

FOR LEASE

Montgomery County, MD

OBSERVATION TECHNOLOGY CENTRE

20400 - 20410 OBSERVATION DRIVE | GERMANTOWN, MARYLAND 20876

AVAILABLE: 20400

Suite 106-110: 3,274 sf - 10,810 sf
Suite 202: 1,995 sf
Suite 206: 6,902 sf

AVAILABLE: 20410

Suite 105: 1,942 sf
Suite 107: 2,389 sf
Suite 201: 2,348 sf
Suite 203: 2,950 sf
Suite 205: 2,706 sf

PROJECT SIZE

138,108 sf

RENTAL RATE

~~\$26.50~~ **\$25.50 full service (net of medical janitorial)**

HIGHLIGHTS

- ▶ Local entrepreneurial ownership
- ▶ Close proximity to Holy Cross Hospital
- ▶ Located at a signalized intersection of Rt 118 and I-270
- ▶ Healthy Tenant Improvement packages offered



STREET VIEW



Adam Nachlas | Senior Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-872-0400 • 10500 Little Patuxent Pkwy, Suite 460 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

Dave Sciamarelli | Vice President

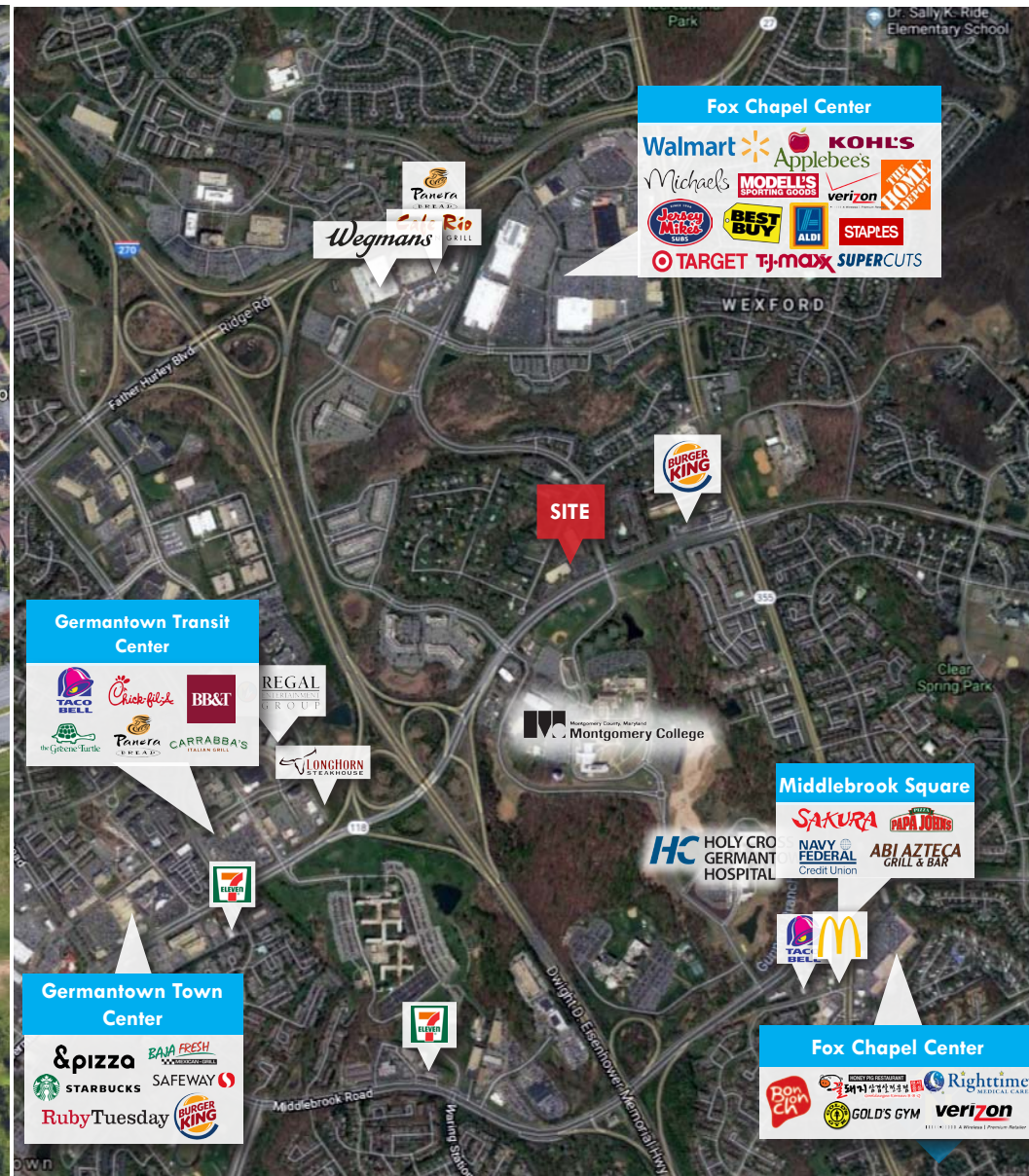
☎ 973.713.1846 ✉ dsciamarelli@mackenziecommercial.com

