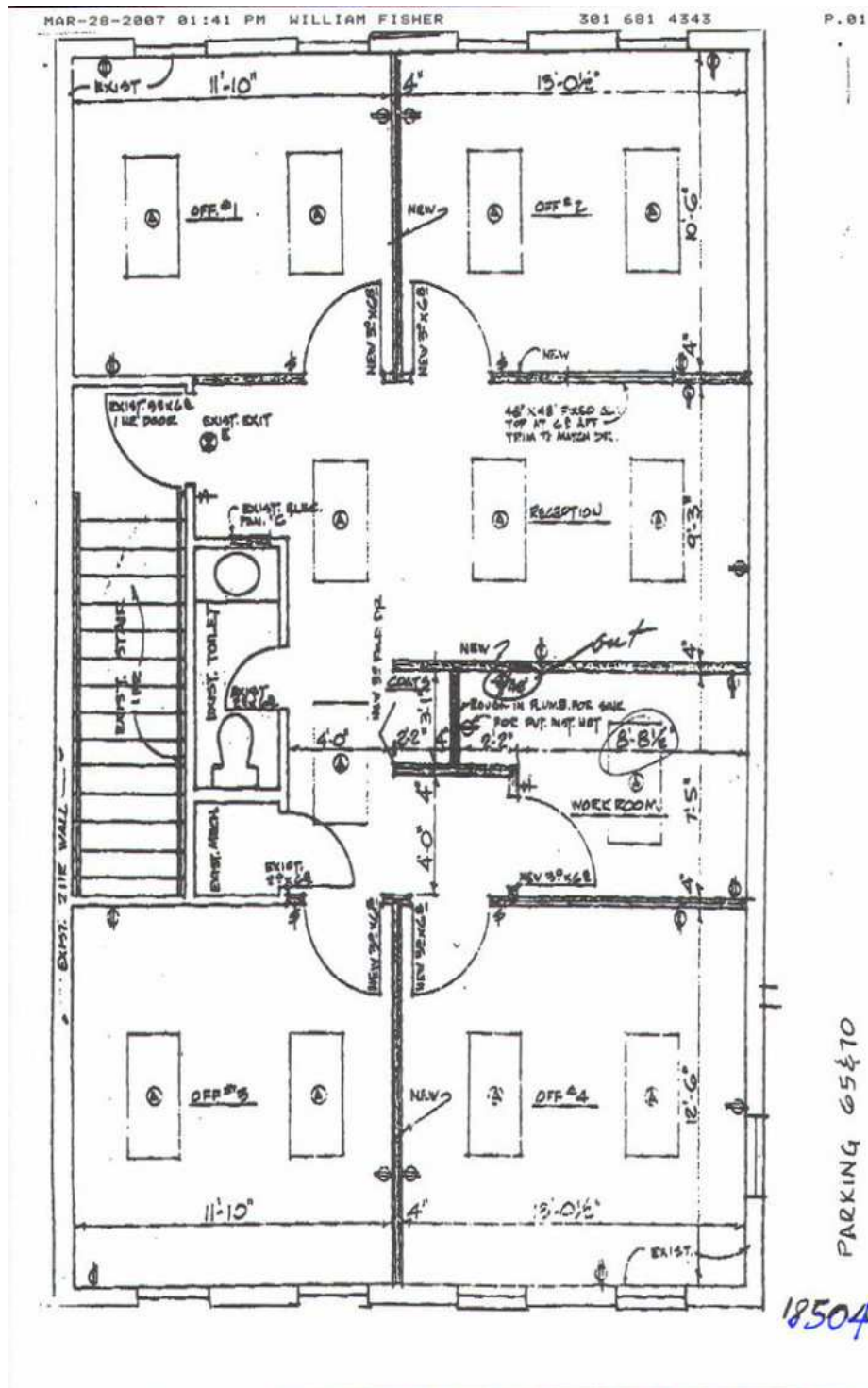
BEN MARKS
 C: 240-234-1161
 bmarks@capstarco.com

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.

