

438

NORTH FREDERICK AVENUE

GAITHERSBURG, MD



LEASED & VACANT SUITES AVAILABLE FOR SALE

A Class A opportunity with leased and vacant suites available for investment or occupancy at \$200/SF. The building features modern common areas, shared conference rooms and kitchens, a fitness facility, fiber connectivity, and strong accessibility with a 3.40/1,000 SF parking ratio and a bus stop directly in front.

301-337-4700
www.scheerpartners.com

 **Scheer Partners**
A Reputation for Results

CONDOS FOR SALE

BUILDING FEATURES

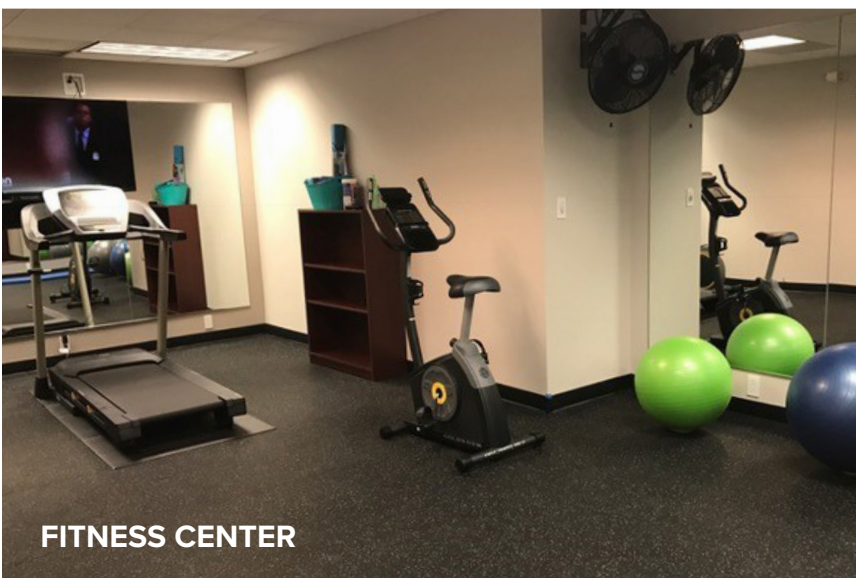
- Leased and vacant suites available for investment or occupancy
- \$200.00 per square foot
- Three shared conference rooms and kitchens
- Shared fitness area
- Class A lobby and common areas
- Fiber Lit building
- 3.40/1,000 SF Parking Ratio
- Bus stop directly in front of the building
- State of the art fire, life safety, and alarm systems



CONFERENCE ROOM



ENTRANCE LOBBY



FITNESS CENTER



SHARED KITCHEN

2ND FLOOR

3,936 SF - 6,180 SF

\$200.00 PSF

LEASED

SUITE 240

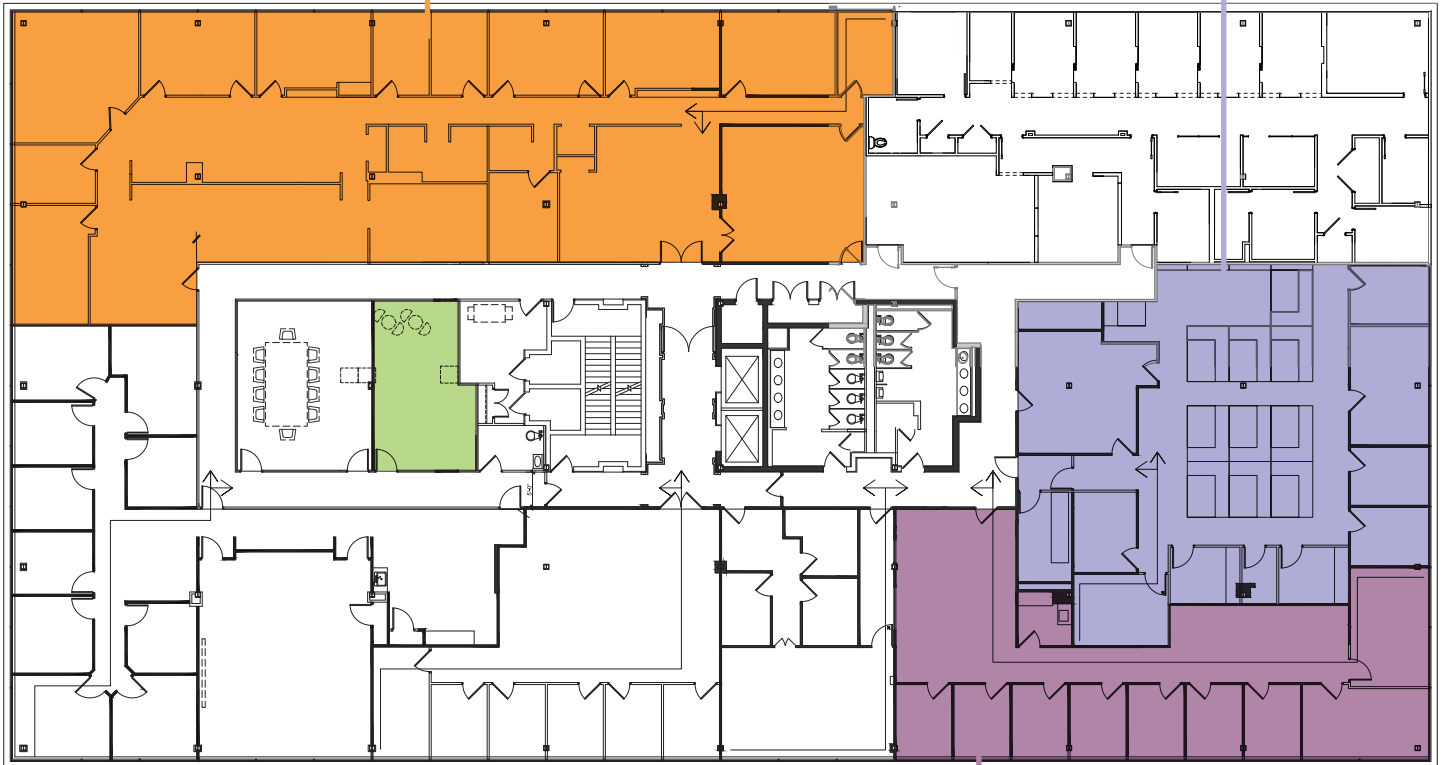
6,180 SF

Leased through June '29

VACANT

SUITE 202

3,936 SF



● Leased / investment Opportunity

● Fitness Center

● Vacant

VACANT

SUITE 205

1,939 SF

**SUITE 202 & SUITE 205
CAN BE COMBINED
FOR 5,875 SF**

FUTURE MIXED-USE DISTRICT



GAITHERSBURG SQUARE SHOPPING CENTER



Direct access onto Frederick Avenue (Route 355)

3 minutes from Gaithersburg Commuter Rail

38 minutes from Dulles International Airport

438 N FREDERICK AVE

355

N. FREDERICK AVE



117

W DIAMOND AVE



OWN YOUR OFFICE. ELEVATE YOUR BUSINESS.

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