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BIRDSEYE / TRADE AREA

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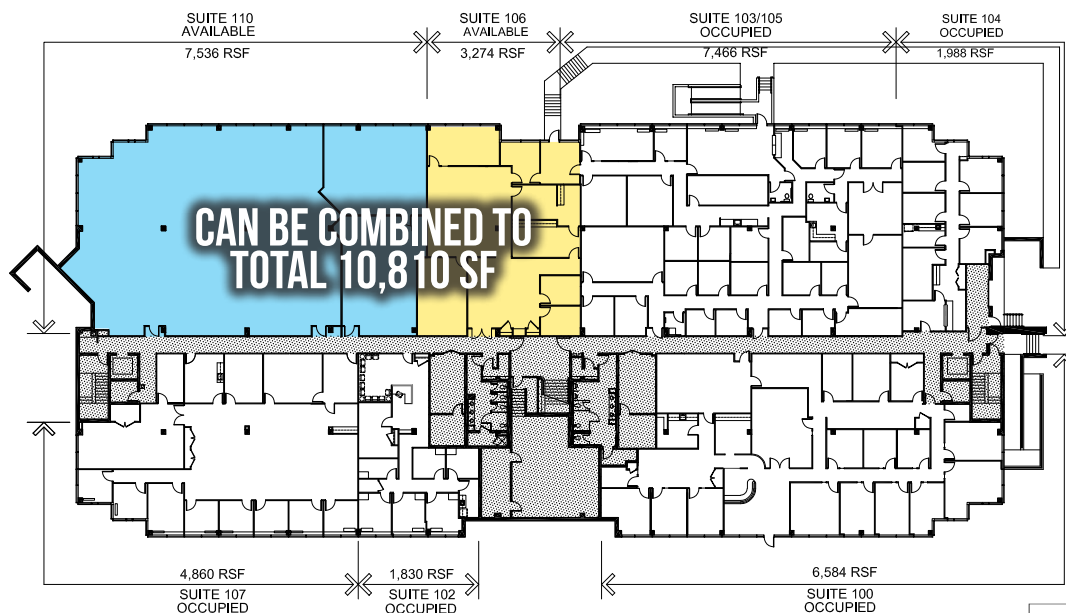


