

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



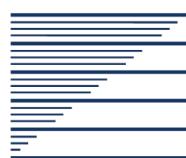
AVAILABLE SUITES:

Owned and managed by:

GUARDIAN
REALTY INVESTORS

<u>SUITE</u>	<u>SIZE</u>	<u>CONTIGUOUS</u>	<u>AVAILABLE</u>	
105	1,531 SF	1,531 SF	Immediate	FIRST FLOOR CORNER SUITE
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	

For more information, please call:
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