



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

**KENNETH FELLOWS**

kfellows@klnb.com | 301-222-0210

**ROBERT PUGH**

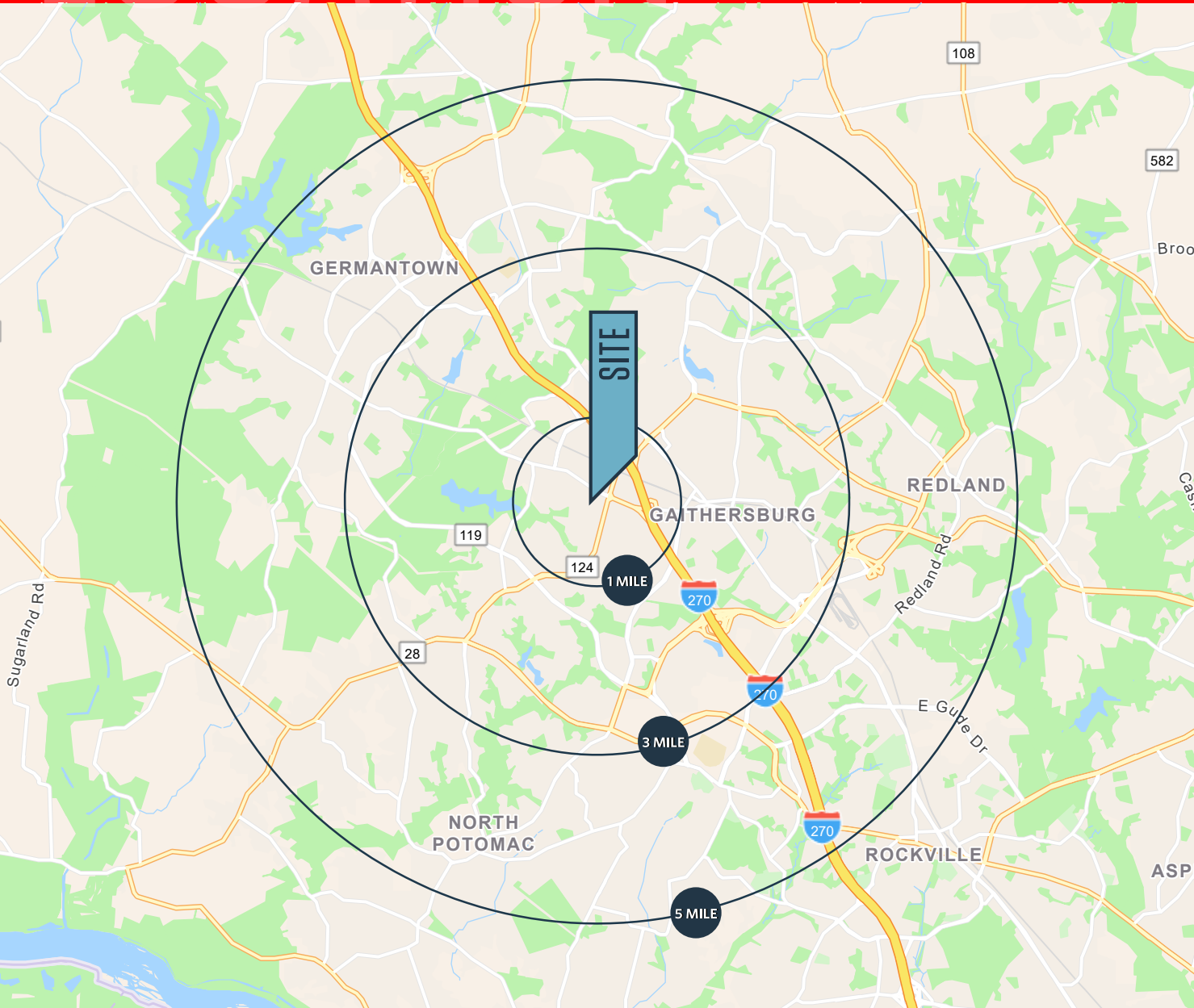
rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629

