

610 Professional Dr. Unit 280
Gaithersburg MD, 20879

CAPSTAR
COMMERCIAL REALTY



OFFICE CONDO FOR SALE

OFFERING SUMMARY

Price:	\$355,000
Size:	1,317 Square Footage
Condo fee:	\$860/month includes utilities
Year built:	2001
Unit Type:	Office Condo
Sale Type:	User occupied
Parking:	Free
Zoning:	MXD Gaithersburg

PROPERTY HIGHLIGHTS

- Locates on the 2nd floor
- The unit includes 1 reception area, 3 office rooms, 1 open office area, 1 meeting room, plus 1 large open meeting area
- The building boast large open hallways
- Beautiful lobby with mezzanine balcony overlooking the lobby from the 2nd floor
- The 2nd floor features professionals like medical oriented services and tech groups

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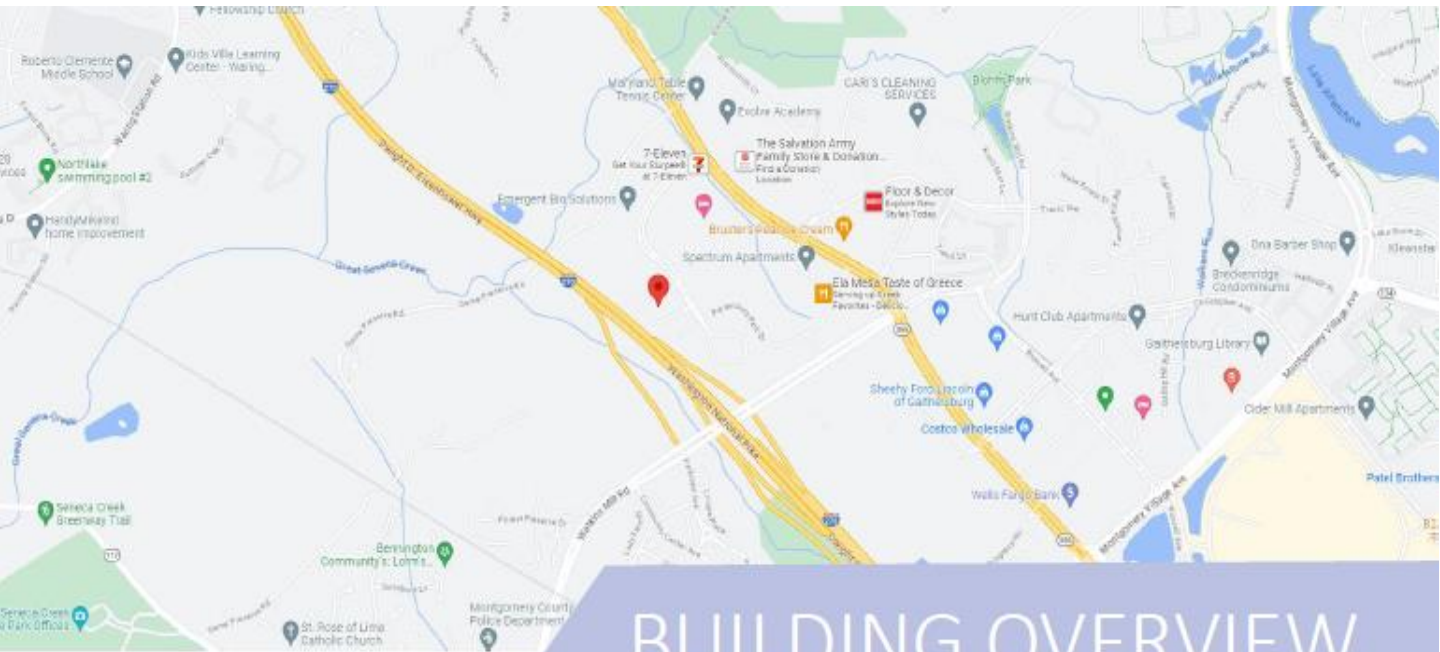
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BUILDING OVERVIEW

