

FOR LEASE

Montgomery County, MD

702 RUSSELL AVENUE

GAITHERSBURG, MARYLAND 20877

LOCATED IN A HUB ZONE!

AVAILABLE

Suite 306: 1,164 - 3,437 sf

Suite 307: 2,273 - 3,437 sf

Suite 420: 1,654 - 3,800 sf

Suite 440: 2,273 sf

Suite 470: 2,146 - 3,800 sf

BUILDING SIZE

53,393 sf

TERM

5 - 10 years

RENTAL RATE

\$29.50/sf, Net of Cleaning

HIGHLIGHTS

- ▶ First floor medical office/retail space available with a turn-key buildout and separate exterior entrance
- ▶ Located in a SBA Hubzone with easy access to Route 355, I-270, and the ICC/MD 200
- ▶ Walking distance to Lakeforest Mall, Gaithersburg Square Shopping Center, and Sport & Health Club



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BIRDSEYE

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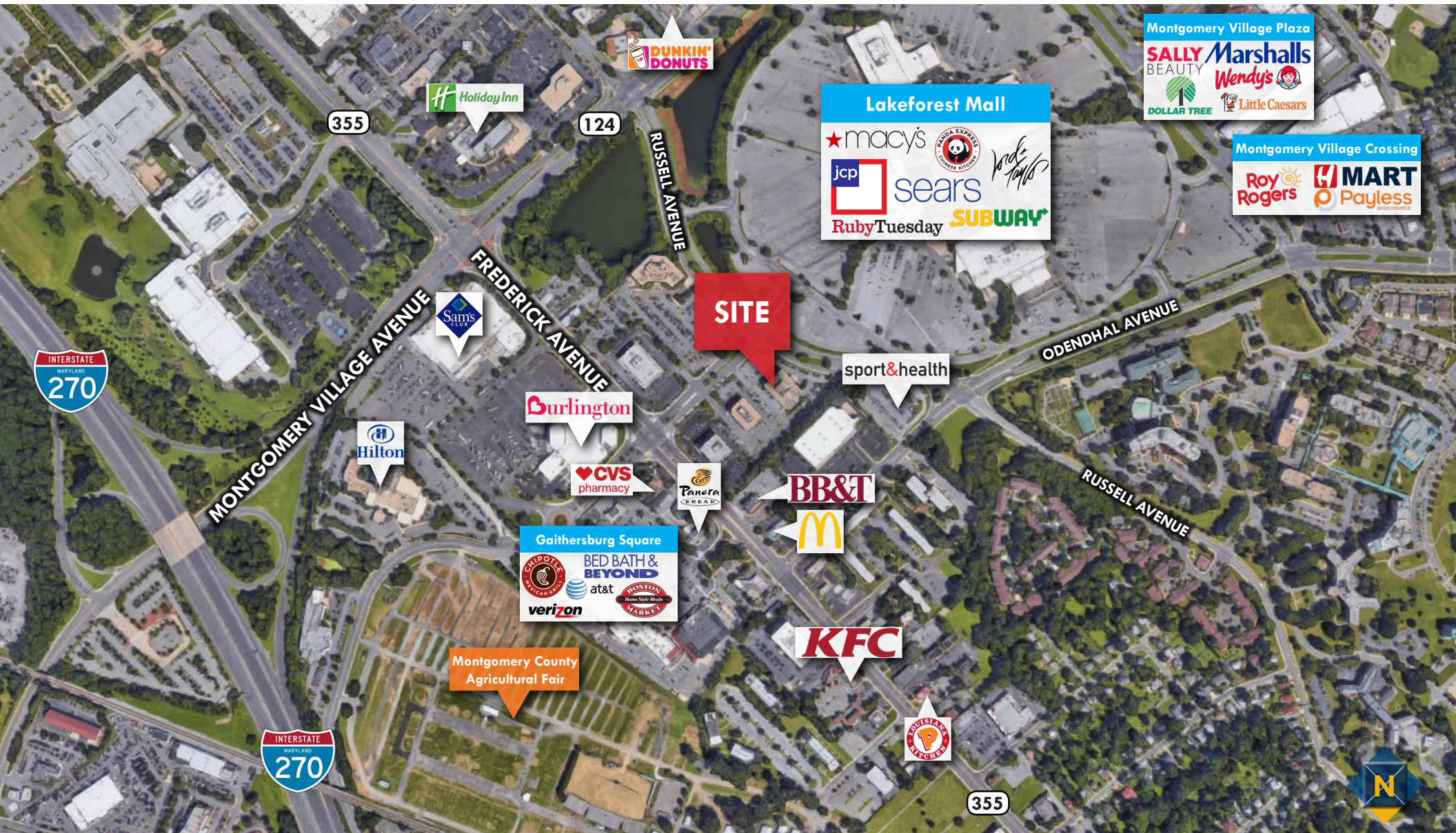