# LOCATION

# THE OFFICES AT QUINCE ORCHARD



## 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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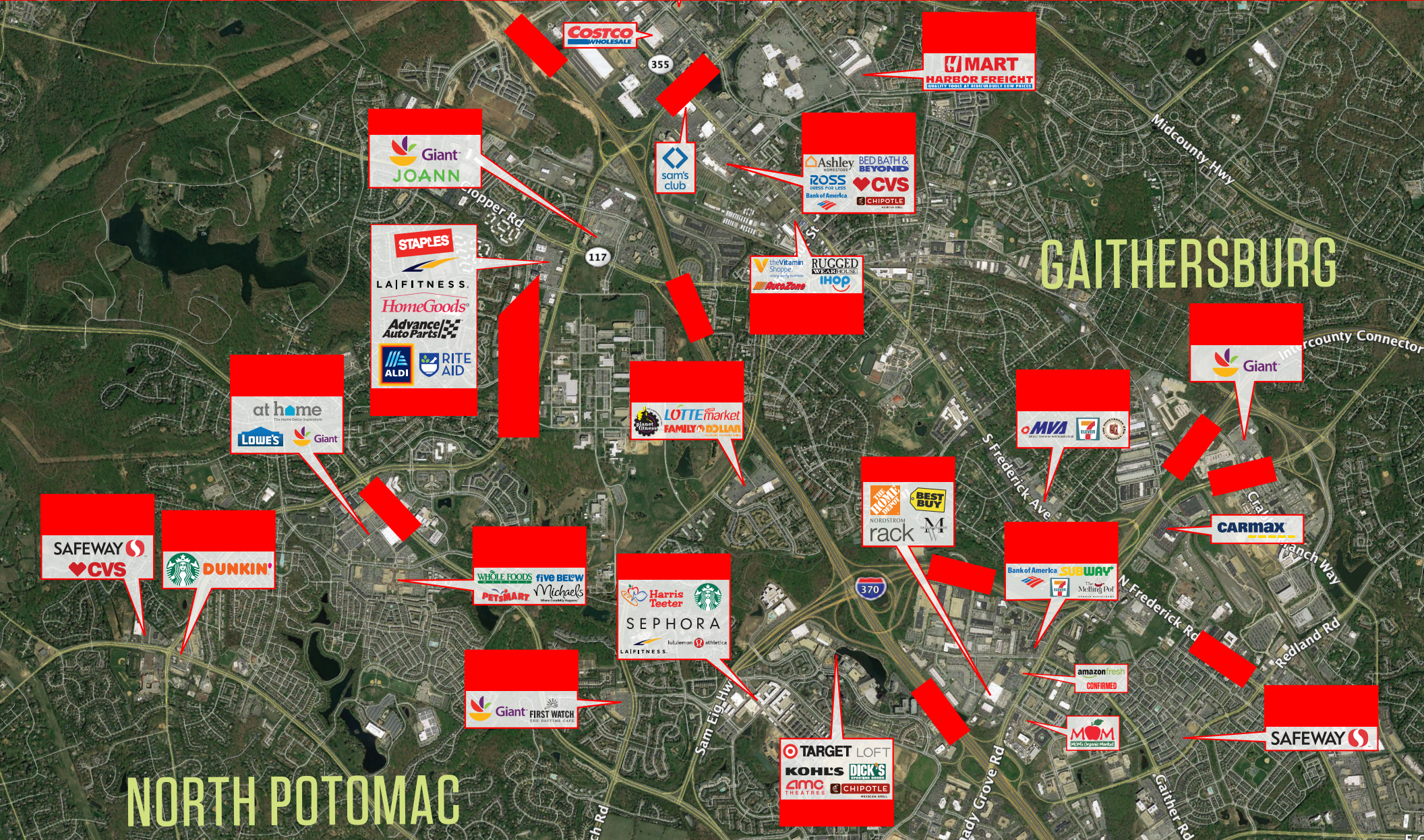
**KEIRY MARTINEZ**

kmartinez@klnb.com | 703-334-5629



# MARKET

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rpugh@klnb.com | 301-222-0211