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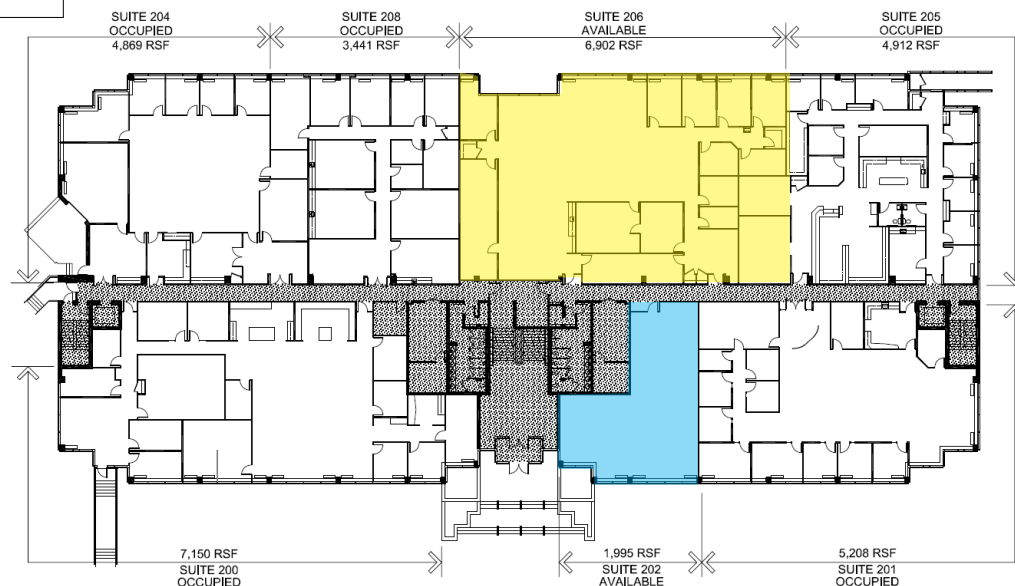
BUILDING 20400

