



OFFICE SPACE FOR LEASE

- RBA: 121,914 SF
- Stories: 7
- Year Built: 1979
- Parking: Surface - 69 (3.00/1,000 SF)

BUILDING NOTES

- 0.5 Miles from I-270
- Less than 5 Miles from MD-200 (Intercountry Connector)
- 5 Miles from Shady Grove Metro Station (Red Line)
- Potential FLASH on MD-355 (1.2 Miles)
- 1.5 miles from Watkins Mill Interchange
- Adjacent to the National Institute of Standards & Technology
- More than 30 retail options in walking distance

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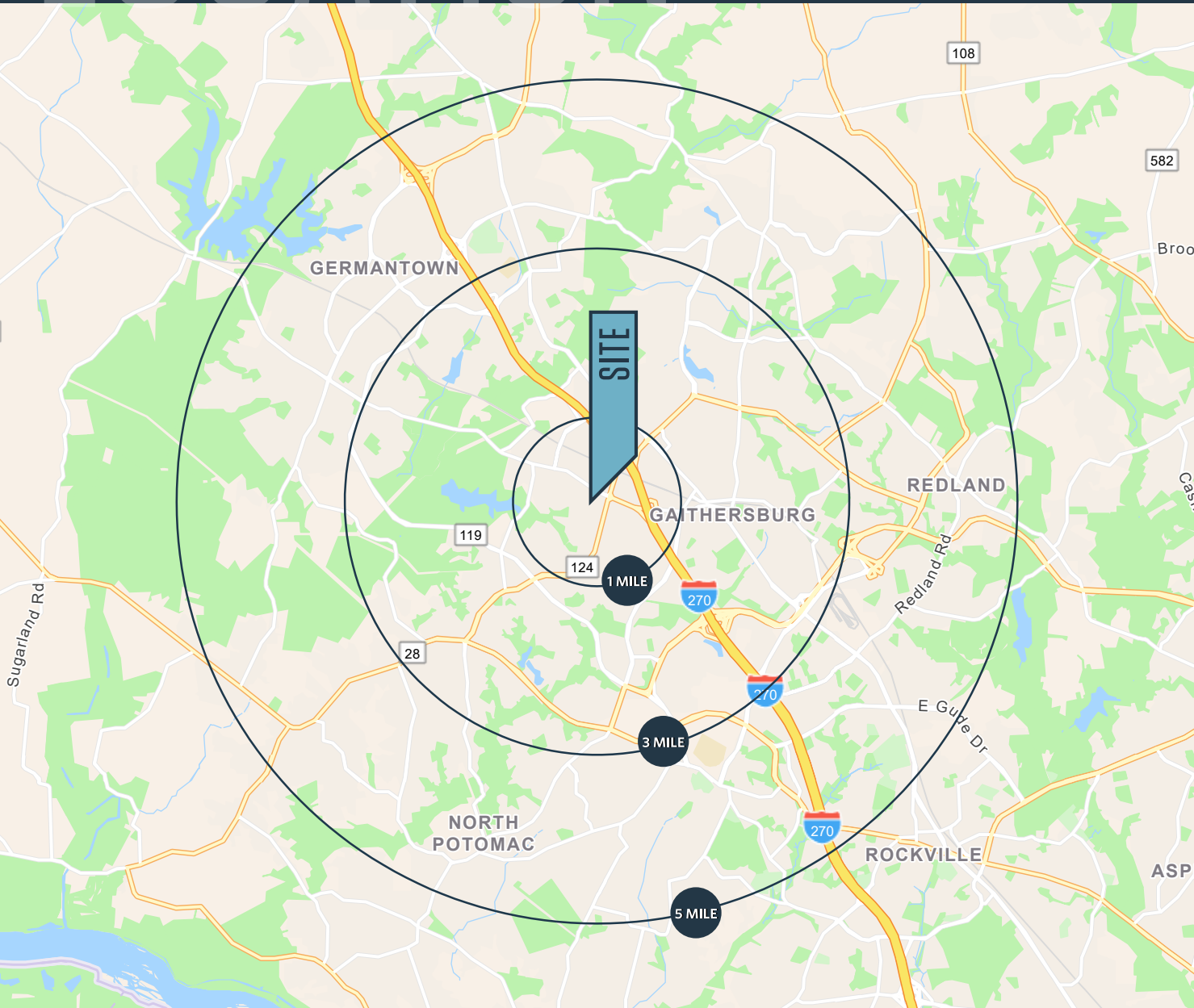
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LOCATION

