



**COLDWELL
BANKER
COMMERCIAL**

COLDWELL BANKER
COMMERCIAL REALTY

QUINCE TREE EXECUTIVE CENTER 2 (SUITE 200)

FOR SALE: \$1,119,805 (Suite 200 - \$981,055, Suite 210 - \$138,750)
FOR LEASE: \$21 NNN - (Suite 200)

818 W Diamond Ave
Gaithersburg, MD 20878

AVAILABLE SPACE
6,053 SF



OFFICE

Leon B Robinson IV
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Ricardo Guice
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12505 Park Potomac Ave., Potomac, MD 20854
555.555.5555

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SALE

QUINCE TREE EXECUTIVE CENTER 2

818 W Diamond Ave, Gaithersburg, MD 20878



OFFERING SUMMARY

Sale Price:	\$981,805
Sale Available SF:	6,053 SF
Lease Price:	\$21 SF - NNN
Lease Available SF:	
Lot Size:	0.09 Acres
Year Built:	1987
Building Size:	36,083 SF (6,053 SF - Suite 200 & 210)
Zoning:	C2 (City of Gaithersburg)
Market:	Washington, DC
Submarket:	I-270 Corridor
Traffic Count:	40,389
Price / SF:	\$185.00

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PROPERTY OVERVIEW

Coldwell Banker Commercial is pleased to present 818 W Diamond Ave, Suite 200 for sale. The asset is priced at \$185 SF (Suite 200 - 5,303 SF)

Property highlights include: 80 KW Back Up Generator, CAT 5 Telecoms, CAT 6 Network, Large Bull Pin, Conference Rooms, Multiple Private Offices, Break Room & Server Room.

For more information please contact Faraz Cheema

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,095	54,072	111,684
Total Population	14,016	141,273	304,974
Average HH Income	\$70,616	\$92,796	\$105,638



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LOCATION DESCRIPTION

Walk Score: Somewhat Walkable (57)

Transit Score: Some Transit (49)

Parking 140 free Surface Spaces are available

Ratio of 3.50/1,000 SF

Commuter Rail:

Metropolitan Grove Commuter Rail: 5 min (Drive Time) 1.2 mi

Gaithersburg Commuter Rail: 5 min (Drive Time) 1.7 mi

Traffic Count:

I-270 & W Diamond Ave SE: 173,901 VPD

I-270 & State Hwy 124 NW: 162,952 VPD

Clopper Rd & Bureau Dr NW: 40,389 VPD

Clopper Rd & I-270 E: 13,354 VPD

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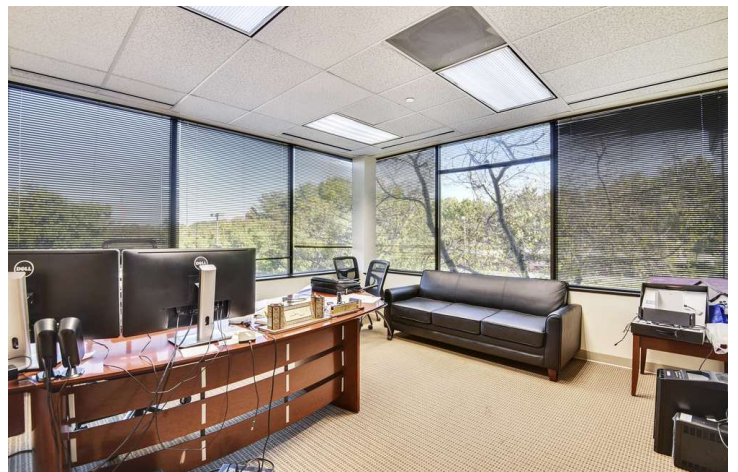
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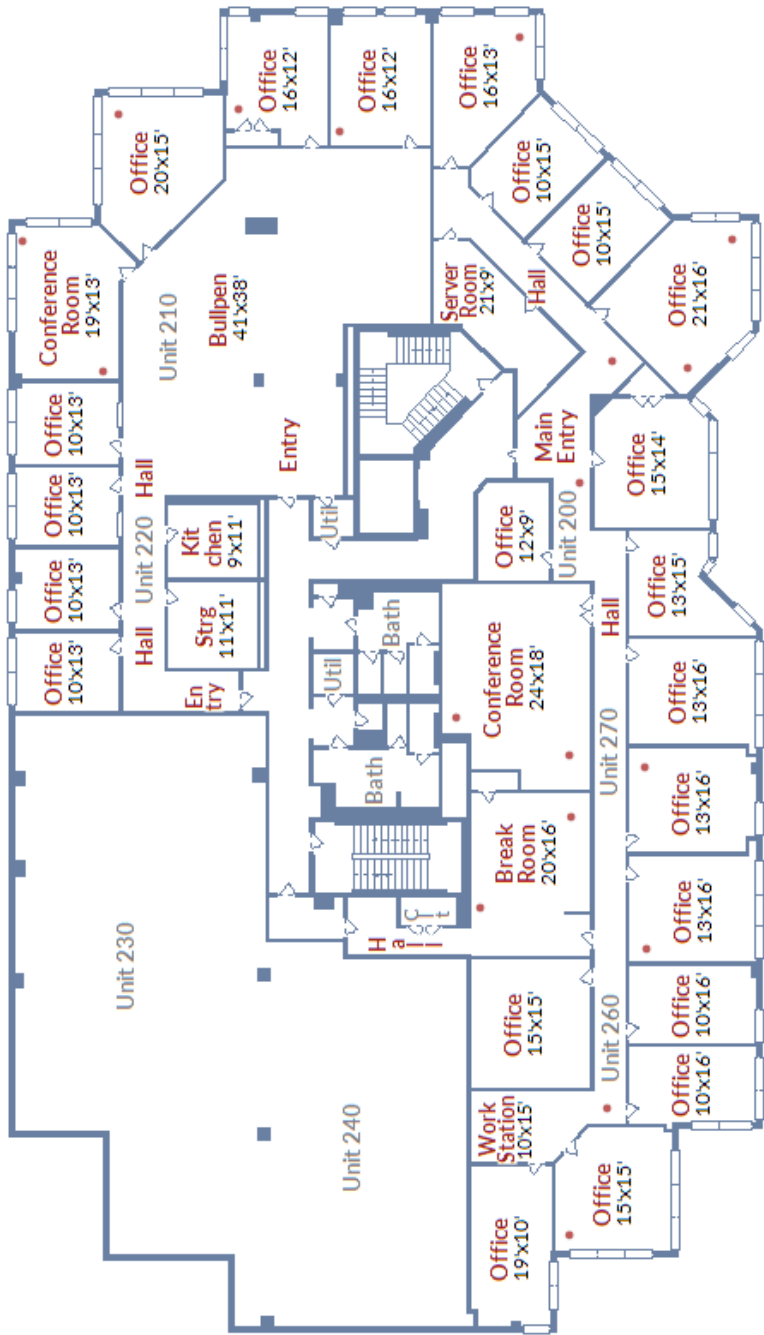
