



## GIRARD PLACE

620 E Diamond Ave, Gaithersburg, MD 20877



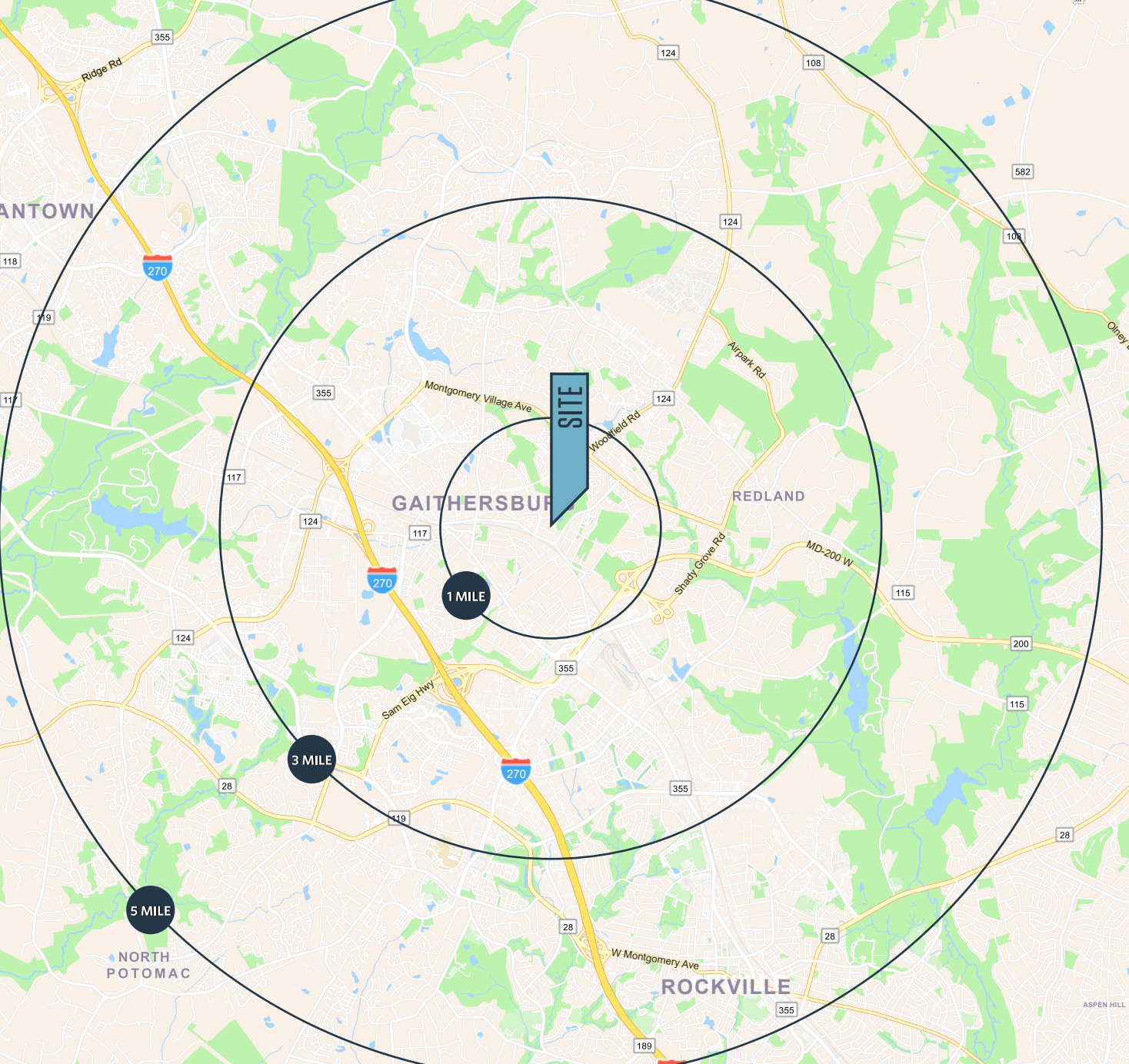
**OFFICE/FLEX FOR SALE/LEASE**

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## PROPERTY HIGHLIGHTS

- Type: Office/Flex
- RBA: 23,974 SF
- Stories: 2
- Year Built: 1991
- Building Ht: 34'
- Clear Ht: 14' in Warehouse
- Docks: 4 (lower level)
- Drive Ins: 3 (lower level)
- Parking: 3.40/1,000 SF
- HVAC: 11 Rooftop Units
- Electric: Approx. 2,900 Amps Phase 3

## DEMOGRAPHICS

1 mile	3 miles	5 miles
22,989	141,630	277,172
POPULATION		
7,090	82,670	134,119
DAYTIME EMPLOYMENT (EMPLOYEES)		
