COLDWELL BANKER COMMERCIAL
NRT

FOR LEASE

QUINCE DIAMOND EXECUTIVE CENTER

$20.00 SF/yr (Full Service)

555 Quince Orchard Rd
Gaithersburg, MD 20878

AVAILABLE SPACE
140 - 1,100 SF

CBCWORLDWIDE.COM

OFFICE

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COLDWELL BANKER COMMERCIAL
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12435 Park Potomac Ave Ste 550, Potomac, MD 20854
301.983.0200

LEASE

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555 Quince Orchard Rd, Gaithersburg, MD 20878

OFFERING SUMMARY

Available SF:	140 - 346 SF
Lease Rate:	$20.00 SF/yr (Full Service)
Lot Size:	2.37 Acres
Year Built:	1990
Building Size:	109,236 SF
Zoning:	C-2 (Montgomery County)
Market:	Washington, DC
Submarket:	Gaithersburg

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PROPERTY OVERVIEW

Coldwell Banker Commercial NRT & Coldwell Banker Residential Brokerage is pleased to announce the exclusive co-listing of Quince Diamond Executive Center (555 Quince Orchard Rd, Gaithersburg, MD 20878) Suite 280 for Sublease. Spaces currently range from 140 - 346 SF with maximum continuous space of 1,100 SF. Space is designed as a co-working space and provides amenities such as reception area, break room, and large conference area for 12, and covered parking spaces.

This is a rare opportunity to lease small offices with short term lease commitments in one of the very few Class A buildings in the Submarket.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 280 (Office 1)	$20.00 SF/yr	166 SF
Suite 280 (Office 2)	$20.00 SF/yr	140 SF
Suite 280 (Office 3)	$20.00 SF/yr	224 SF
Suite 280 (Office 4)	$20.00 SF/yr	224 SF
Suite 280 (Office 8)	$20.00 SF/yr	346 SF

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LOCATION DESCRIPTION

Walk Score: Somewhat Walkable (69)
Transit Score: Some Transit (45)

Parking
286 Surface Spaces are available
124 Covered Spaces are available
Ratio of 3.80/1,000 SF

Commuter Rail
Metropolitan Grove Commuter Rail (Brunswick Line):
4 min (Drive Time) 0.9 mi
Gaithersburg Commuter Rail (Brunswick Line):
4 min (Drive Time) 1.8 mi

Traffic Count
Quince Orchard Rd & Firstfield Rd N: 30,079 VPD
Clopper Rd & Bureau Dr NW: 40,389 VPD
I-270 & W Diamond Ave SE: 173,901 VPD
I-270 & State Hwy 124 NW: 162,952 VPD
Quince Orchard Rd & Firstfield Rd S: 5,833 VPD

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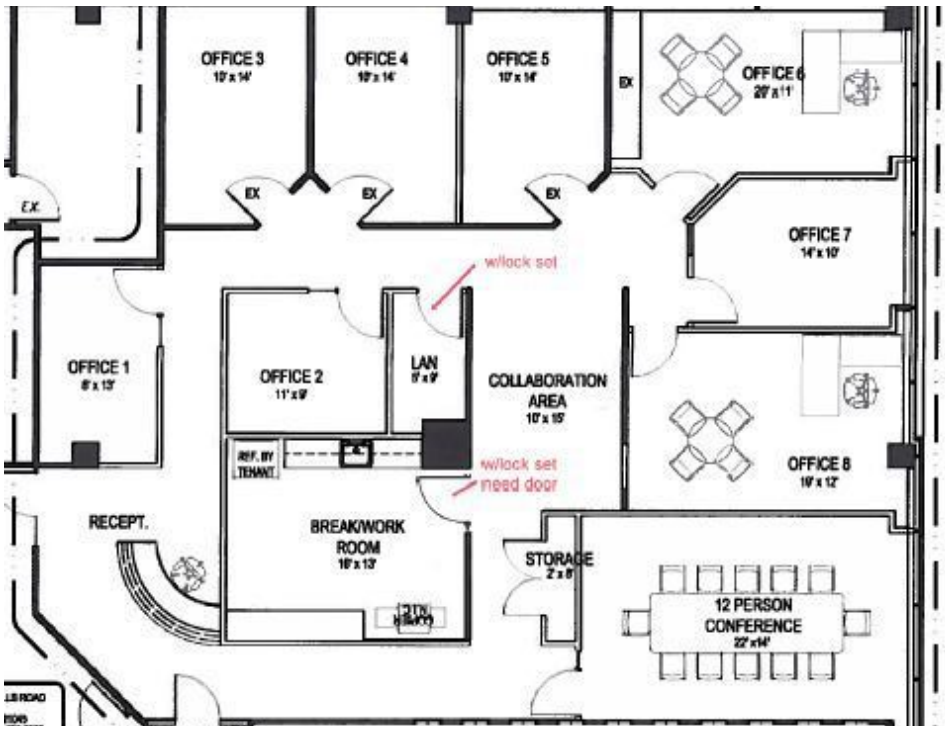