**KEIRY MARTINEZ**  
kmartinez@klnb.com | 703-334-5629



# CLOSE-UP

# THE OFFICES AT QUINCE ORCHARD



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rpugh@klnb.com | 301-222-0211

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# FLOOR PLAN

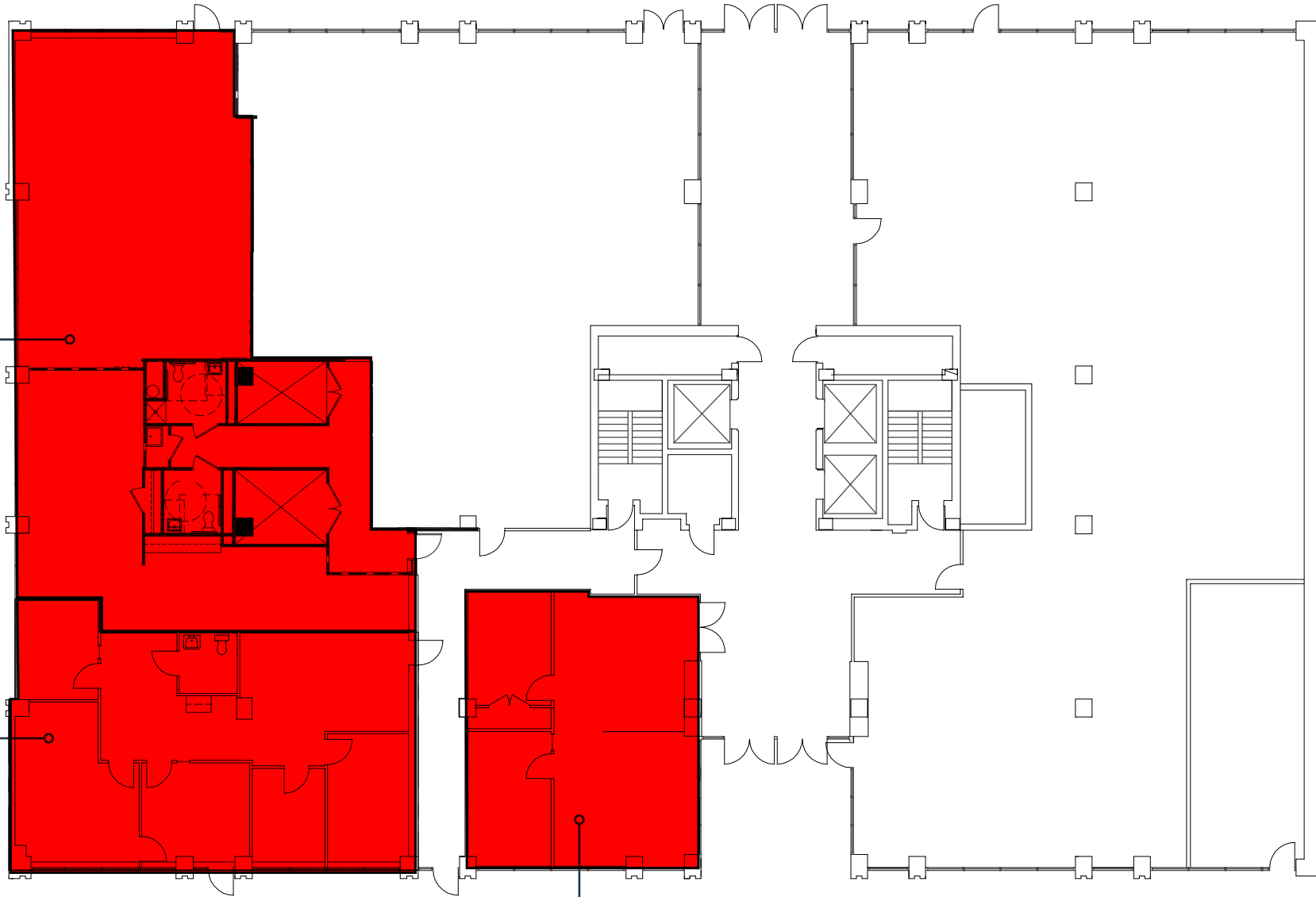
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## 1ST FLOOR