\$99,907	\$116,594	\$132,957
AVERAGE HH INCOME		

## TRAFFIC

Girard St / E Diamond Ave S	8,788 AADT
E Diamond Ave / Girard St SE	15,917 AADT
E Diamond Ave / Girard St NW	12,477 AADT
Railroad St / Brown St SE	12,664 AADT

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E Diamond Avenue

SITE

SITE AERIAL

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# GERMANTOWN



# GAITHERSBURG

SITE

# MARKET AERIAL

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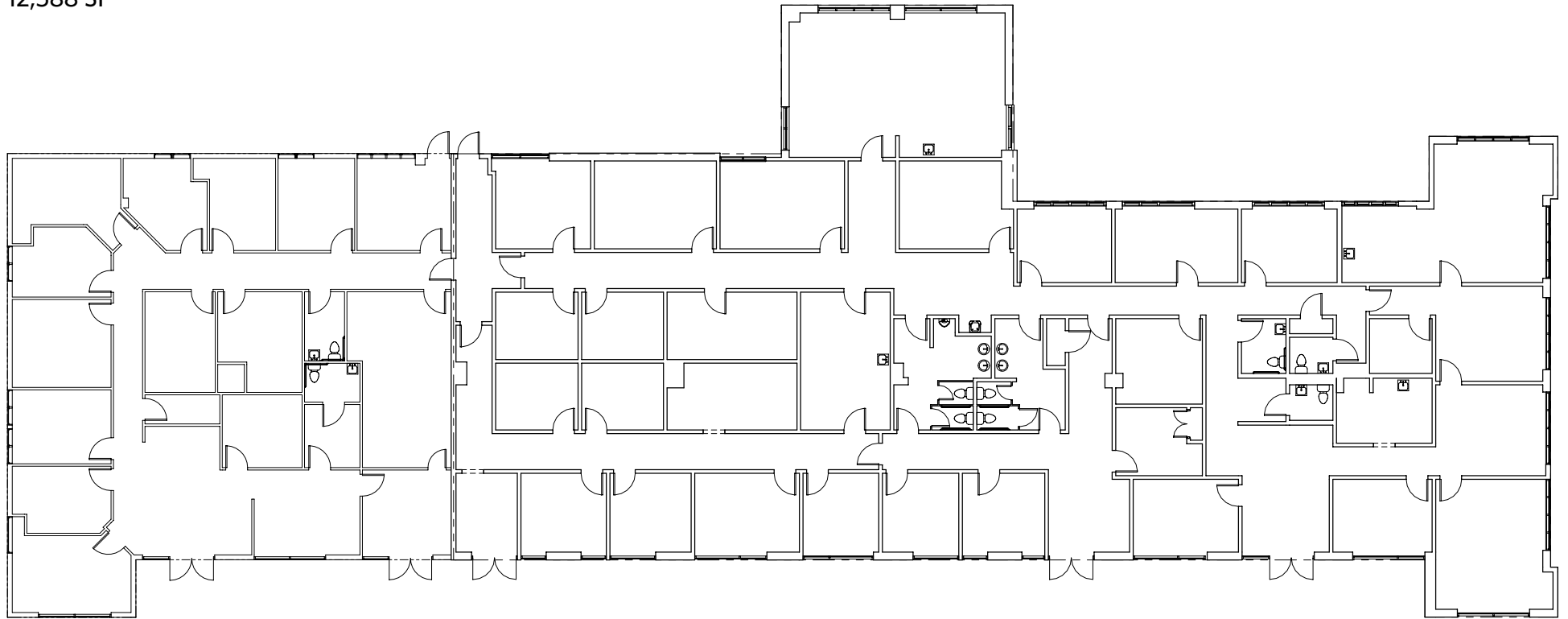
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# UPPER LEVEL