LEASE TYPE FULL SERVICE | **TOTAL SPACE** 140 - 346 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** $20.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 280 (Office 1)	Available	166 SF	Full Service	$20.00 SF/yr	-
Suite 280 (Office 2)	Available	140 SF	Full Service	$20.00 SF/yr	-
Suite 280 (Office 3)	Available	224 SF	Full Service	$20.00 SF/yr	-
Suite 280 (Office 4)	Available	224 SF	Full Service	$20.00 SF/yr	-
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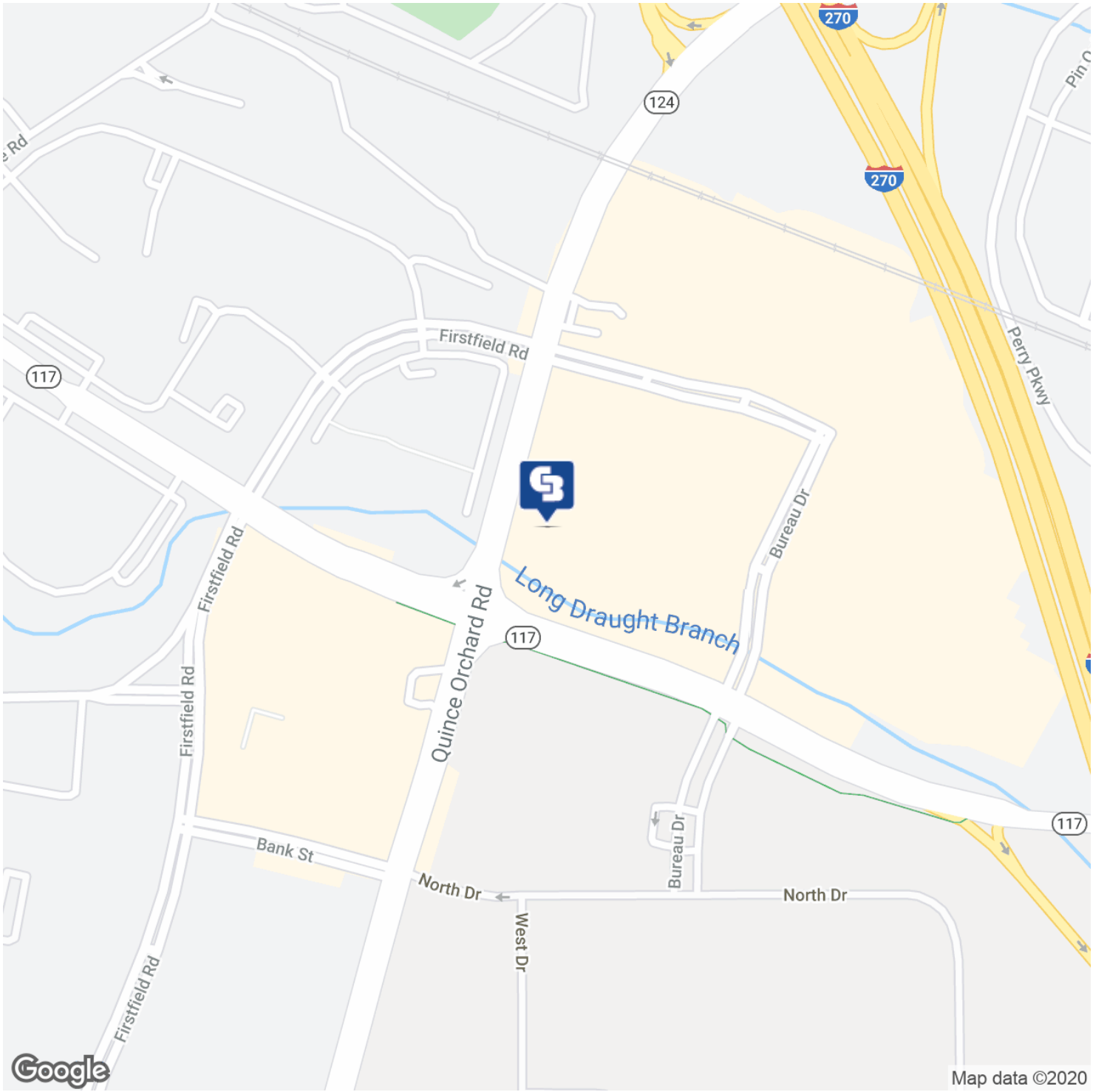