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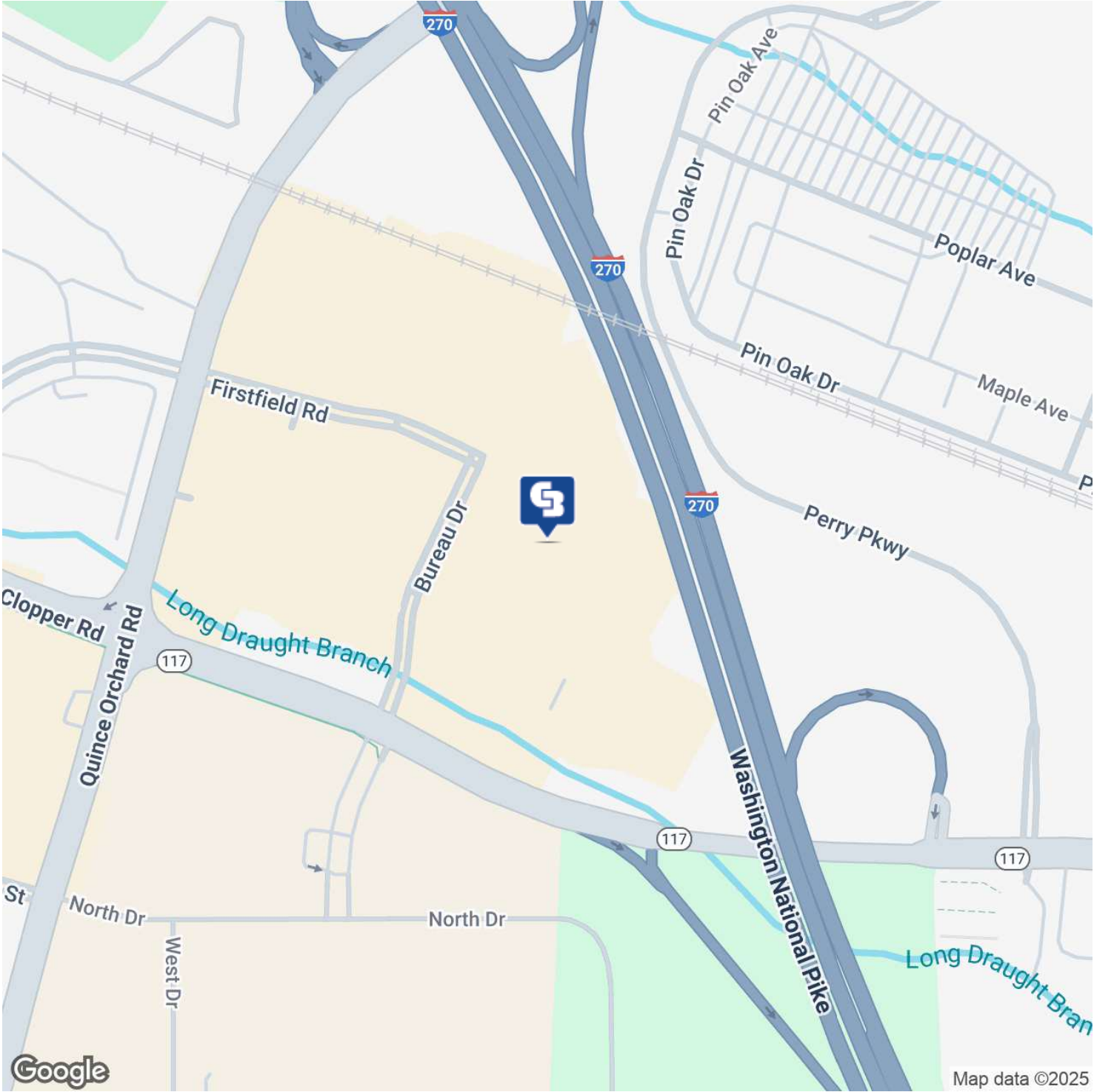
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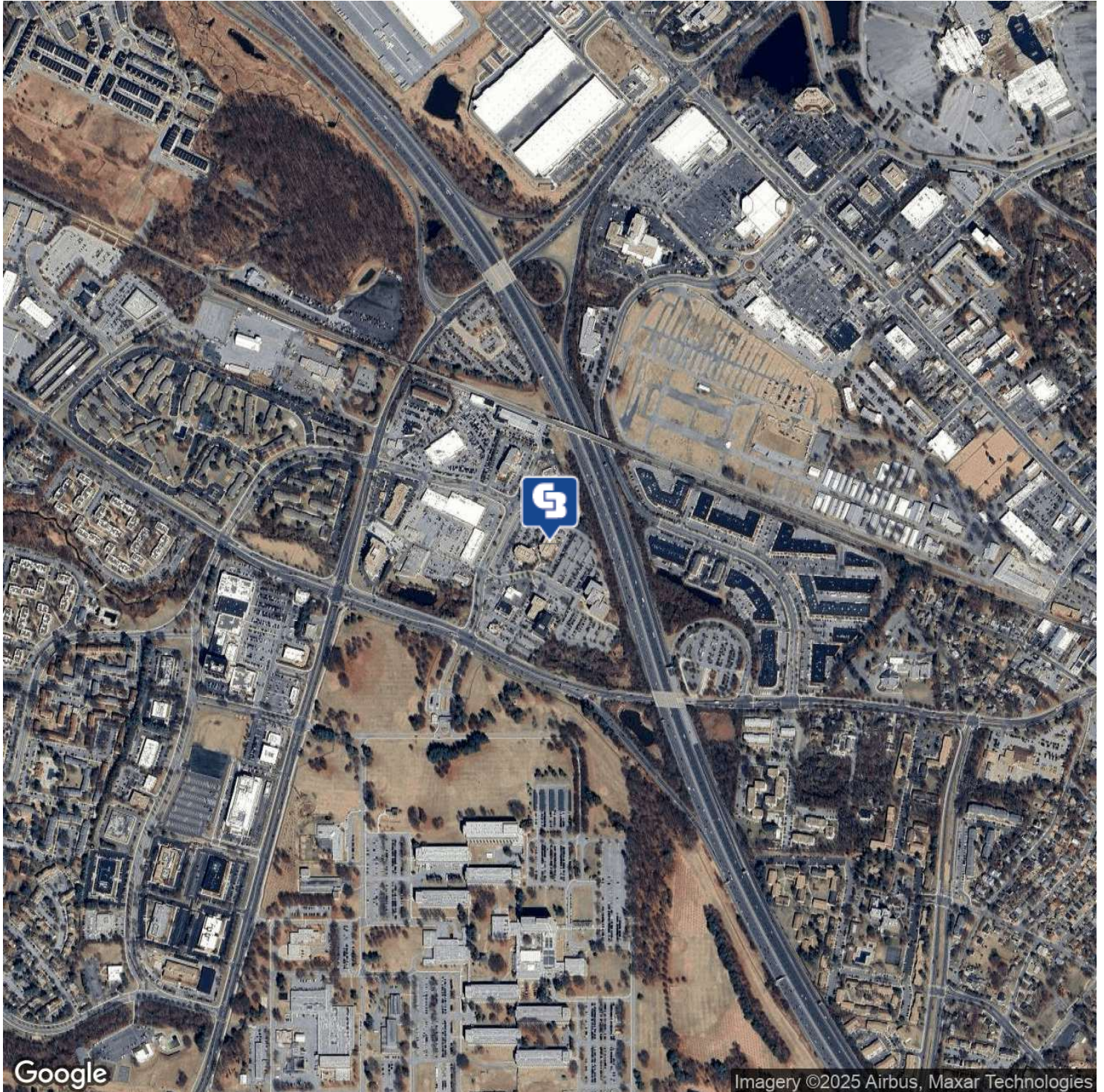
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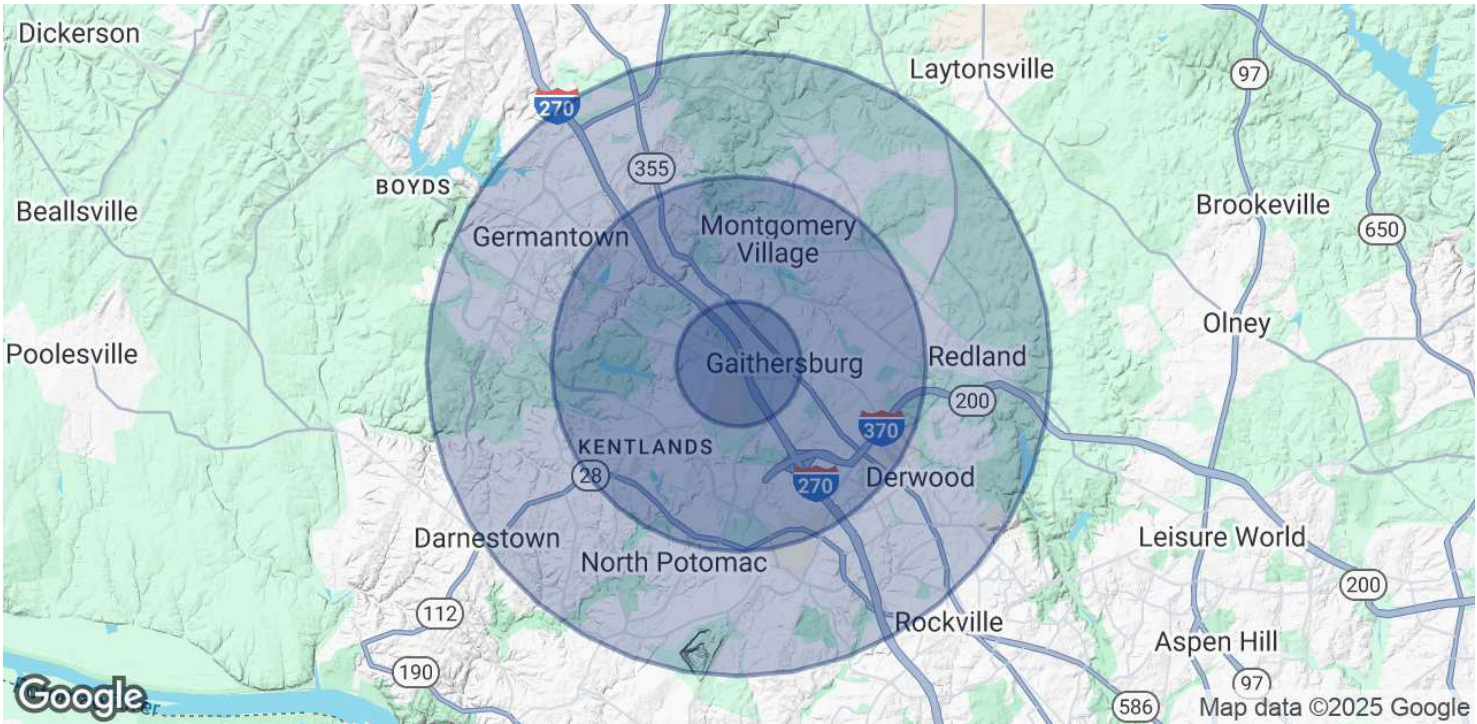
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,016	141,273	304,974
Average age	39.0	35.9	36.1
Average age (Male)	35.3	34.2	34.9
Average age (Female)	39.8	36.8	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,095	54,072	111,684
# of persons per HH	2.3	2.6	2.7
Average HH income	\$70,616	\$92,796	\$105,638
Average house value	\$389,106	\$367,942	\$431,237

* Demographic data derived from 2020 ACS - US Census

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