12,588 SF



**FLOOR PLAN**

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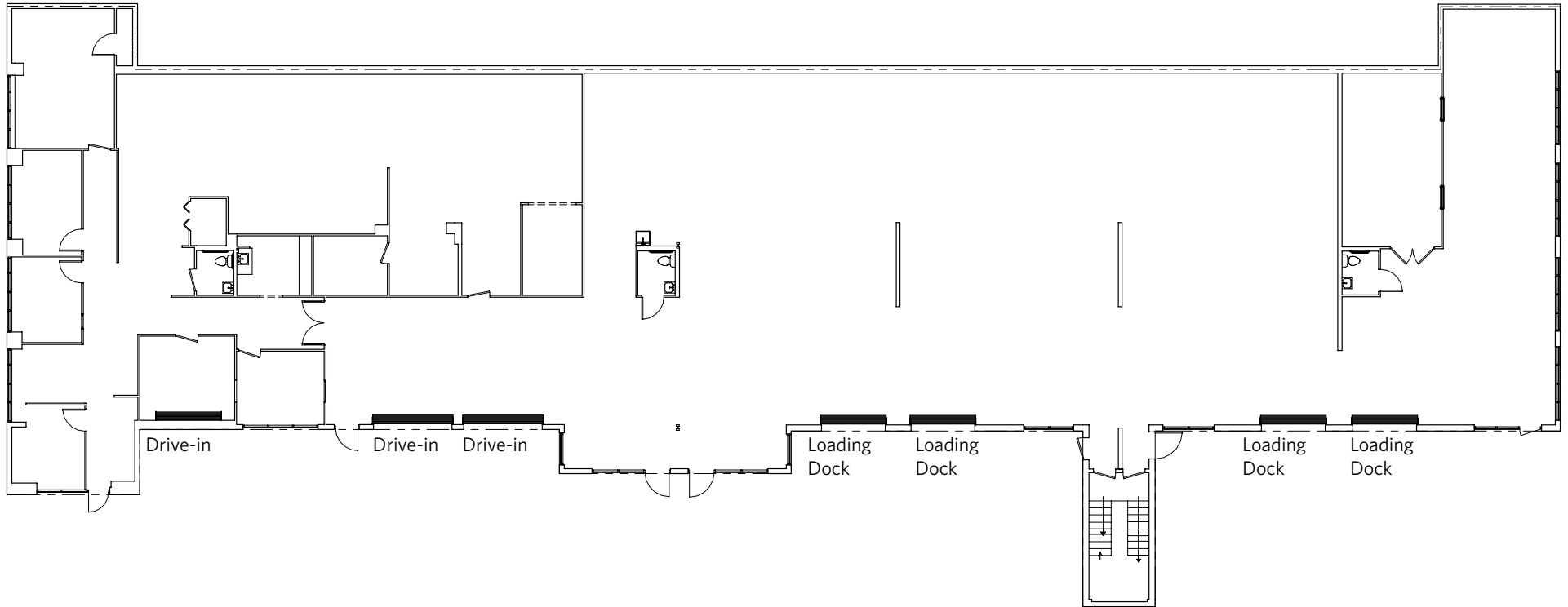
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# LOWER LEVEL

11,386 SF



**FLOOR PLAN**

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PHOTO

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