THE OFFICES AT QUINCE ORCHARD

656 QUINCE ORCHARD ROAD, GAITHERSBURG, MARYLAND 20878



DEMOGRAPHICS | 2022:

	1-MILE	3-MILE	5-MILE
Population	13,268	149,977	304,297
Daytime Employment	10,241	66,300	129,583
Households	4,851	54,450	106,709
Average HH Income	\$108,007	\$117,746	\$132,413

TRAFFIC COUNTS | 2022:

I- 270 / Hwy 124 NW	178,189 ADT
West Diamond Avenue	48,411 ADT
Clopper Rd / Bureau Dr NW	45,325 ADT
Quince Orchard Rd / Bank St S	27,534 ADT
Quince Orchard Rd / Bank St N	26,901 ADT

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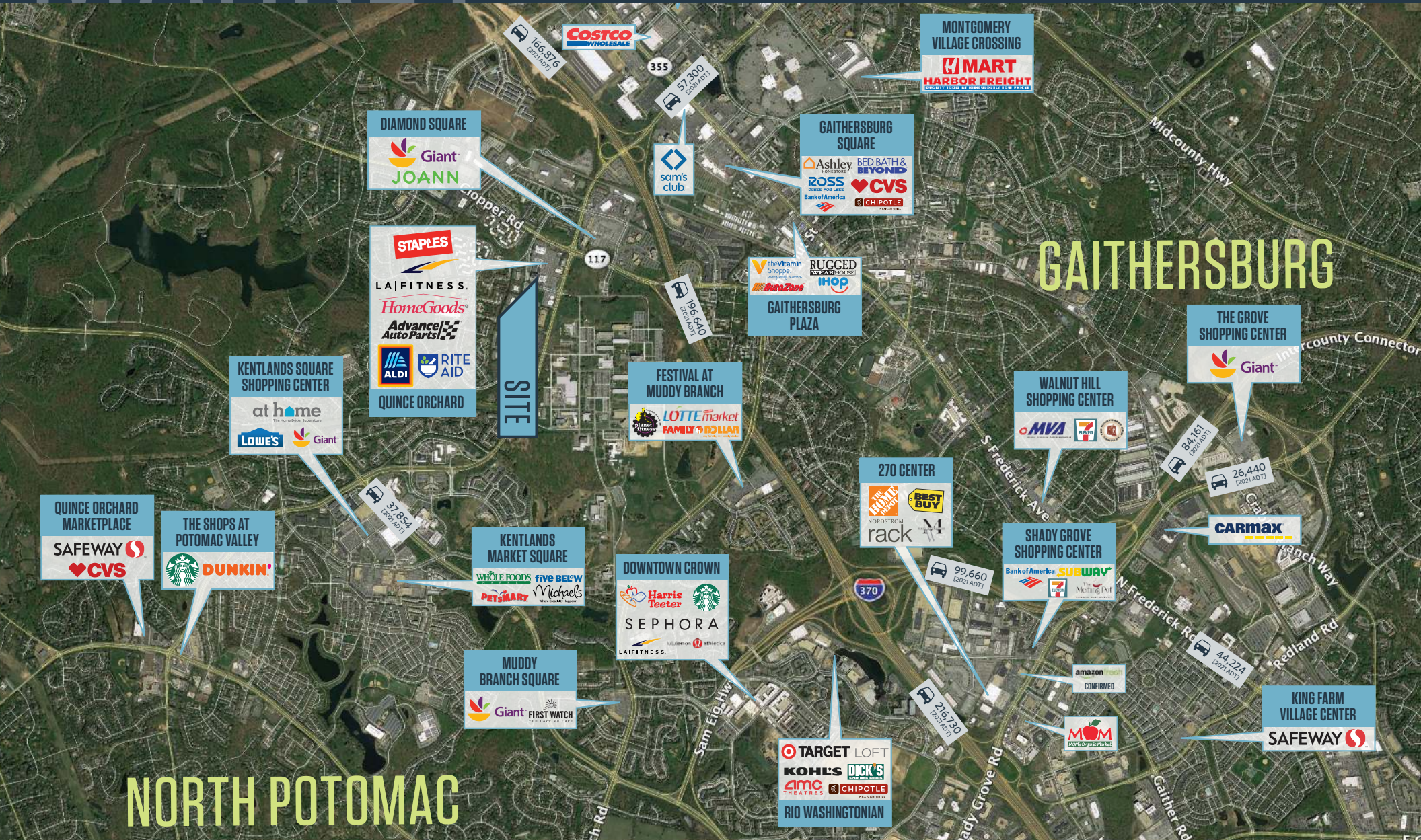
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MARKET

