

OFFICE and RETAIL SPACE FOR LEASE

at the Corner of Route 355 and Shady Grove Road



EXTENSIVE OFFICE and RETAIL RENOVATIONS COMPLETED

Property Features

Prominent location at the intersection of Shady Grove & Frederick Roads (aka Route 355/Rockville Pike)

Easy access to I-270, I-370, and the ICC / MD-200

Less than 1 mile to Shady Grove Metro Station

Adjacent to multiple award-winning Comfort Inn

ONSITE RETAIL INCLUDES:

- ▶ Dunkin' Donuts/Baskin Robbins (with drive thru)
- ▶ Florist
- ▶ Minerva Indian Cuisine
- ▶ Qdoba Mexican Eats

CONVENIENT TO:

- ▶ King Farm Village Center
- ▶ RIO / Washingtonian Center
- ▶ Downtown Crown
- ▶ 270 Center
- ▶ Upper Rock

Property Information

Address: 16220 Frederick Road, Gaithersburg, MD

Building Size: 68,544 SF; 5 Stories

AVAILABLE OFFICE SPACE:

1,016 to 1,559 SF available

Office Rate: \$25.00/SF Full Service
(subject to other terms and concessions)

Office Term: 1-10 Years

AVAILABLE RETAIL SPACE:

803 & 1,229 SF; available for a combined 2,032 SF

- ▶ Highly visible signage available
- ▶ Competitive rental rates

Turnkey Buildouts Available • Competitive Rental Terms • Ample Concessions • Owner Managed

For Leasing Opportunities Contact Craig Burton

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