

650 Hungerford Drive

Rockville, MD 20850

Office for Lease

CapStar
Commercial Realty



438 N Frederick Ave # 450 Gaithersburg, MD



Property Highlights

- Rare low core factor office space on Rt 355
- Busy retail corridor with 53,000 vehicles passing per day
- At N Washington St and Hungerford Dr/Rt 355
- Next to Great Wall Supermarket; Across from Giant's
- Affluent demographics with approx. 100,000 residents and \$120,000 medium household income within a 3-mile radius.

Suite	Size	Available	Asking Rent
Ste 201	4,660 RSF	Vacant	\$8,500/Mo, Net of Utilities



Presented By:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced and are not necessarily to scale. All information should be verified prior to purchase or lease.

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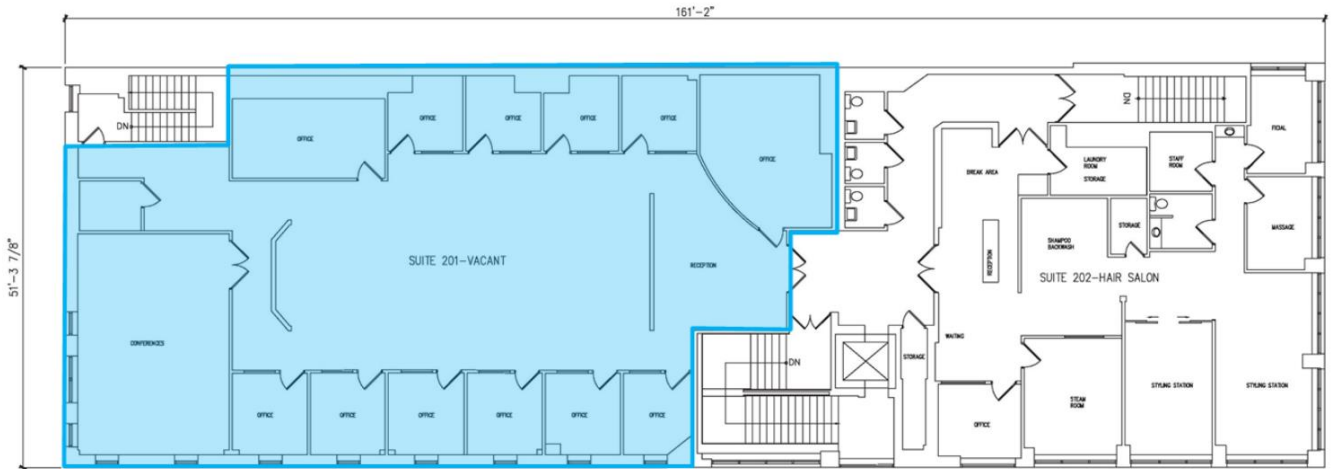
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2 EXISTING SECOND FLOOR PLAN
3/18/12

Office Availability

- Suite 201: 4,660 RSF, asking \$8,500/Month.
- Tenant is responsible for Utilities.
- ADA accessible.
- Elevator to the 2nd Floor.
- Extensive window line.
- Front and Rear entrance/exit.
- Rare office building with low core factor.
- Signage available on a monument sign.



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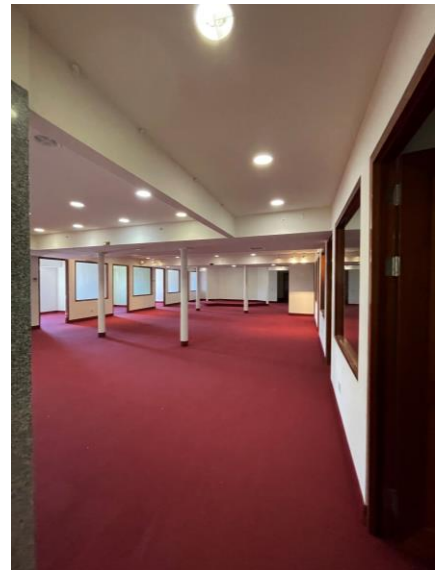
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2nd Floor Office - Ste 201



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