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FIRST FLOOR

SECOND FLOOR

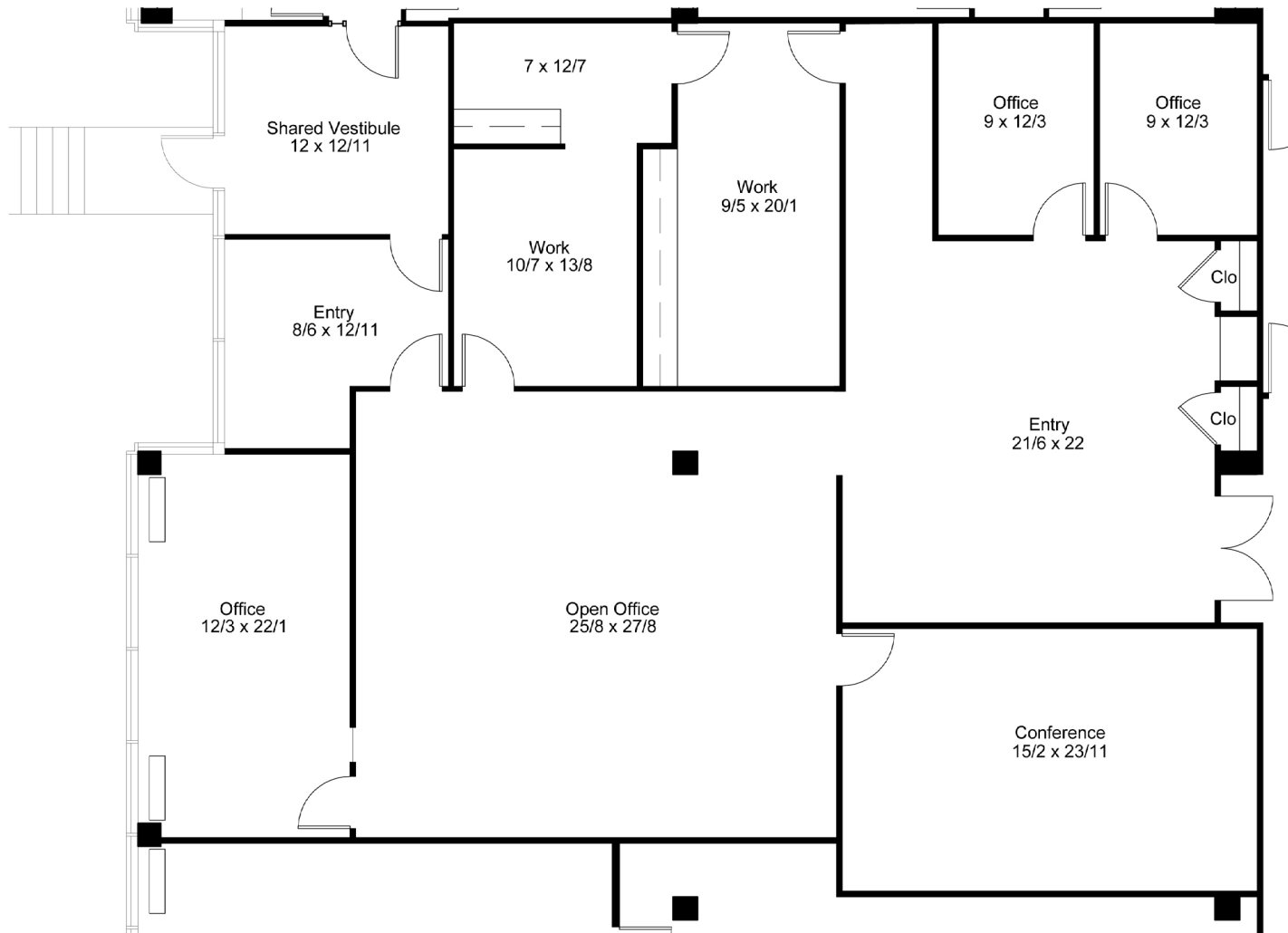


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20400: SUITE 106

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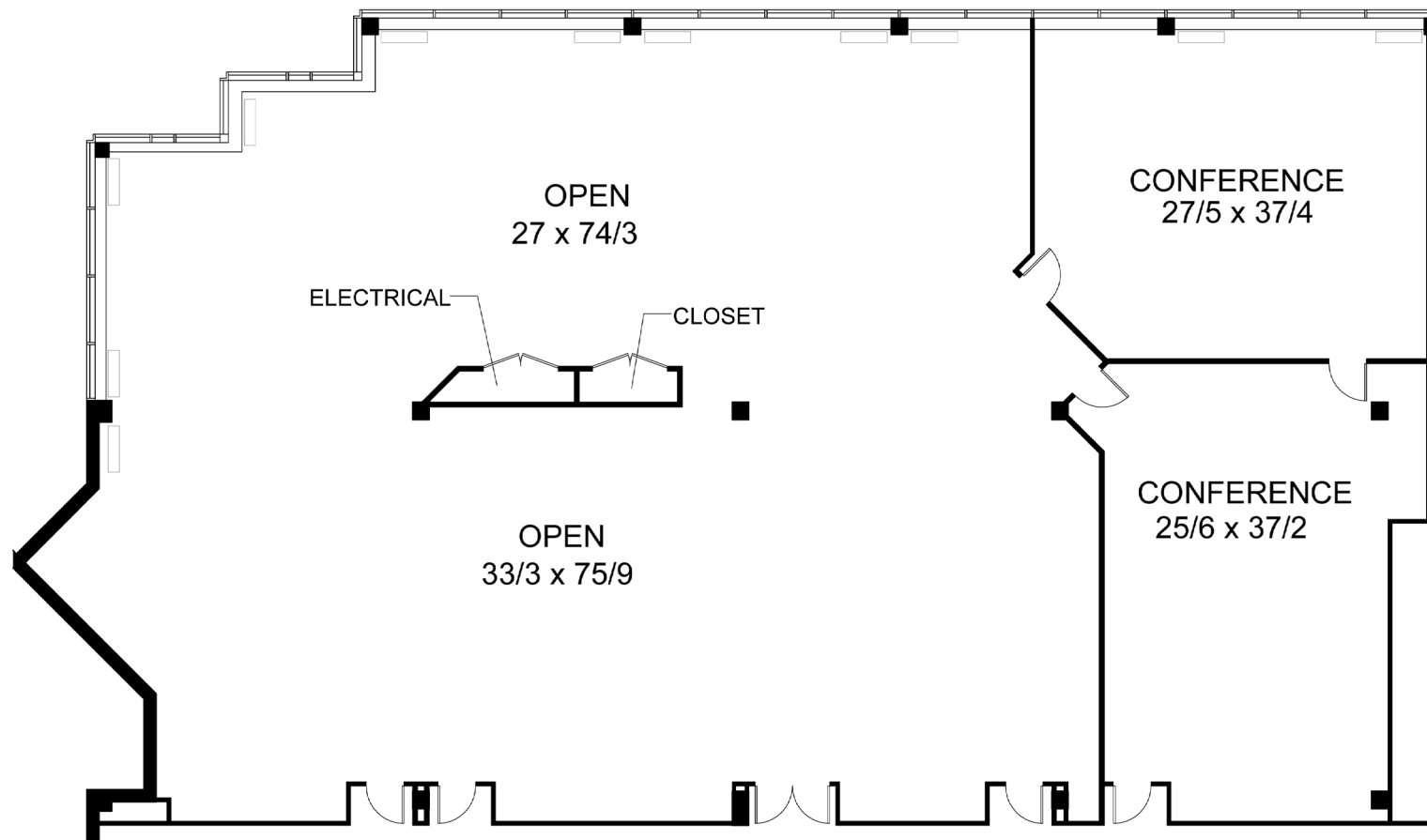