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TRADE AREA

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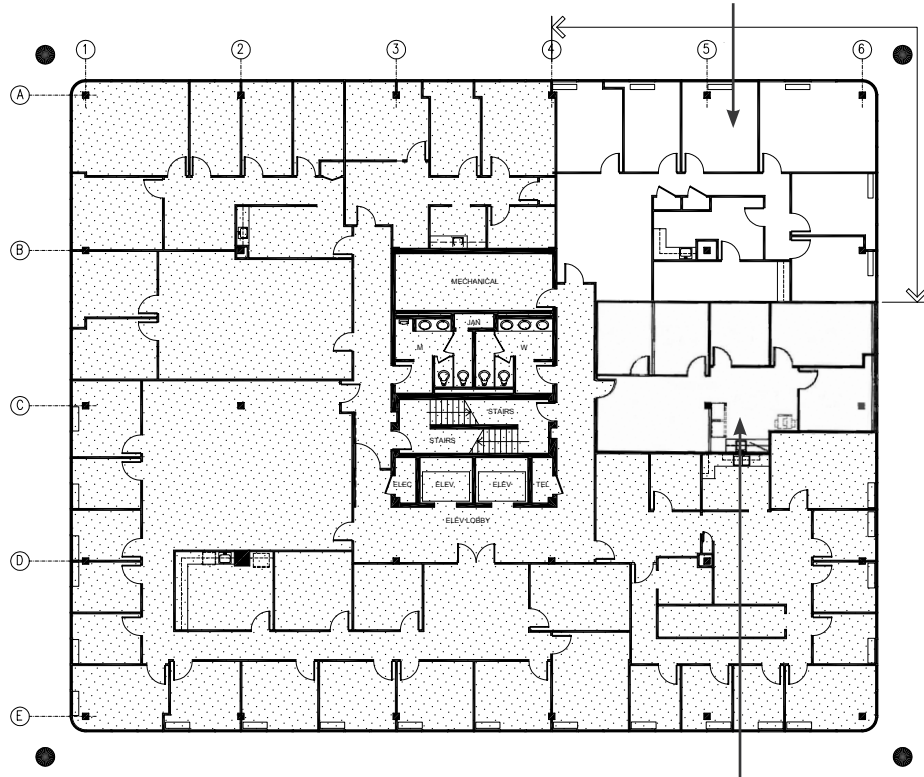
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FLOOR PLANS

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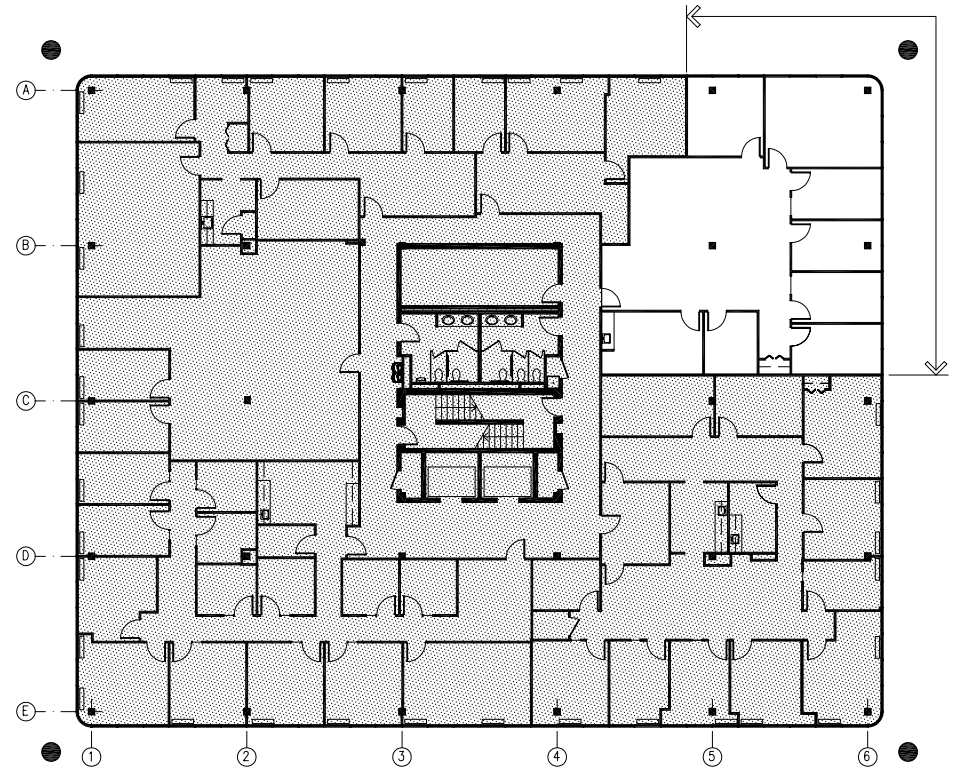
SUITE 307: 2,273 SF



