



For Sublease

# 203 Perry Parkway

Avenel Business Park  
Gaithersburg, MD 20877

Available:

**6,231 SF**

## Property Features

- 6,231 sf Office/Flex Space
- Drive-in Loading
- Plug and Play
- End Cap Space
- Abundant Window-line
- 3.5/1,000 sf Parking ratio (40 Surface spaces)
- Right off exit 10 with easy access to I-270

## Contact us:

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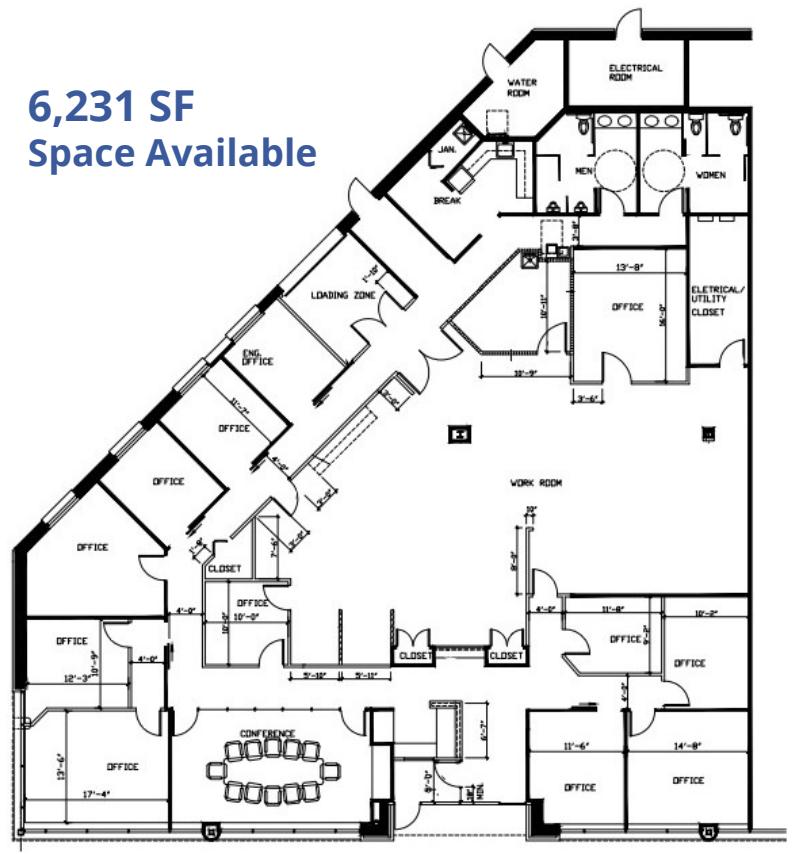
# Floor Plan

## HIGHLIGHTS

### Space includes:

- » 8 Windowed Offices
- » Multi-Purpose Work Room
- » Large Conference Room
- » Fully Furnished

**6,231 SF  
Space Available**



# Space Photos



Executive Office



Lobby



Multi-Purpose Work Room



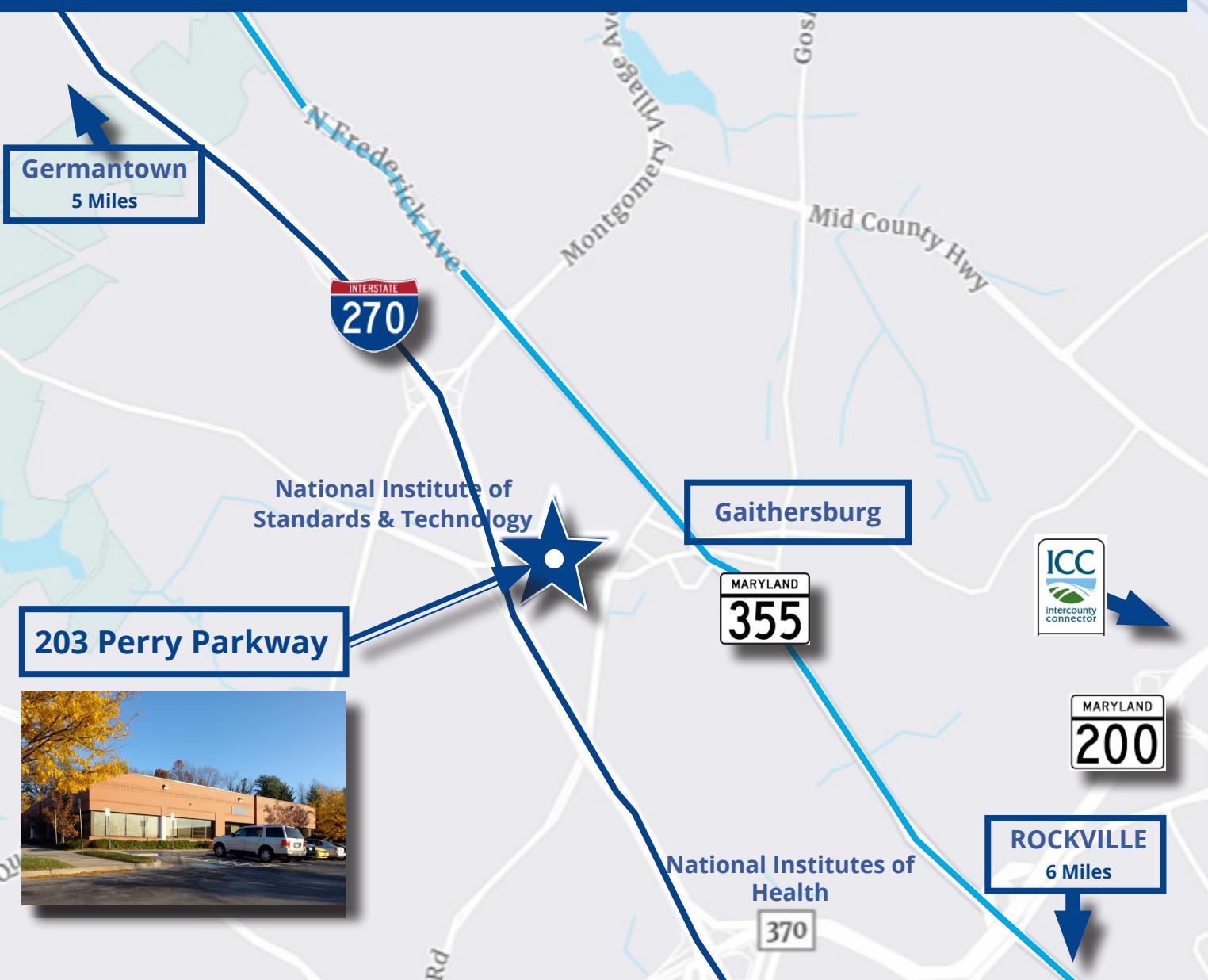
Conference Room



Office

# Location

The Avenel Business Park is centrally positioned along the I-270 corridor, offering immediate access to Routes 124 & 355, the Capital Beltway, and convenient connections to the Shady Grove Metro, commuter rail, and three major airports. Situated in the heart of Gaithersburg's thriving biotech, telecom, and R&D hub, the park also benefits from an abundance of nearby amenities - from dining, shopping, and lodging, to fitness and recreation, making it an ideal choice for businesses seeking a flexible, connected, and vibrant environment.



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