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20400: SUITE 110

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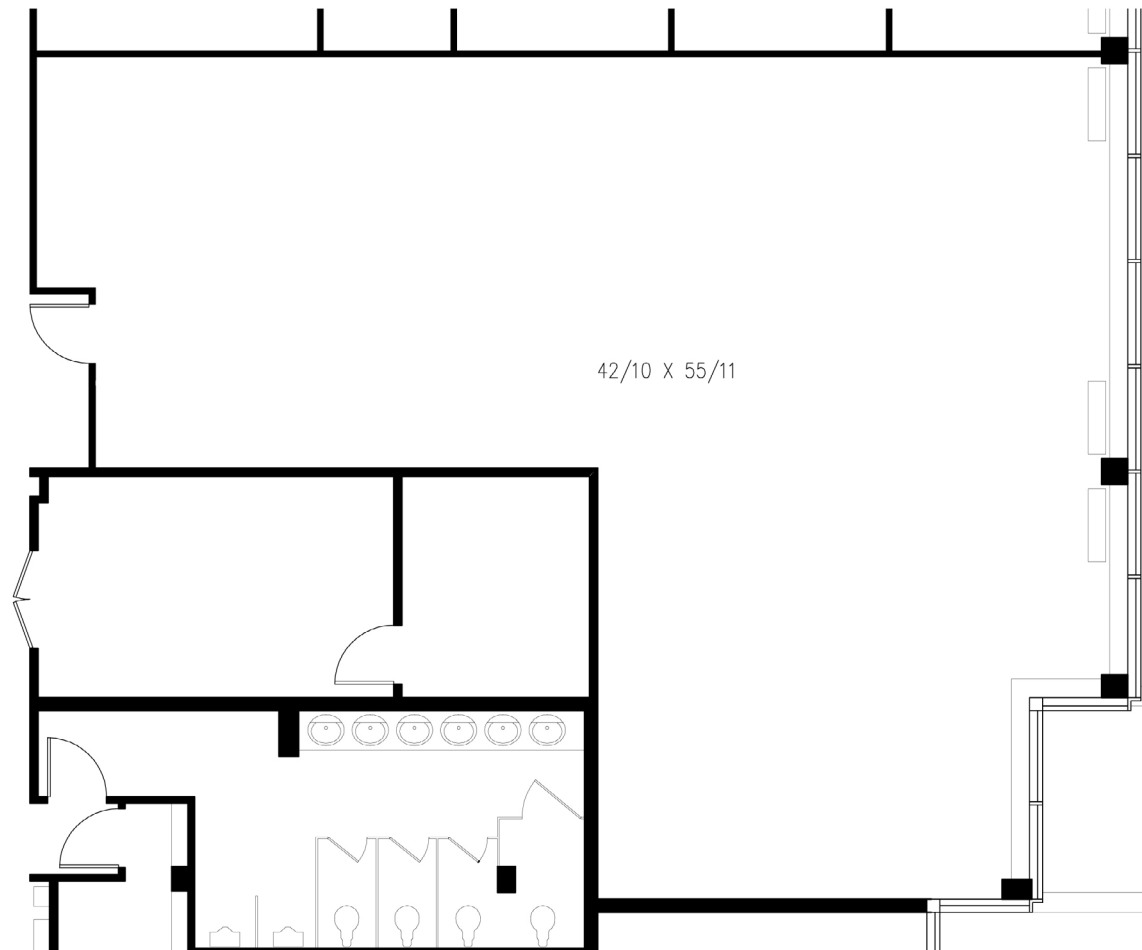