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QUINCE ORCHARD MARKETPLACE
SAFeway
CVS

THE SHOPS AT POTOMAC VALLEY
Starbucks
DUNKIN'

KENTLANDS SQUARE SHOPPING CENTER
at home
Lowe's
Giant

DIAMOND SQUARE
Giant
JOANN

STAPLES
LAIFITNESS
HomeGoods
Advance Auto Parts
ALDI
RITE AID
QUINCE ORCHARD

KENTLANDS MARKET SQUARE
WHOLE FOODS
PETSMART
five BELOW
MICHAEL'S

MUDDY BRANCH SQUARE
Giant
FIRST WATCH

DOWNTOWN CROWN
SEPHORA
Harris Teeter
Starbucks
LAIFITNESS

FESTIVAL AT MUDDY BRANCH
LOTTE Market
FAMILY DOLLAR

TARGET
LOFT
KOHLS
DICK'S
AMC THEATRES
CHIPOTLE
RID WASHINGTONIAN

GAITHERSBURG PLAZA
the Vitamin Shoppe
AutoZone
RUGGED WEARHOUSE
IHOP

GAITHERSBURG SQUARE
Ashley HOMESTORE
BED BATH & BEYOND
ROSS
Bank of America
CVS
CHIPOTLE

270 CENTER
THE HOME DEPOT
BEST BUY
rack
NORDSTROM

SHADY GROVE SHOPPING CENTER
Bank of America
SUBWAY
Walmart

WALNUT HILL SHOPPING CENTER
MVA
7 ELEVEN

THE GROVE SHOPPING CENTER
Giant

KING FARM VILLAGE CENTER
SAFeway

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CLOSE-UP

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FLOOR PLAN

THE OFFICES AT QUINCE ORCHARD

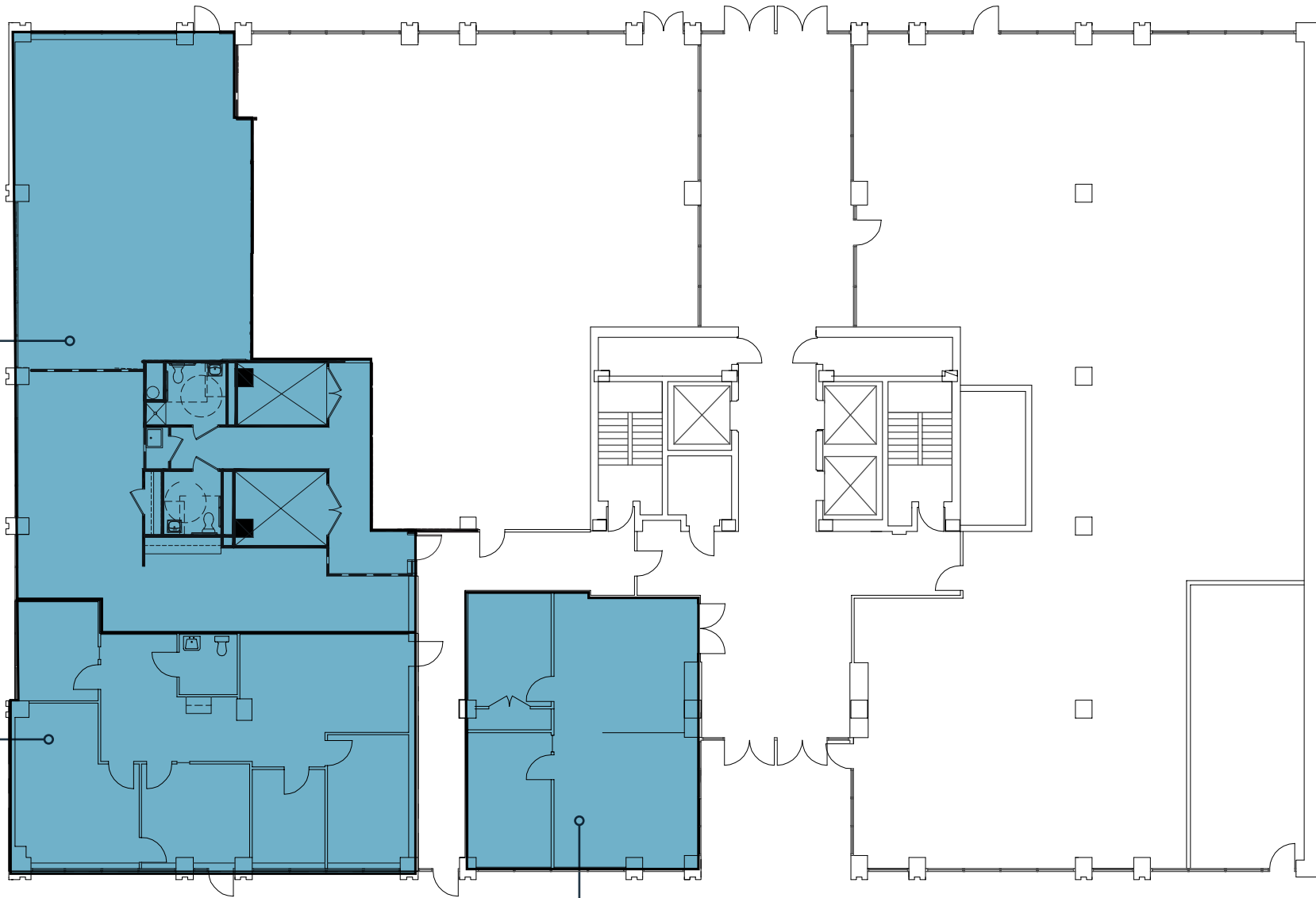
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1ST FLOOR

