

15801 Crabbs Branch Way

Rockville, Maryland 20855



1,325 SF For Sale

Ideal for a growing company to own and operate from one unit and lease the second unit leaving room to expand or operate from both.

- Ample natural light
- Each unit has its own HVAC
- One restroom in each suite
- Motivated Seller
- Nicely located corner unit with easy access to Metro (<1 mile), I-270 and the ICC (both about 1 mile).
- 10 minutes from the amenities of Rockville, Gaithersburg and the King Farm.
- The property has a new roof
- Low condo fees at \$120/unit per month.

301-337-4700
www.scheerpartners.com



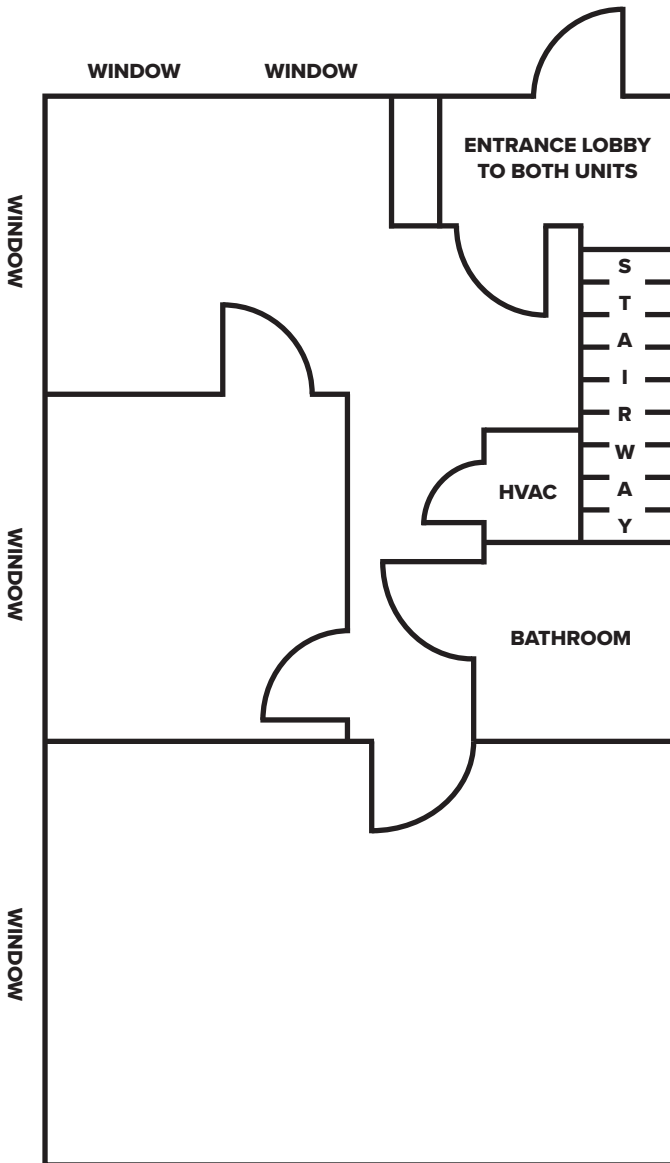
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Floor Plans