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20400: SUITE 202

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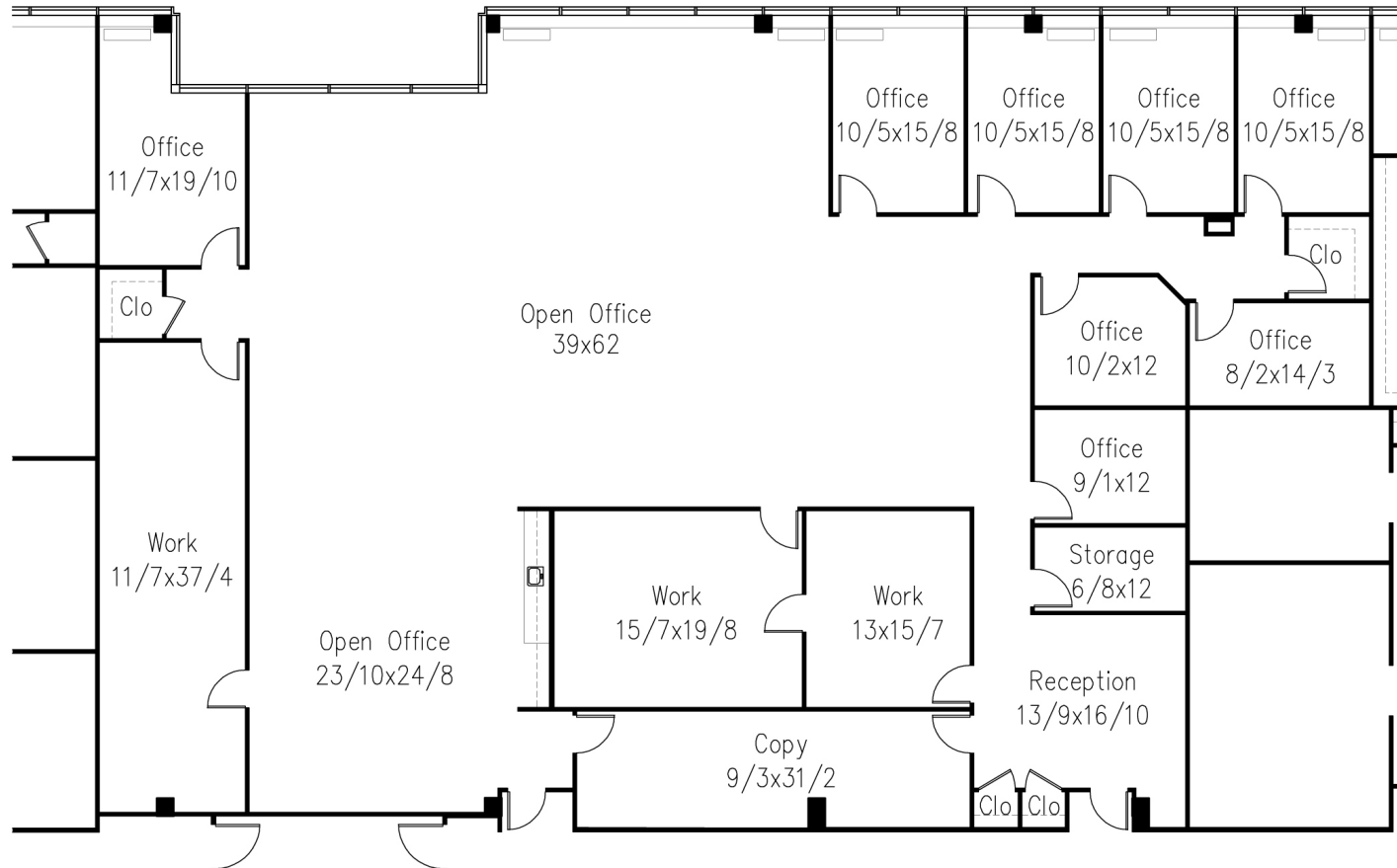
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20400: SUITE 206