SUITE 130: 2,797 SF

SUITE 120: 1,523 SF

SUITE 102: 971 SF



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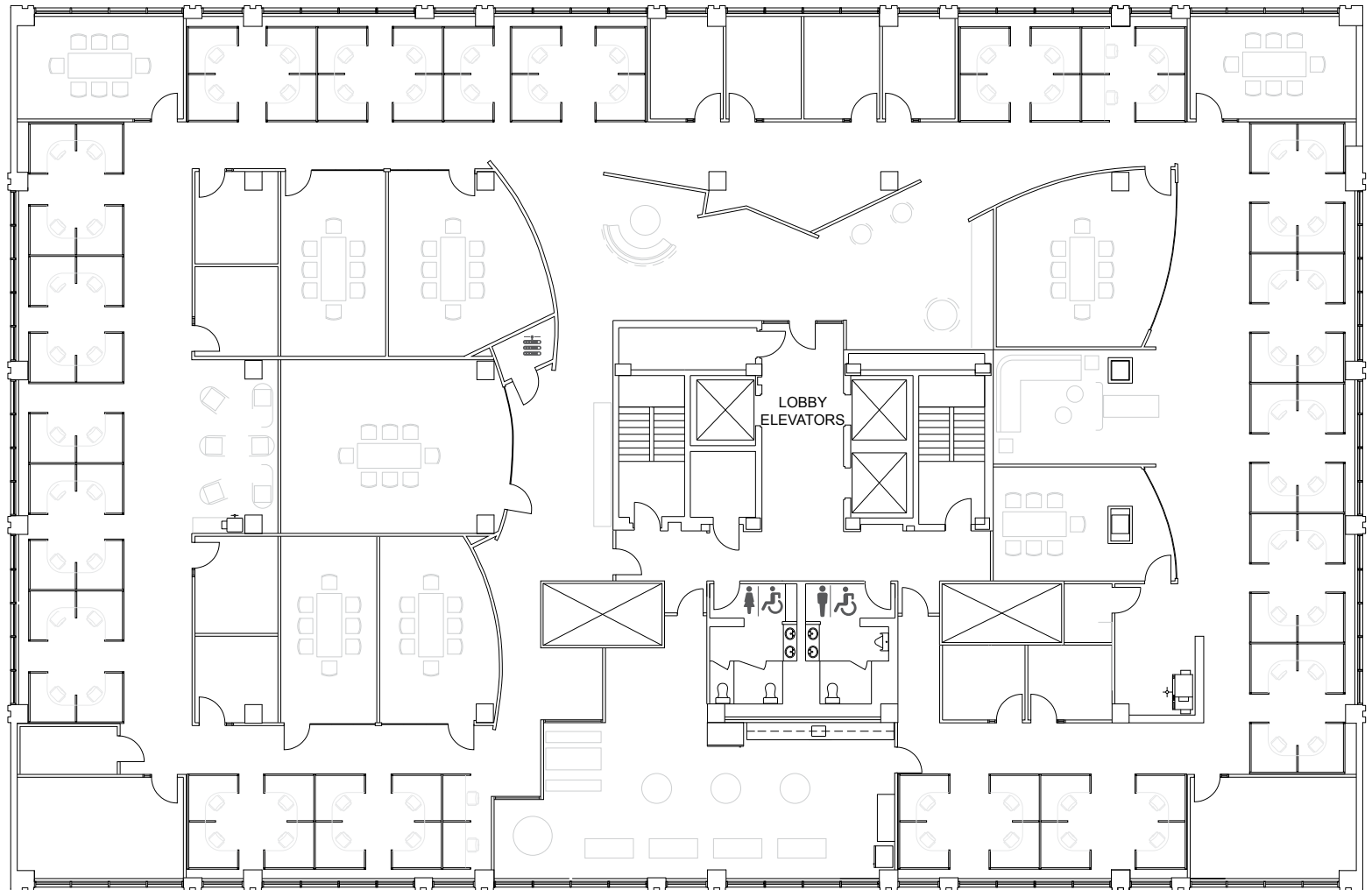


