

# HUBZone Office Space for Lease

## 702 RUSSELL AVENUE, GAITHERSBURG, MD

### LOCATION:

- 702 Russell Avenue, Gaithersburg, Maryland
- Conveniently located at the corner of Route 355 and Perry Parkway with easy access to I-270, I-495, I-370 and the ICC (Intercounty Connector)
- Directly across from shopping and restaurants
- Adjacent to Sport and Health Club

OFFICE SUITES FROM  
1,047 square feet  
AVAILABLE

### FEATURES:

- Recently renovated exterior and interior
- Free surface parking
- Managed by Guardian Management, Inc.

### RENTAL RATE:

- OFFICE: \$24.00 FS
- RETAIL: \$32.50 NN

### LEASE TERM:

- 3-10 years



### AVAILABLE SUITES:

SUITE	SIZE	CONTIGUOUS	AVAILABLE
105	1,531 SF	1,531 SF	Immediate
306	1,164 SF	4,337 SF	Immediate
307	2,126 SF	4,337 SF	Immediate
310	1,047 SF	4,337 SF	Immediate
420	1,654 SF	3,800 SF	Immediate
470	2,146 SF	3,800 SF	Immediate

Owned and managed by:

**GUARDIAN**  
REALTY INVESTORS

FIRST FLOOR CORNER SUITE

For more information, please call:  
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