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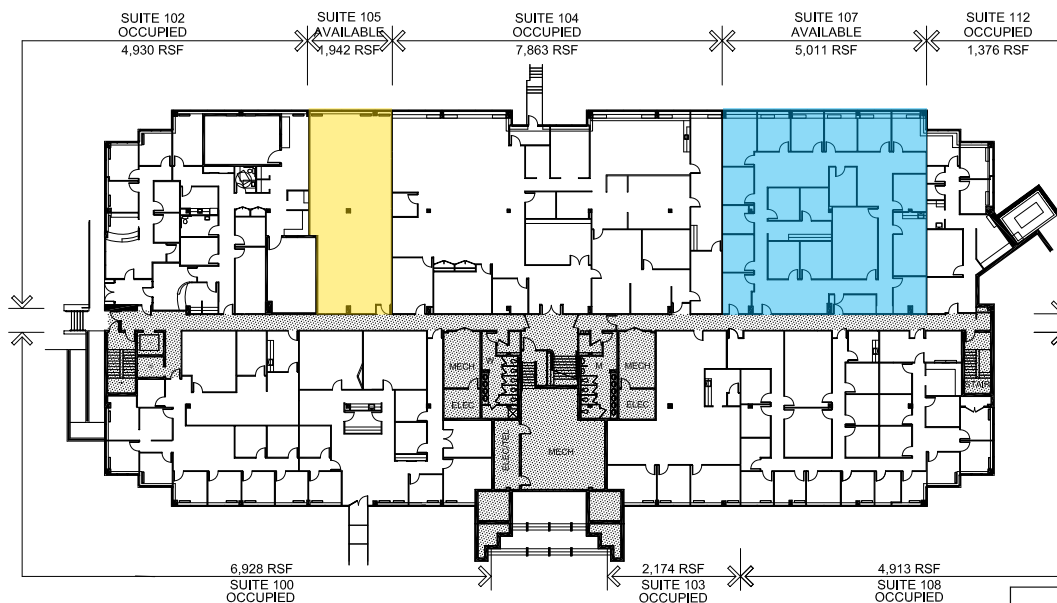
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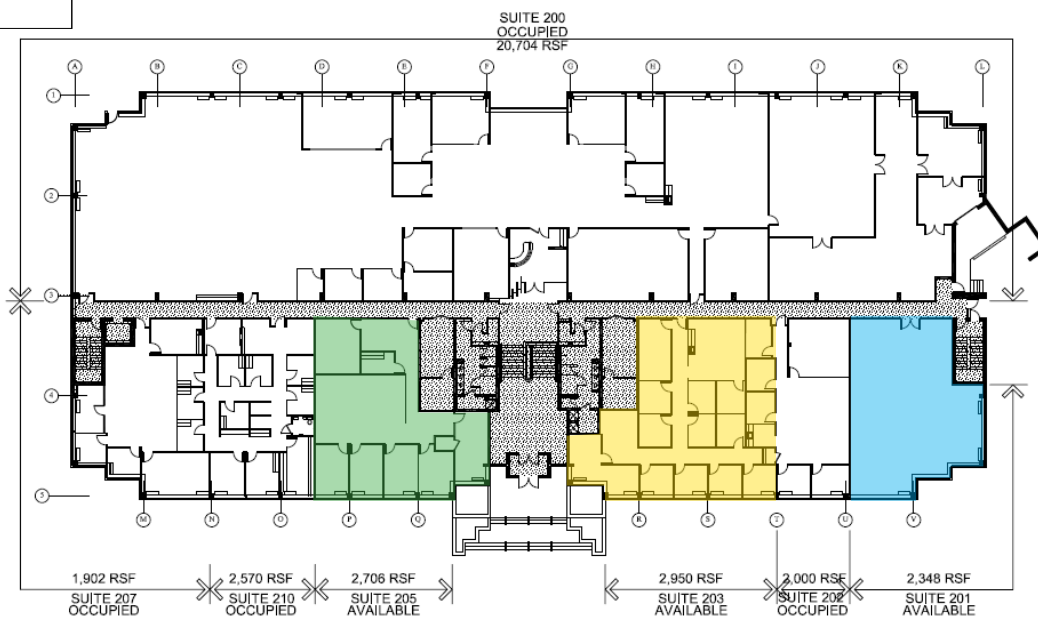
BUILDING 20410