# FLOOR PLAN

# THE OFFICES AT QUINCE ORCHARD

4TH FLOOR

15,201 SF



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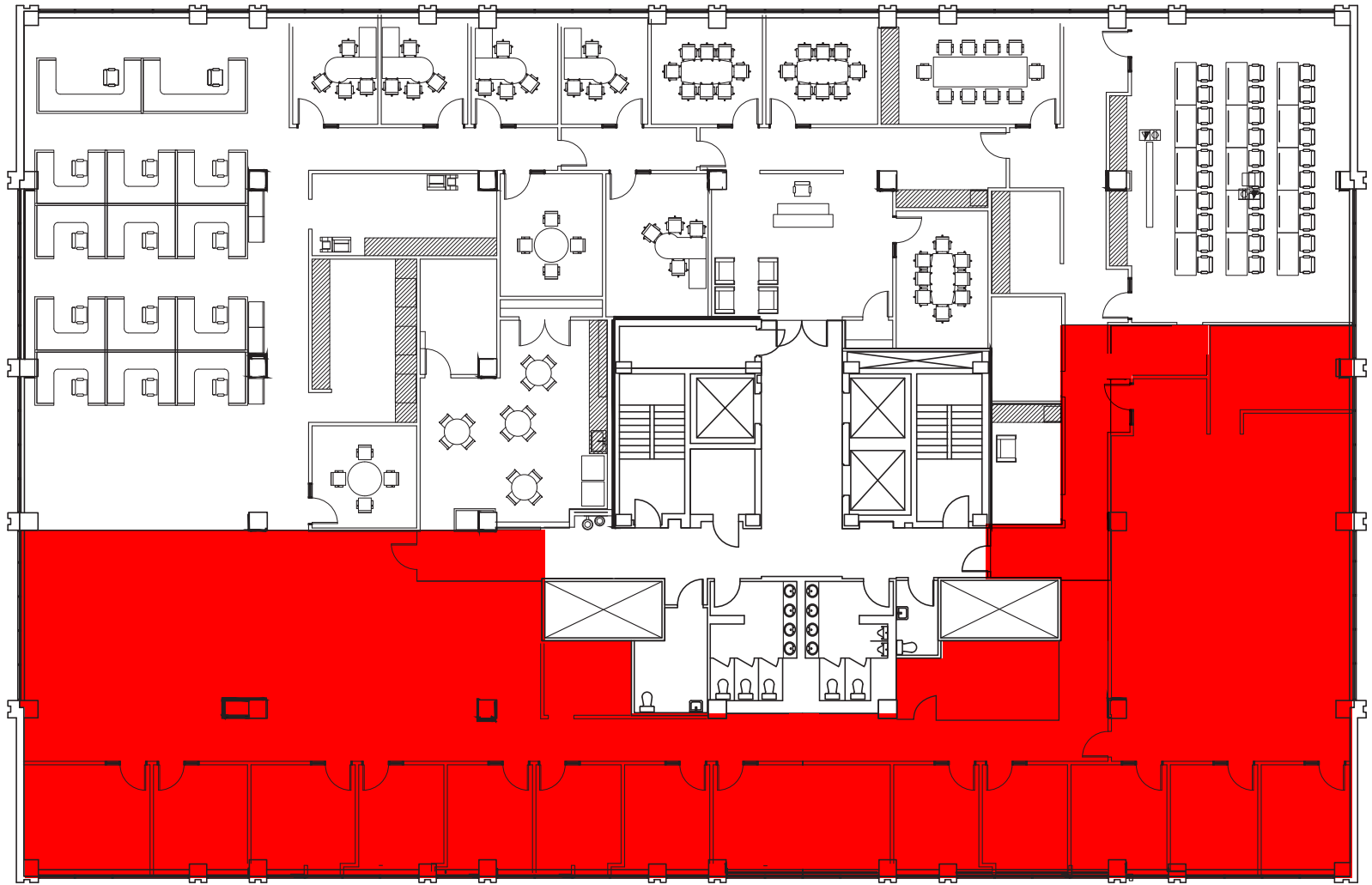


# FLOOR PLAN

# THE OFFICES AT QUINCE ORCHARD

## 5TH FLOOR

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



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kmartinez@klnb.com | 703-334-5629