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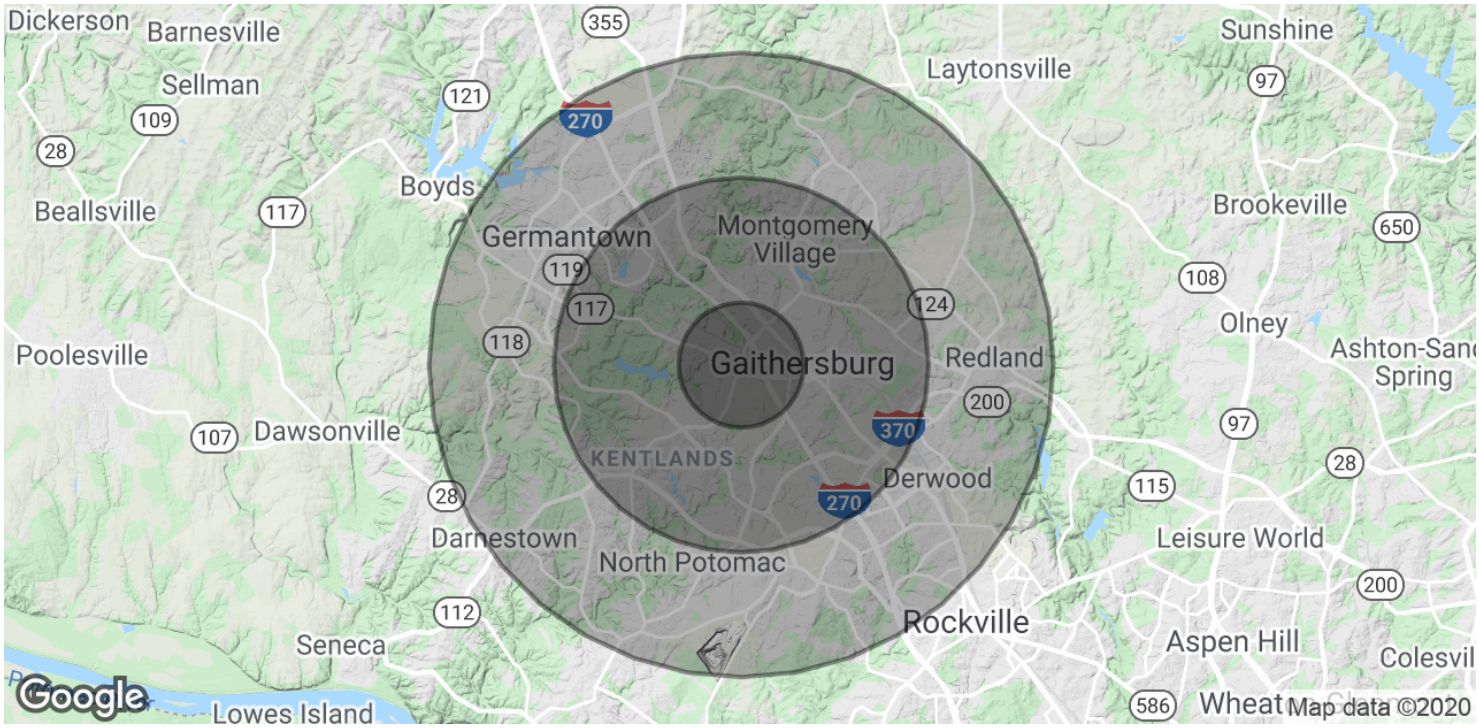

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,102	138,847	305,696
Median age	37.7	35.9	36.0
Median age (Male)	35.4	34.2	34.8
Median age (Female)	37.8	36.9	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,594	53,251	112,080
# of persons per HH	2.3	2.6	2.7
Average HH income	$74,508	$93,205	$105,274
Average house value	$412,377	$369,776	$431,087

** Demographic data derived from 2010 US Census*

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