SUITE 130: 2,797 SF

SUITE 120: 1,523 SF

SUITE 102: 971 SF



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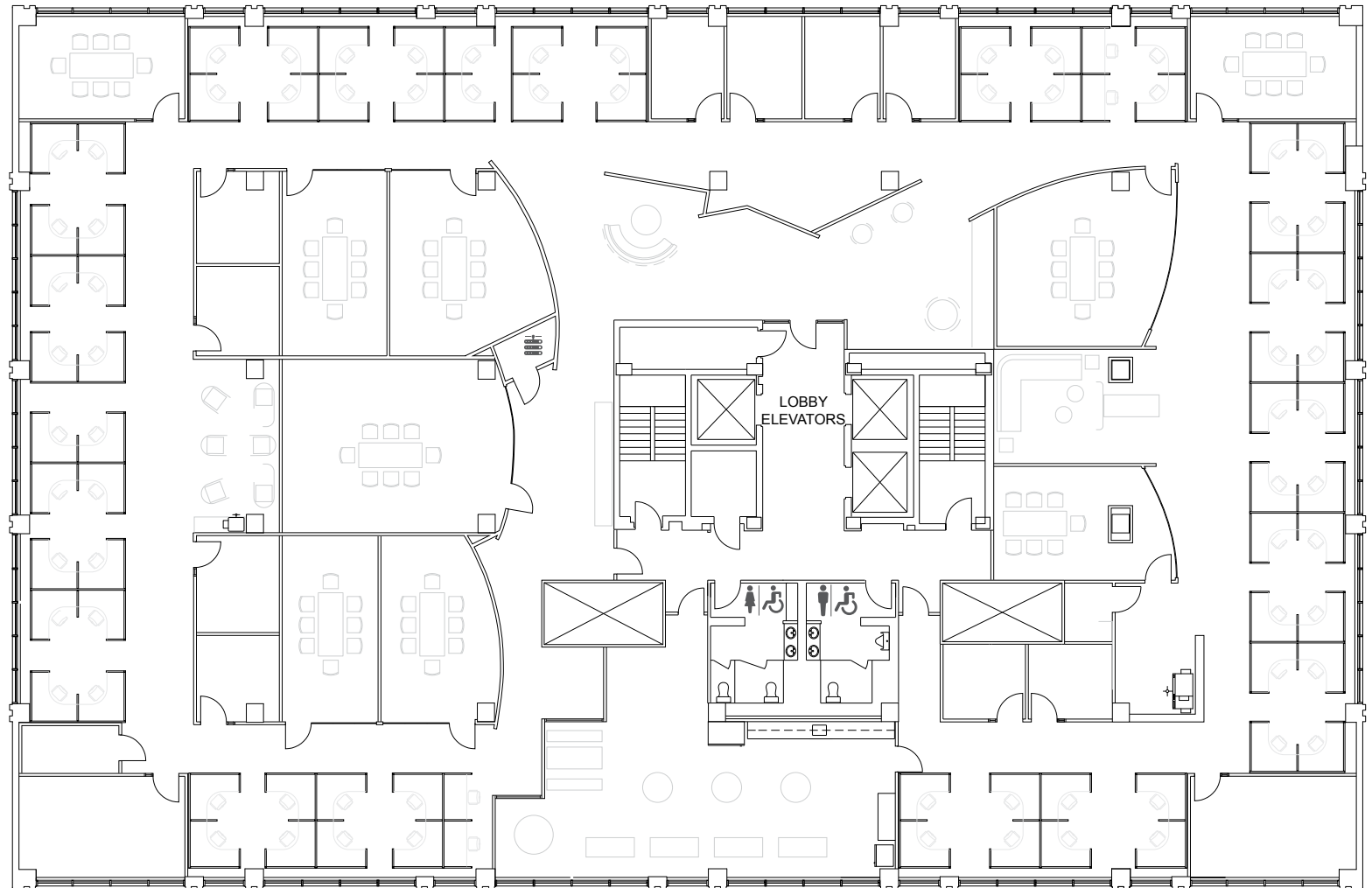
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4TH FLOOR

