

PROFESSIONAL OFFICE SPACE FOR LEASE

STREETFRONT RETAIL EXPOSURE

302 EAST DIAMOND AVENUE
Gaithersburg, MD 20877

Landmark Property located at Olde Towne
Gaithersburg's "Main and Main"



AVAILABLE SPACE

302 East Diamond Avenue
Approximately 1,877 square feet - 1st Floor
Potential User/Investor Opportunity
\$24.00 PSF + utilities and cleaning

- Excellent retail exposure on East Diamond Avenue
- Newly built-out for law firm in 2025
- Adjacent to multiple public parking lots
- Directly across from MARC Train, City Hall, and Gaithersburg Community Museum
- **Ideal space for Law Practices, CPAs, Insurance/Financial Services firms**



INVESTMENT OPPORTUNITY

This property is part of the 300-304
East Diamond Avenue Sale Offering,
comprised of 3 tenant spaces
totaling 6,848 square feet.



451 HUNGERFORD DRIVE, SUITE 700, ROCKVILLE, MD 20850
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GREG KLEIN

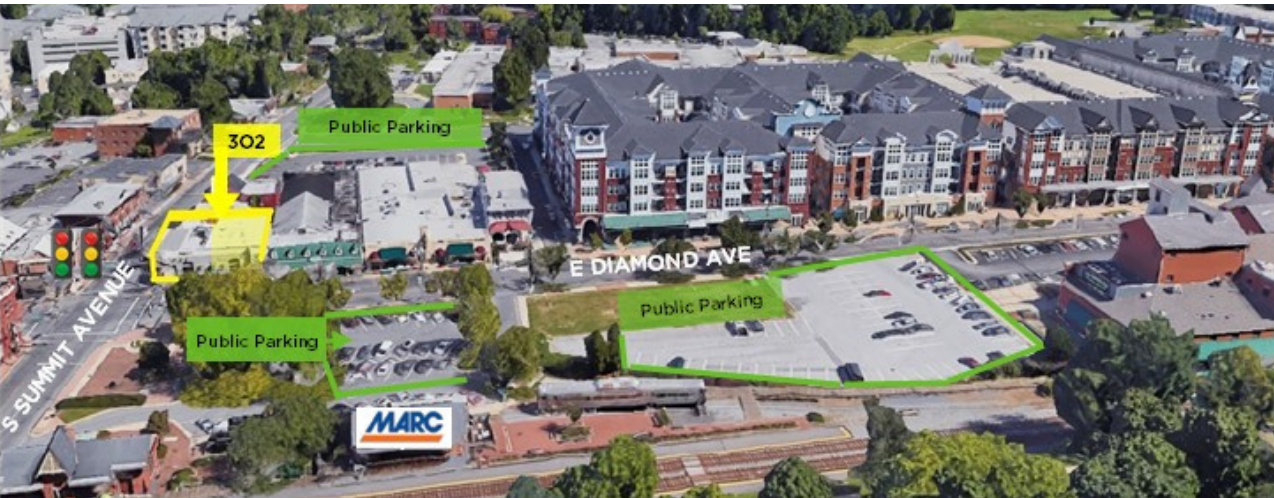
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GAITHERSBURG MARC TRAIN STATION

Located directly across the street from 302 E. Diamond



GAITHERSBURG COMMUNITY MUSEUM

Located directly across the street from 302 E. Diamond



CITY HALL

Approximately one block from 302 E. Diamond

2025 DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
AVG HH Income	\$104,353	\$131,097	\$143,353
Median Age	38.2	39.3	40.3
Households	9,990	57,548	106,541
Population	27,166	156,405	288,290

Source: Costar



Montgomery County is Maryland's most populous jurisdiction and one of its most affluent. The County's private sector industries generate \$85.1 billion in economic output, while Federal facilities include NIH, NIST and the FDA.