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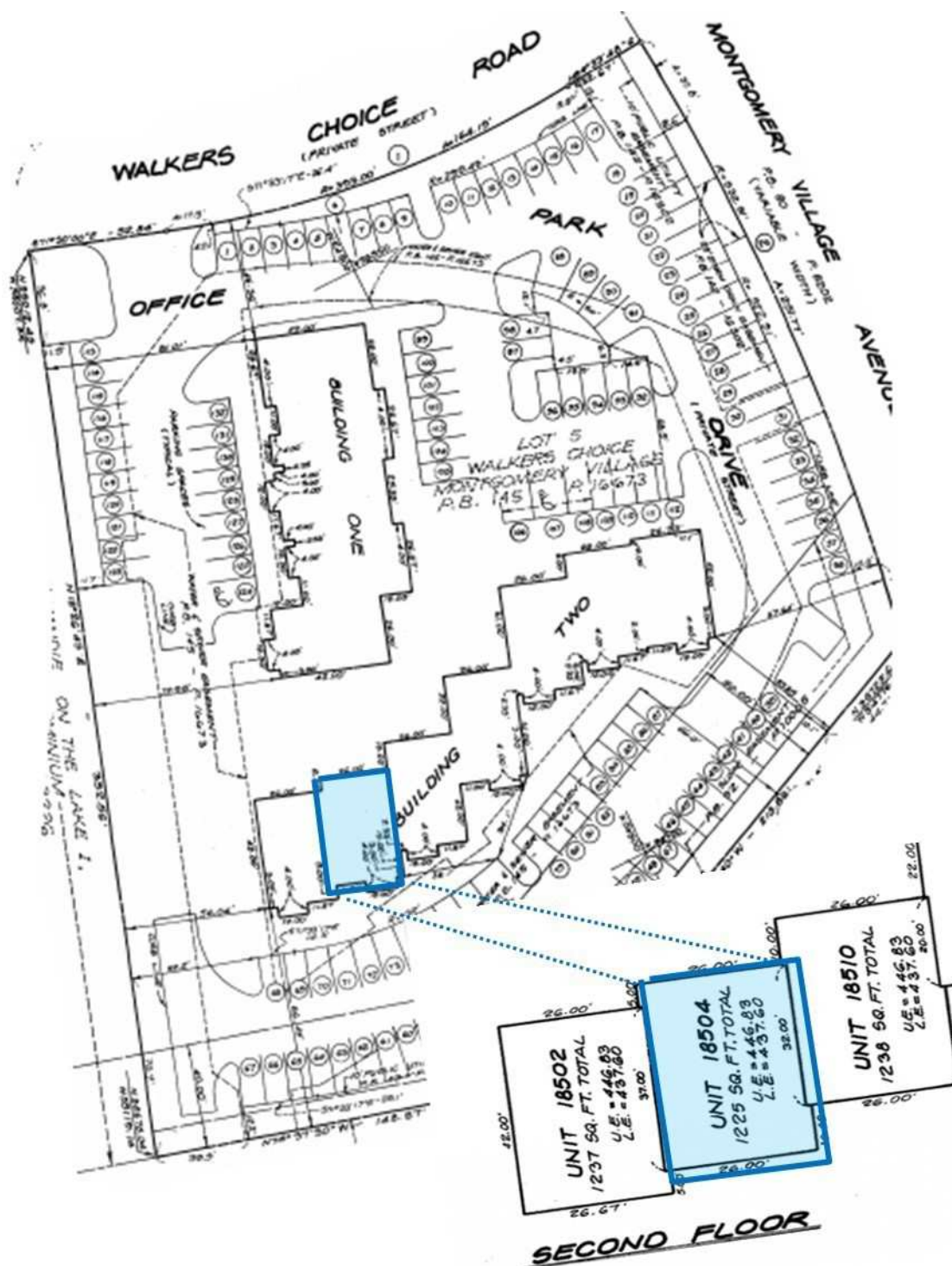
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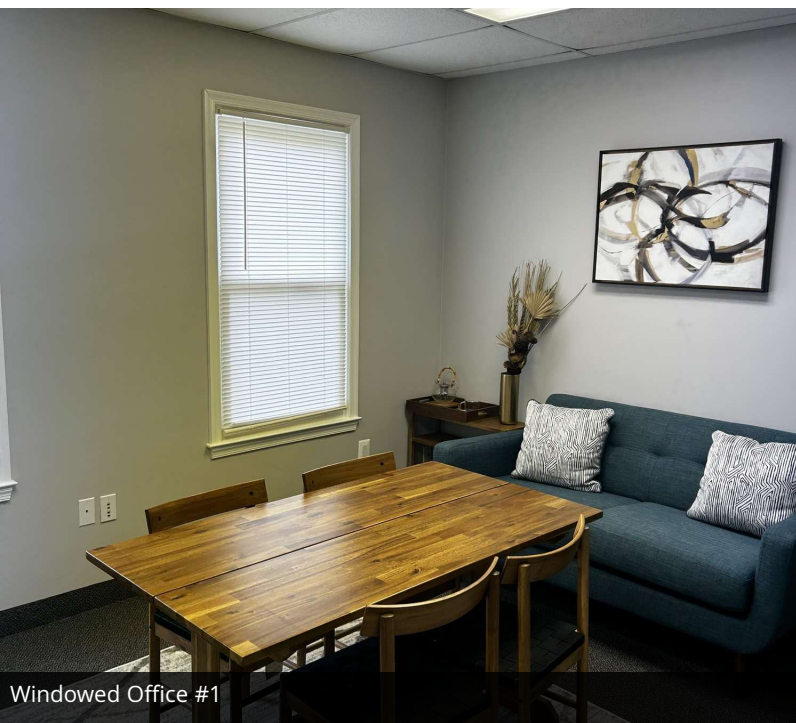
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Building - Front