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FIRST FLOOR

SECOND FLOOR



MACKENZIE

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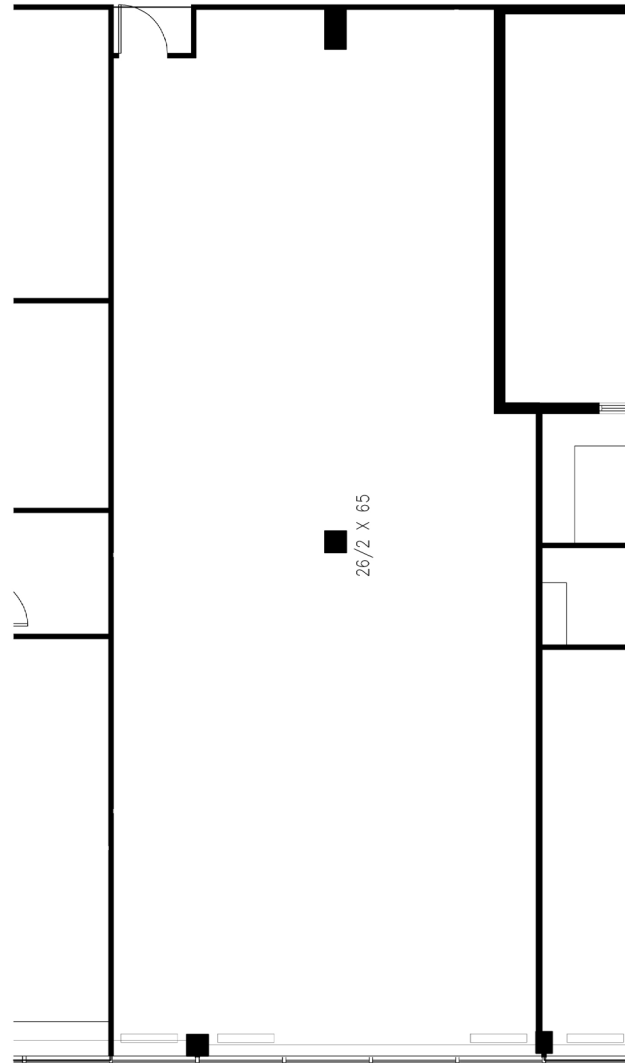
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20410: SUITE 105

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20410: SUITE 107

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20410: SUITE 201

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20410: SUITE 203

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FOR LEASE

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20410: SUITE 205

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