15,201 SF



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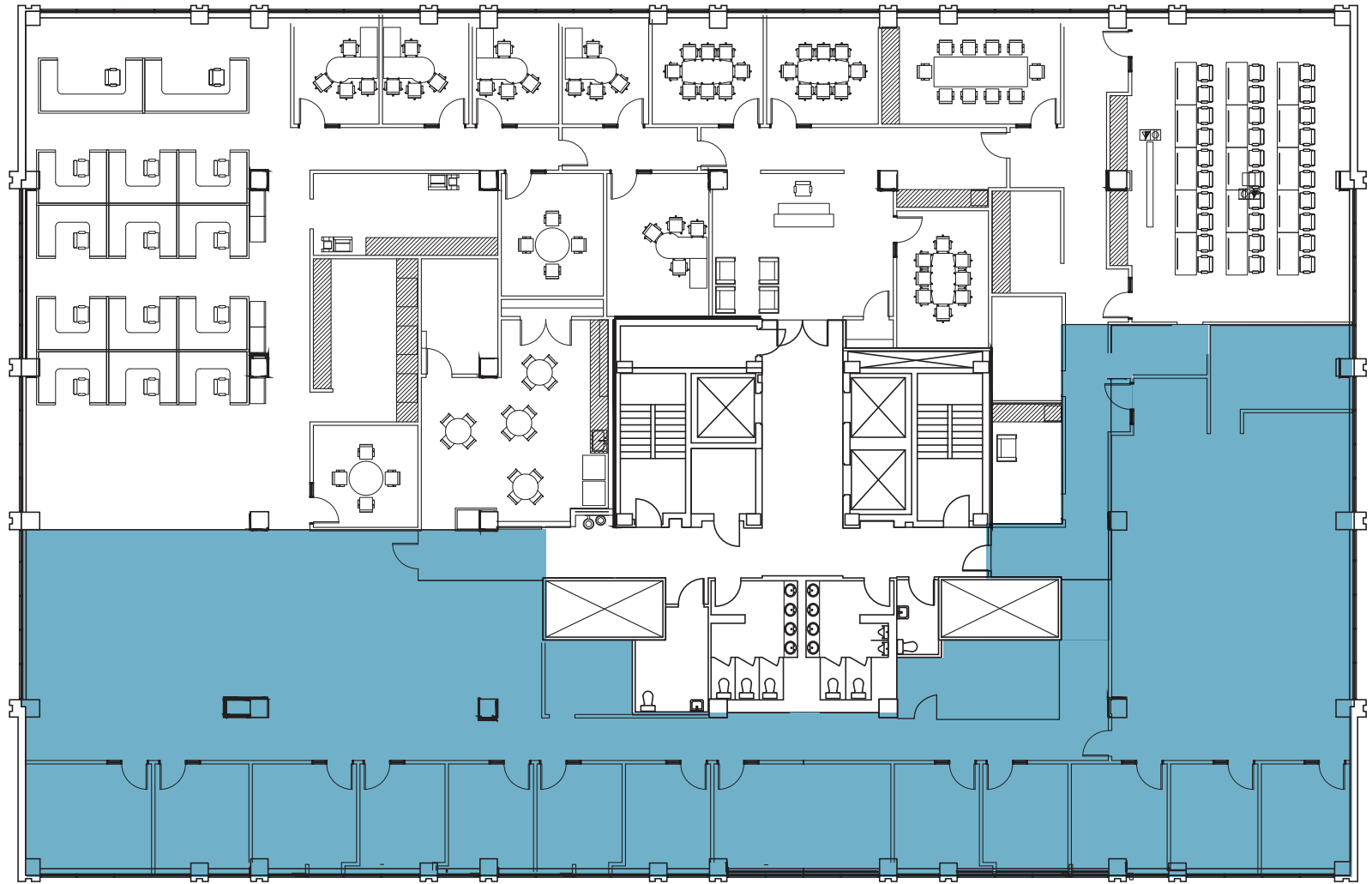
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5TH FLOOR