Waiting Area/ Lobby



Windowed Office #1



Windowed Office #2

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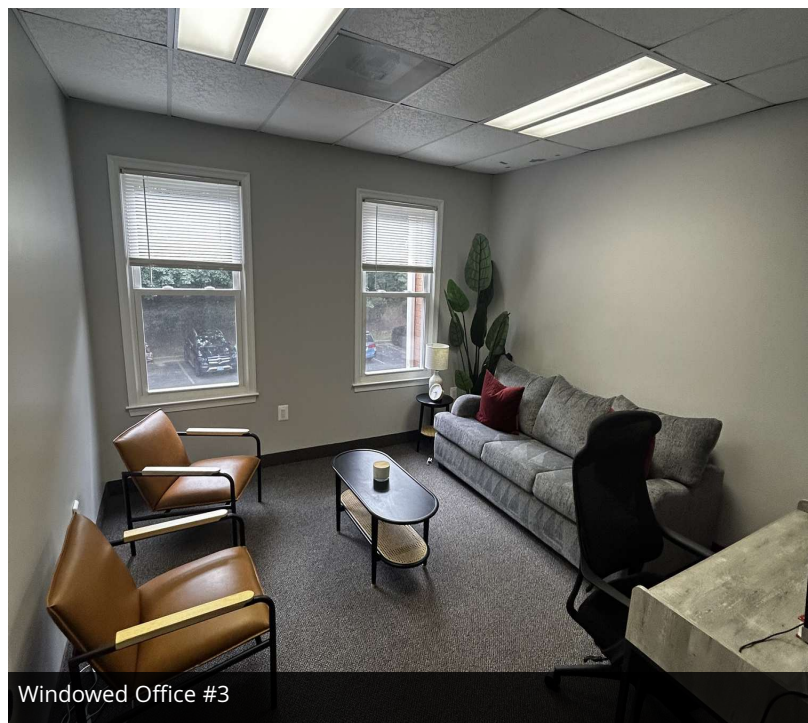
For Sale & For Lease - Choice Of 2 Office Suites At