1st Floor

626 SF

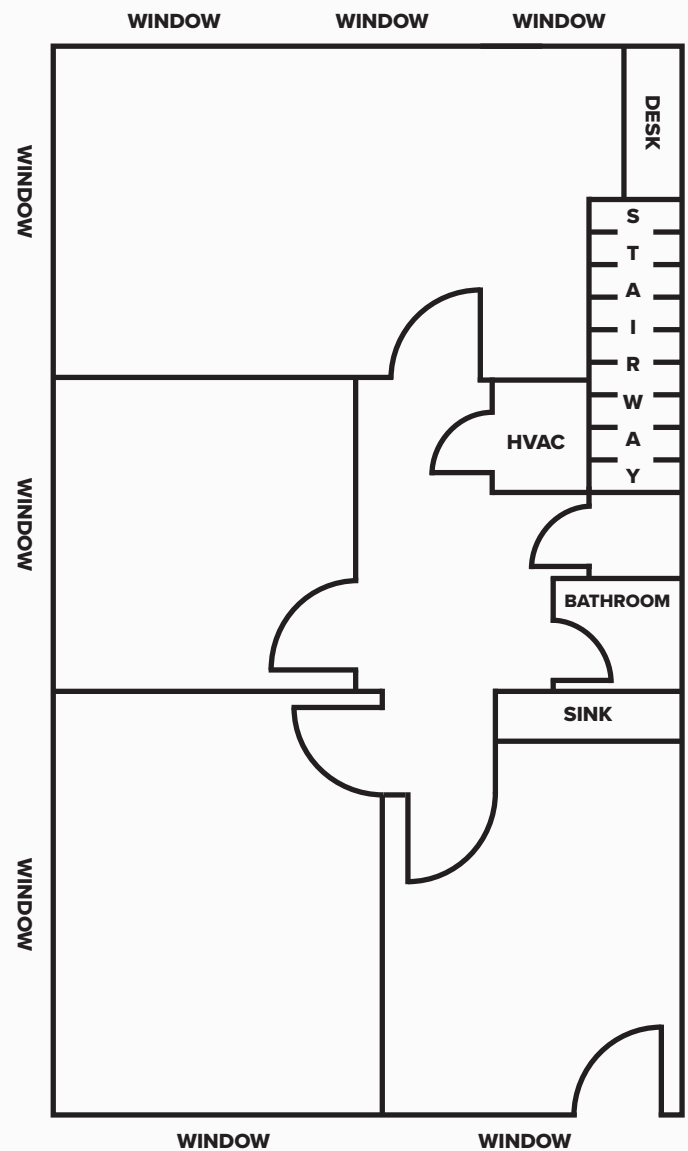
Unit 20-A



2nd Floor

699 SF

Unit 20-B



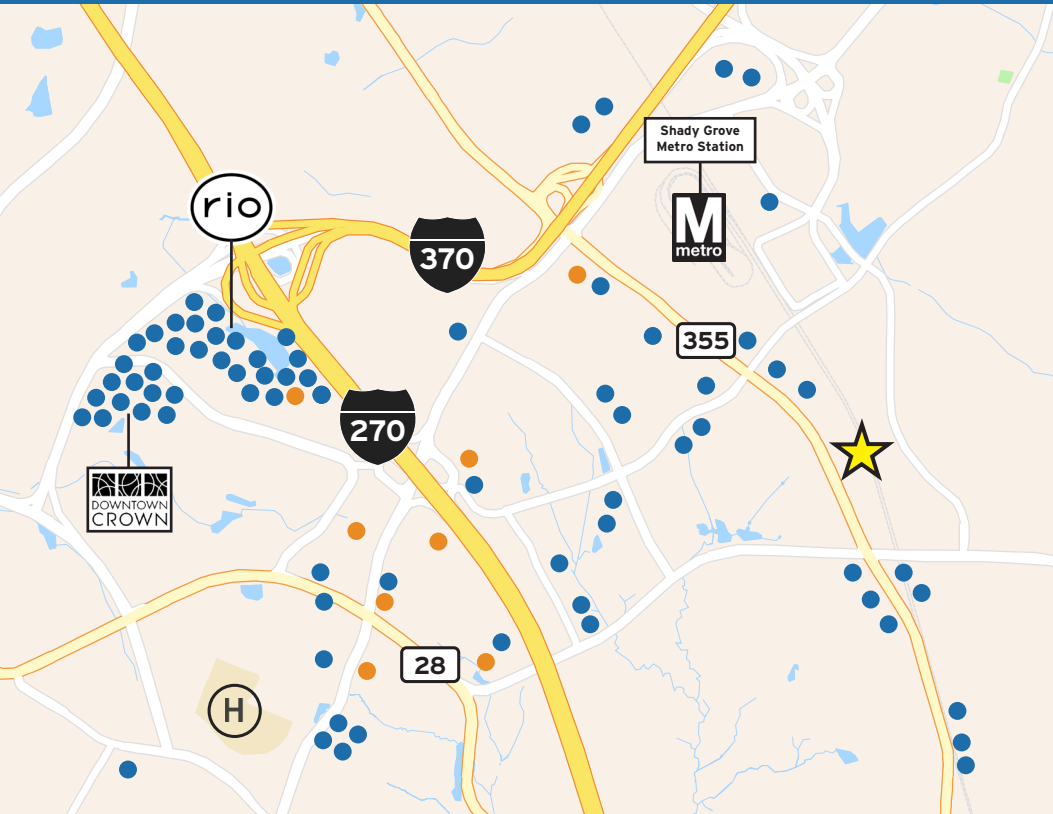


Franklin Park Office Condominium



Location Overview

15801 Crabbs Branch Way is conveniently located in Rockville with quick access to I-270, MD-355, and the Shady Grove Metro Station. The area is surrounded by dining, retail, and business services, making it a highly accessible and connected location for tenants and visitors.



Restaurants & Retail

- Coastal Flats
- Ted's Bulletin
- Sweetgreen
- Starbucks
- Harris Teeter
- Target
- Copper Canyon Grill
- Dick's Sporting Goods
- Dave & Buster's
- Ikea
- Uncle Julio's
- True Food Kitchen
- Yard House
- Silver Diner
- Mamma Lucia
- Panera Bread
- Rio Washingtonian Center
- Downtown Crown
- Cooper's Hawk
- Chick-fil-A
- One Life Fitness

Hotels

- Marriott Washingtonian
- Hilton Garden Inn
- Courtyard Rockville
- Residence Inn
- SpringHill Suites



For Sale Information, Please Contact:

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