SUITE 306: 1,164 SF

CONTIGUOUS UP TO 3,437 SF

SUITE 440: 2,273 SF



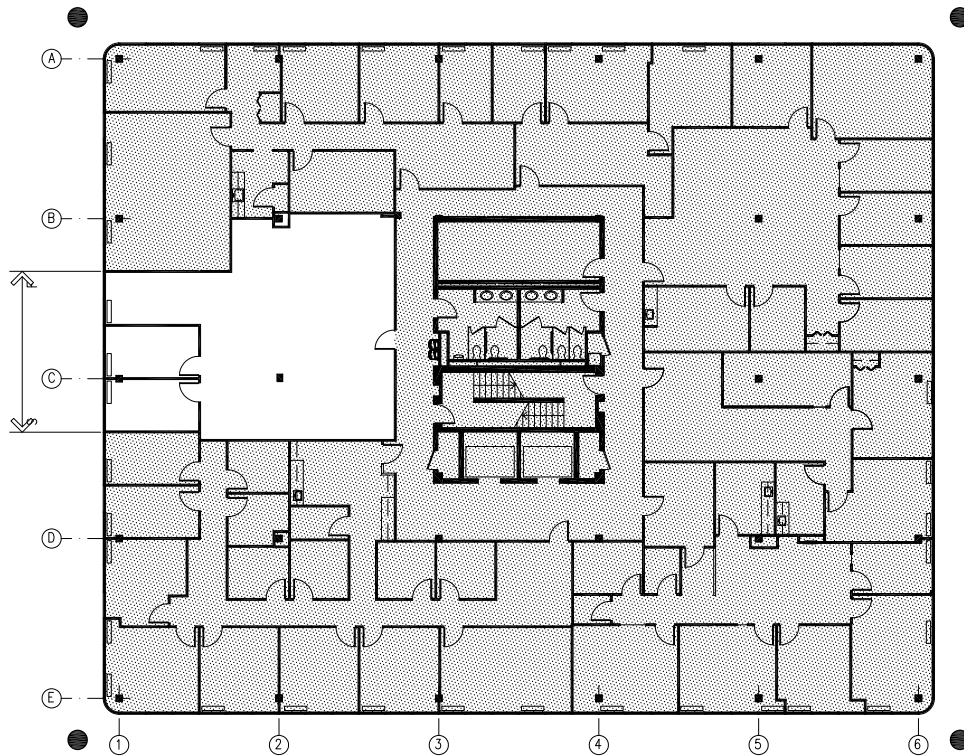
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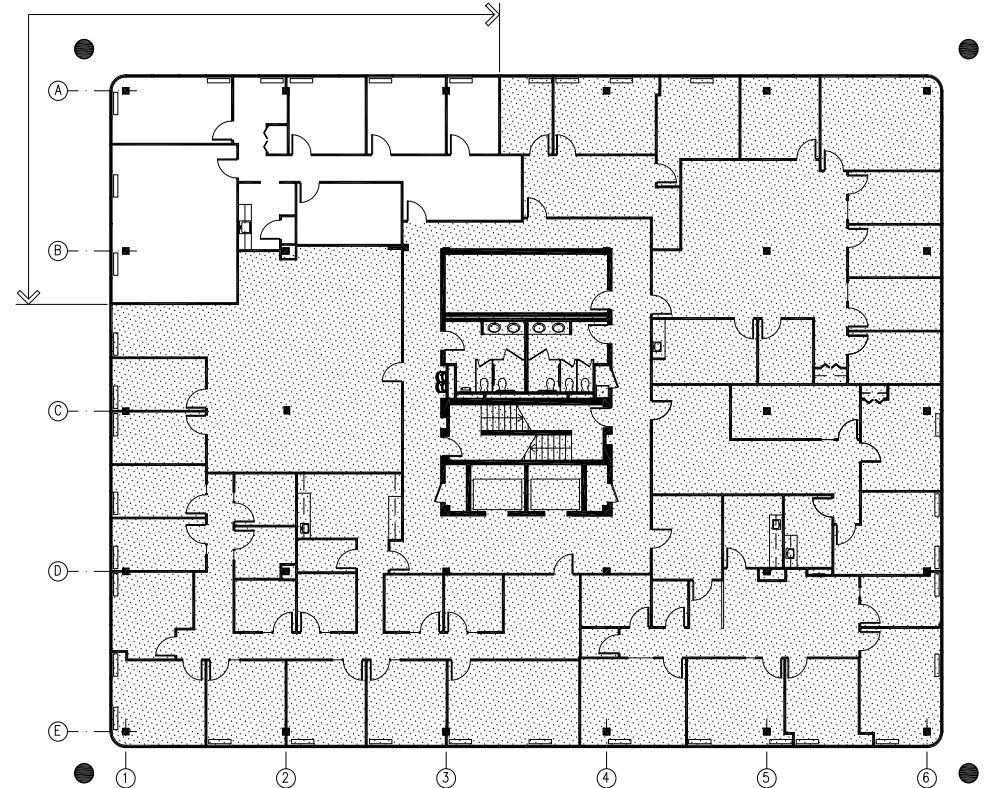
FLOOR PLANS

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SUITE 420: 1,654 SF



SUITE 470: 2,146 SF



CONTIGUOUS UP TO 3,800 SF