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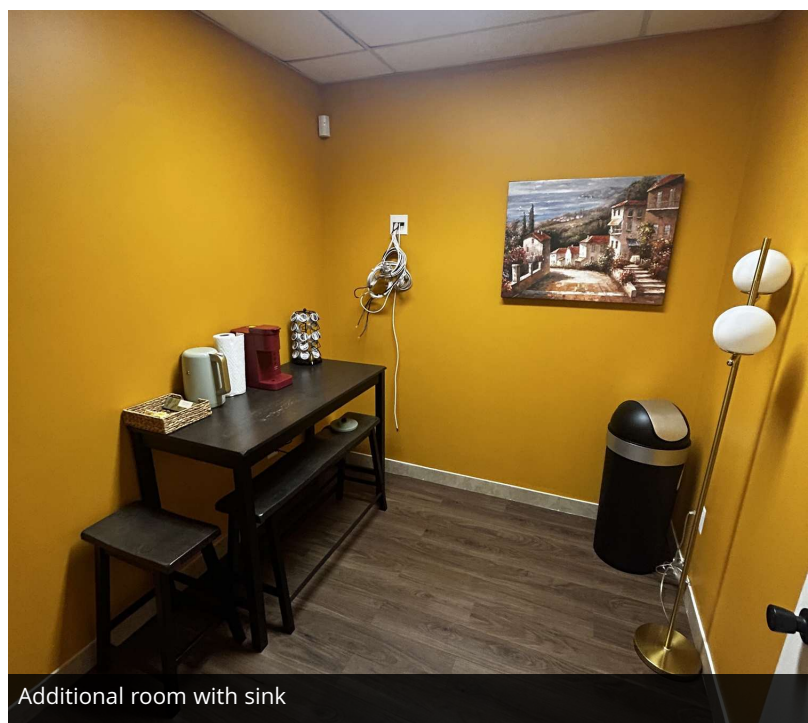
Bathroom