SUITE 510/520:
3,238 - 6,811 SF



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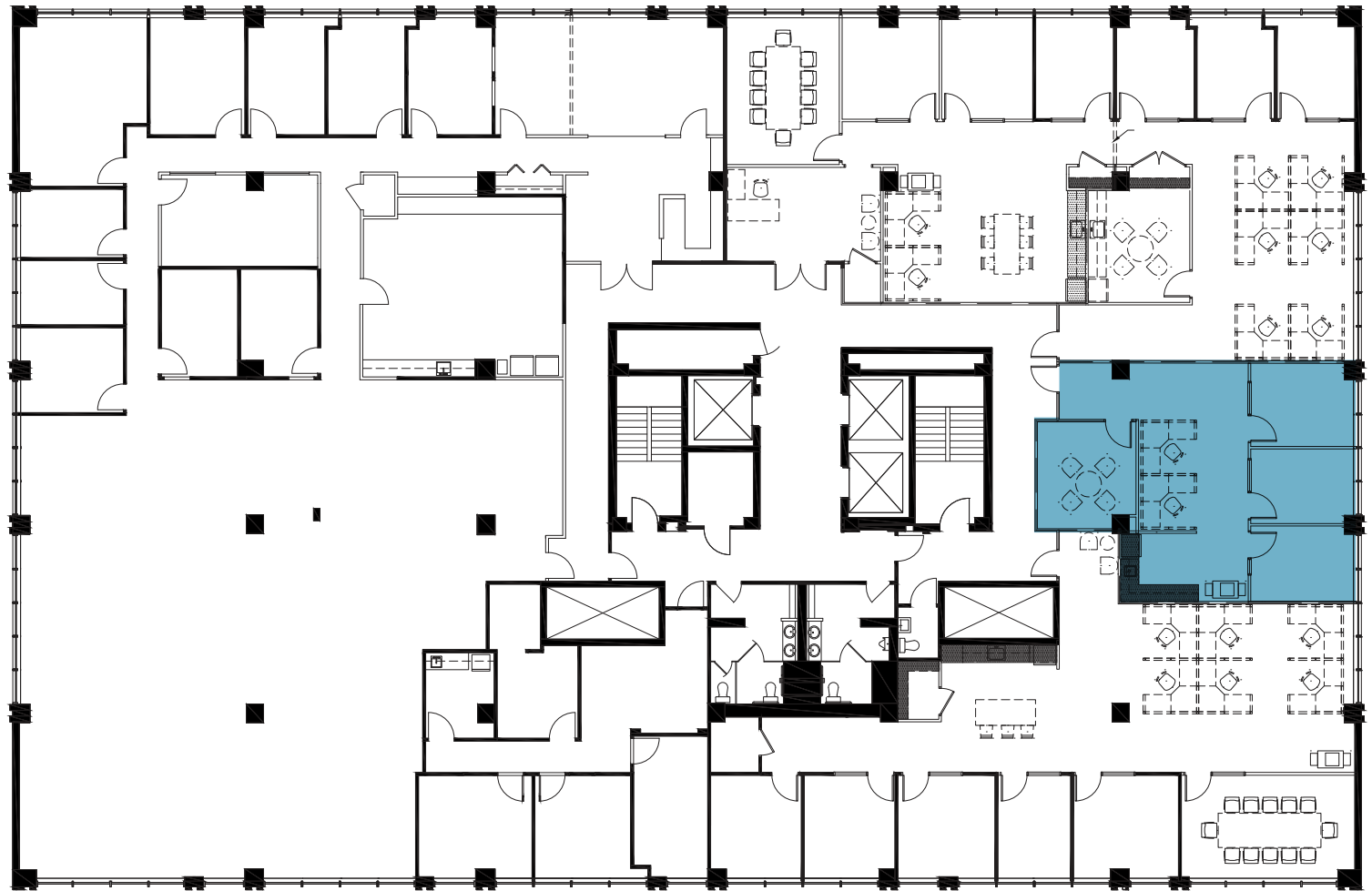
FLOOR PLAN

