

Move-in Ready, Fully Furnished

Colliers

For Sublease

203 Perry Parkway

Avenel Business Park

Gaithersburg, MD 20877

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

Available:

6,231 SF

Contact us:

Melissa Parrish

Associate Vice President
+1 410 319 2412
melissa.parrish@colliers.com

Jason Sullivan, SIOR

Executive Vice President
+1 410 319 2409
jason.sullivan@colliers.com

Colliers

7001 Columbia Gateway
Suite 220
Columbia, MD 21406
P: +1 410 319 2411

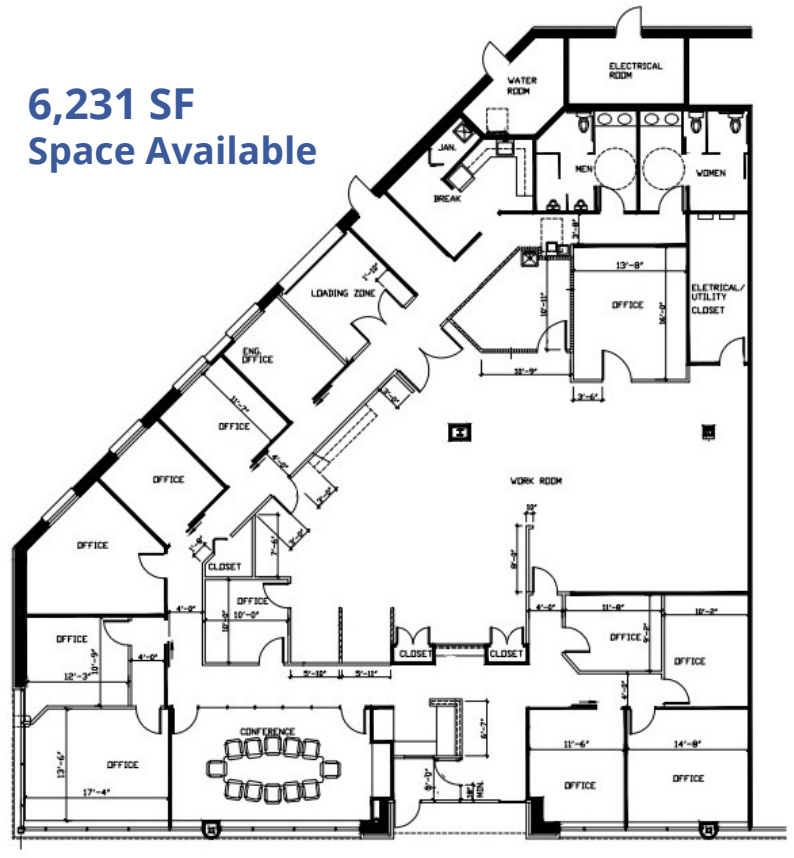
Floor Plan

HIGHLIGHTS

Space includes:

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

6,231 SF
Space Available



Colliers

Space Photos



Executive Office



Lobby



Multi-Purpose Work Room



Conference Room



Office

Location

Colliers

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.



203 Perry Parkway



Contact us:

Melissa Parrish

Associate Vice President
+1 410 319 2412
melissa.parrish@colliers.com

Jason Sullivan, SIOR

Executive Vice President
+1 410 319 2409
jason.sullivan@colliers.com

Colliers International

7001 Columbia Gateway Drive
Suite 220
Columbia, MD 21046
P: +1 410 319 2411