Windowed Office #3



Windowed Office #4



Additional room with sink

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Washington
Grove

Map
data
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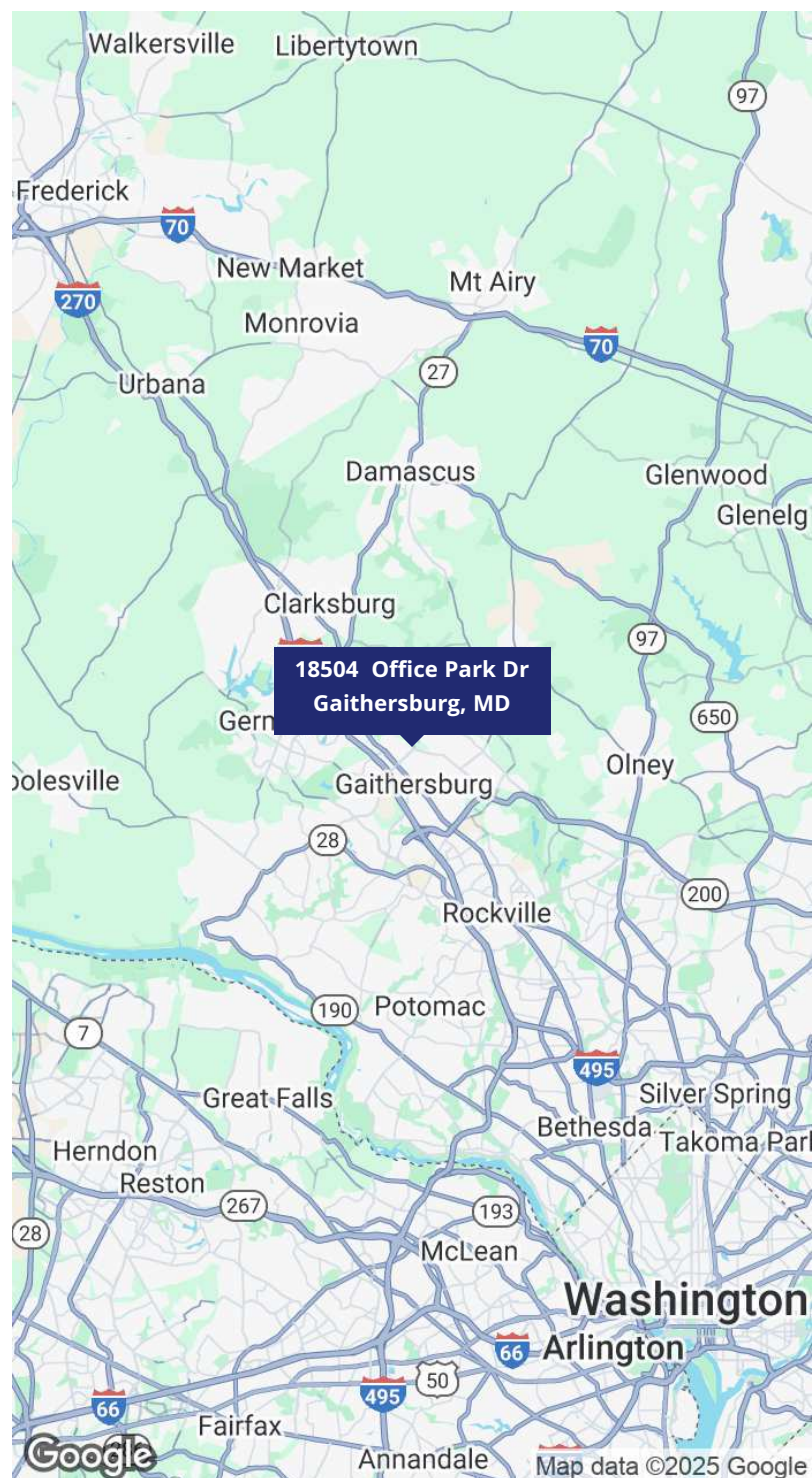
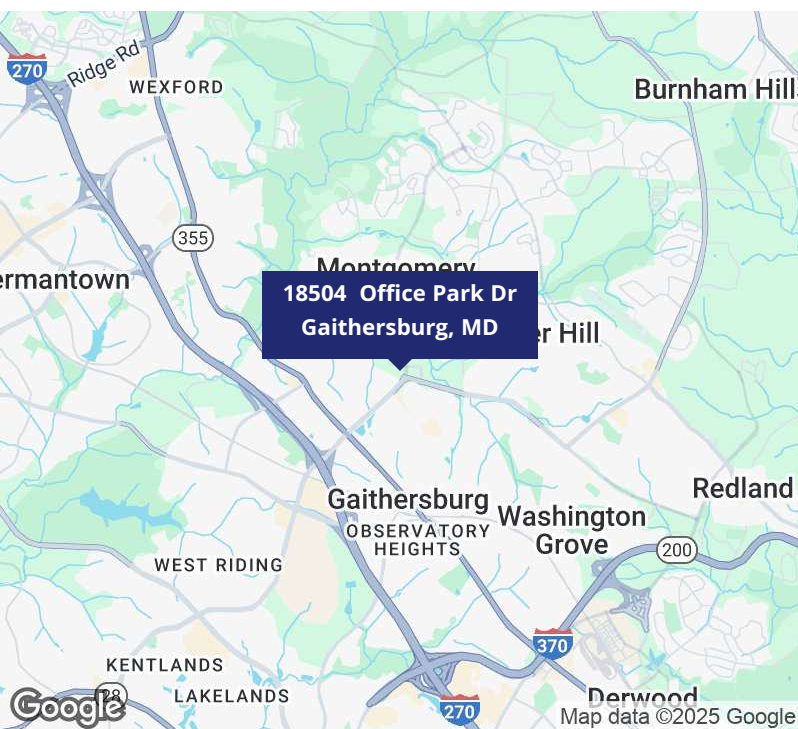
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LOCATION OVERVIEW

- Corner of Montgomery Village & Midcounty Highway (Rt. 124)
- Located in the heart of Montgomery Village.
- Walkable to restaurants, banks, post office, and many retails.
- 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)

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