Convenient location between I-270 and Route 355. One-mile north of Route 124 interchange, Rt 117, Clopper Rd, Mid-county Hwy, Lakeforest Mall, Holiday Inn, Courtyard Marriott, Food Lion, Montgomery Village. Consists of perimeter offices with great window line, mixed office and open plan. There is an elegant two-story lobby with cathedral ceilings and 30' by 40' interior column spans. Building has I-270 visibility, accessed on Rt 355 from either Middlebrook Rd or from Montgomery Village Ave. Provides a campus setting surrounded by corporate neighbors such as Gillette, Mediumune, NIST, Lockheed Martin, and FDA among others.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	16,233	108,269	270,785
Households	6,310	39,805	90,242
Ag. HH Income	\$145,391	\$105,760	\$100,214
Day Time Population	16,500	150,000	189,000

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BUILDING PICTURES

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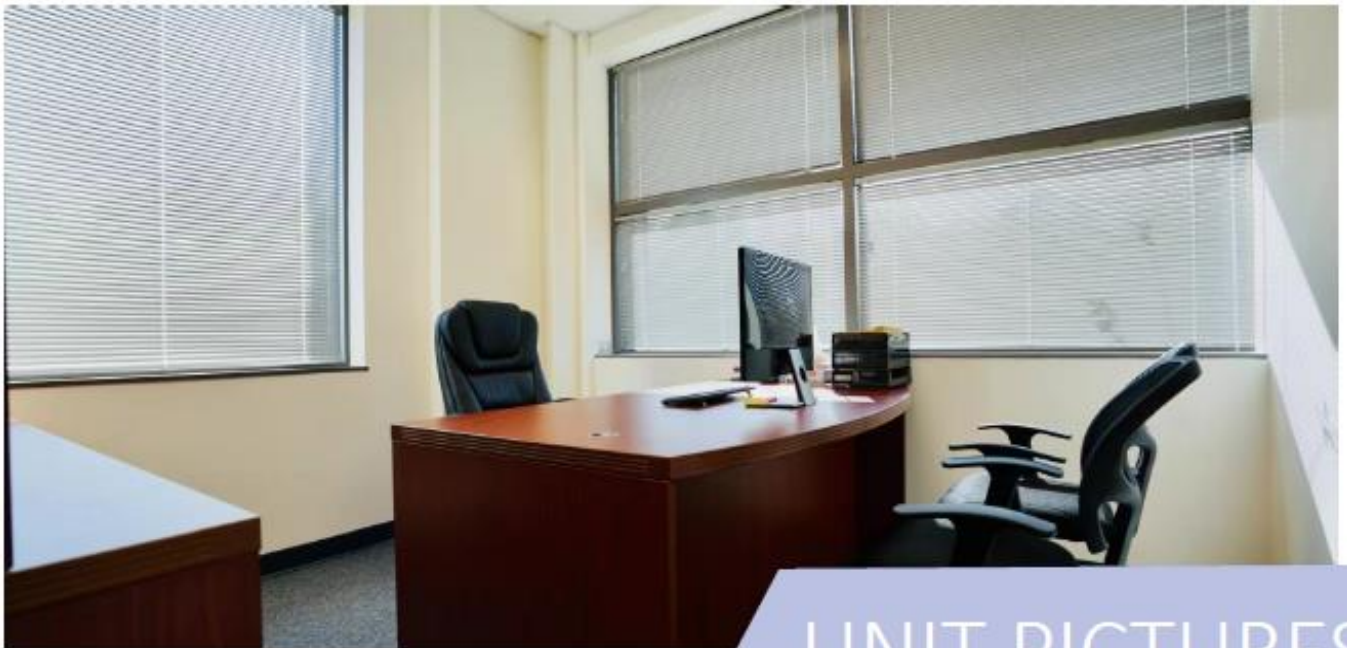
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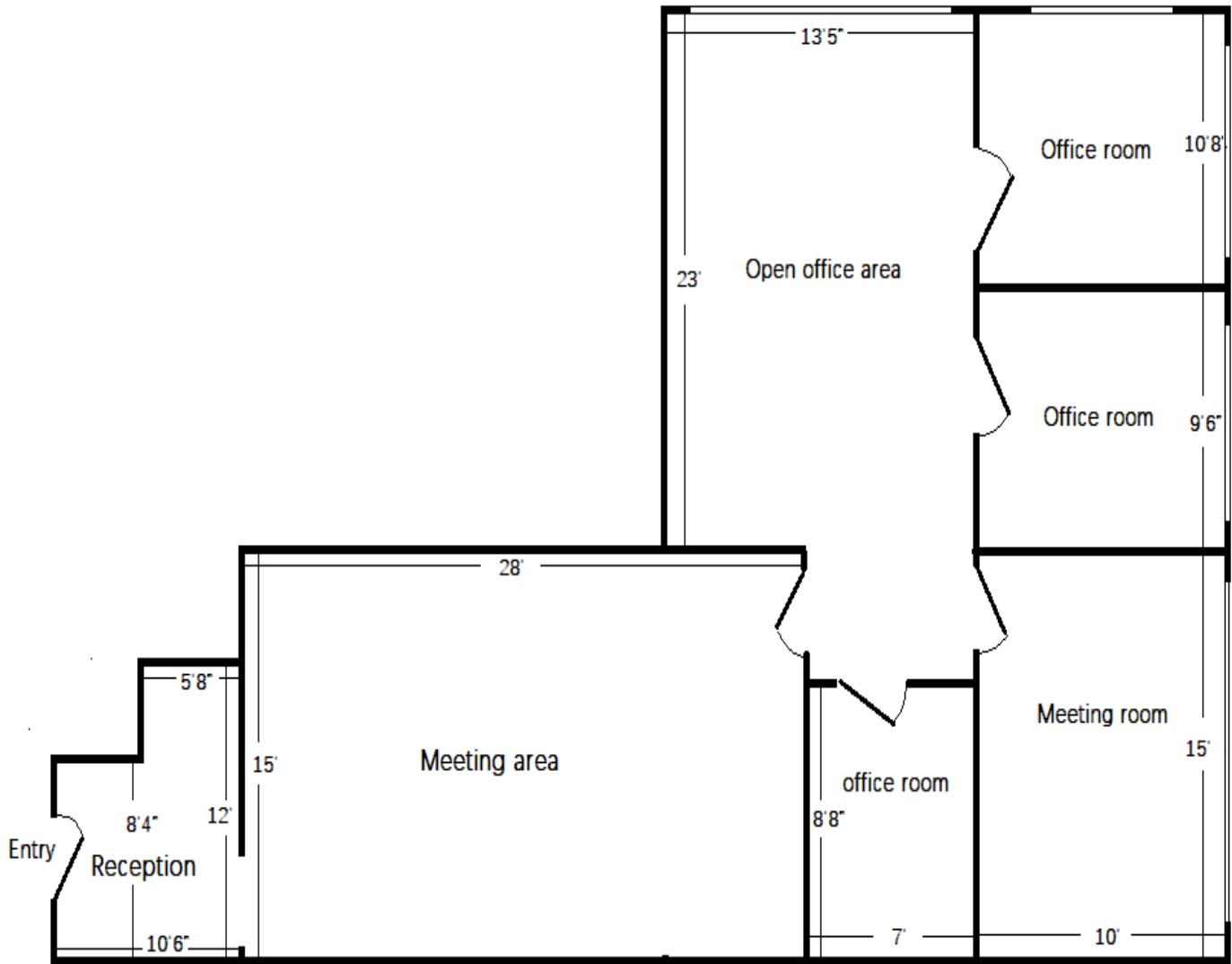
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FLOOR PLAN

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