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6TH FLOOR

SUITE 630: 1,151 SF



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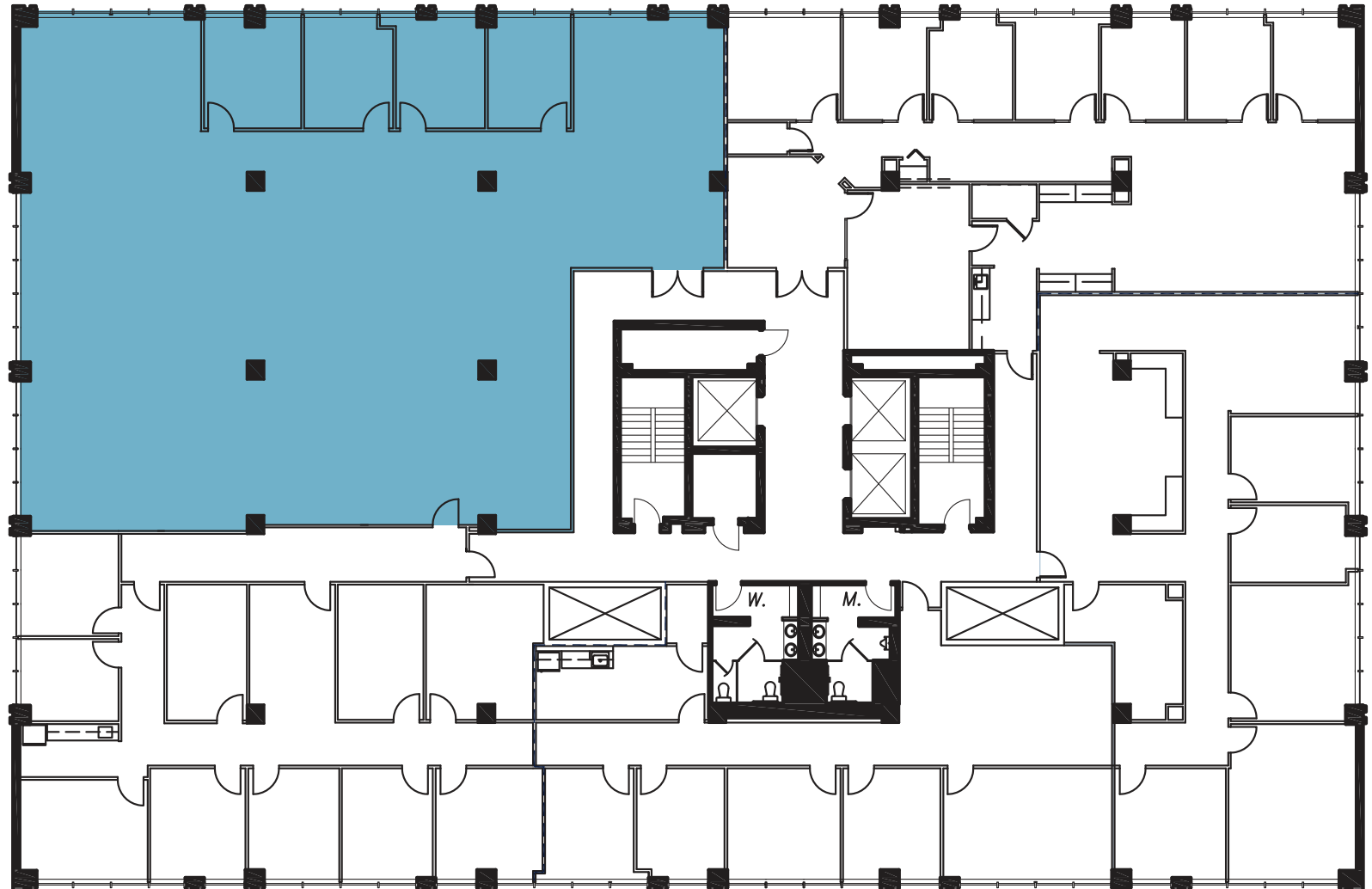
FLOOR PLAN

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7TH FLOOR

SUITE 740: 5,088 SF



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PHOTOS

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