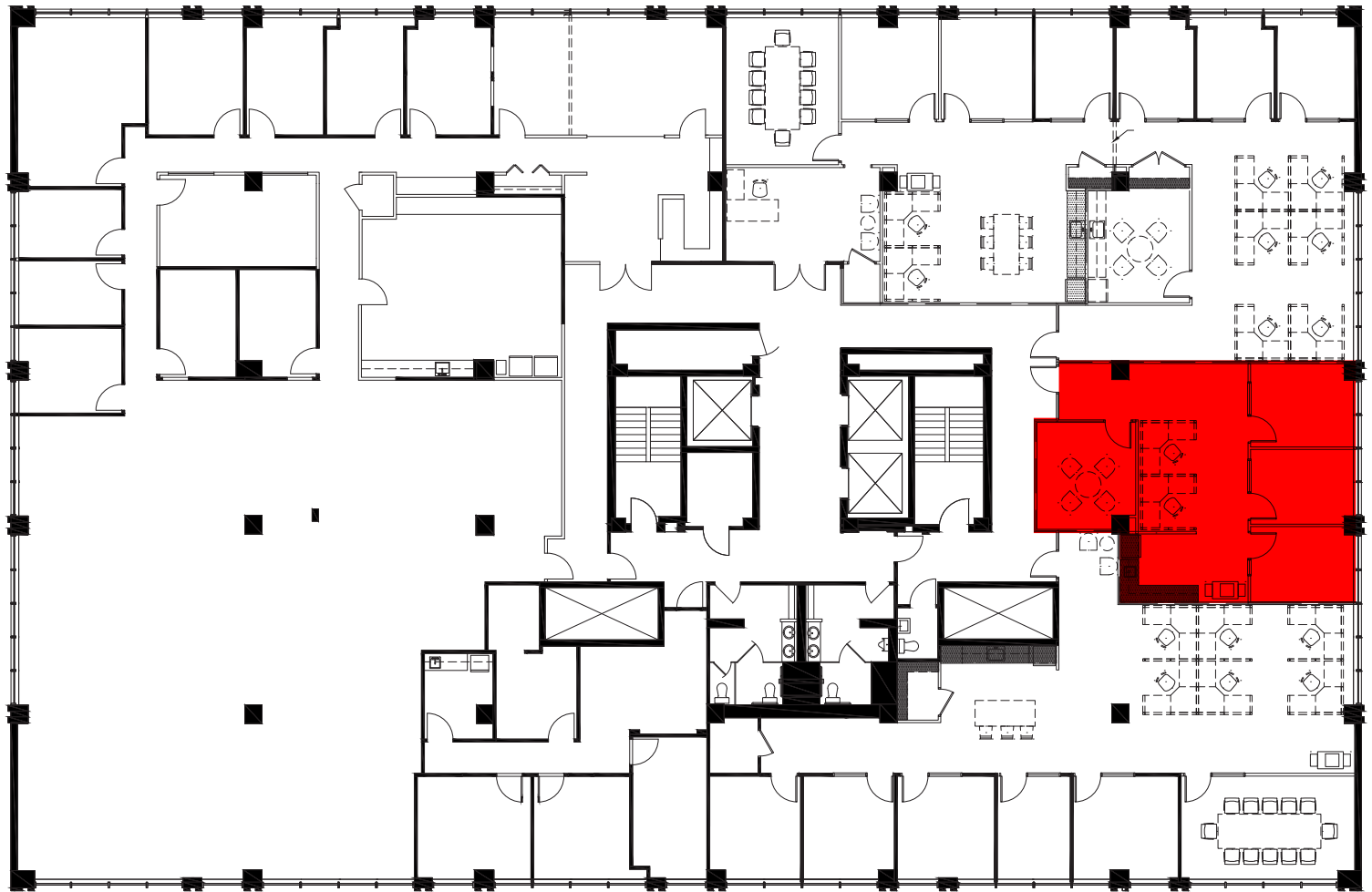


# FLOOR PLAN

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## 6TH FLOOR

SUITE 630: 1,151 SF



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kfellows@klnb.com | 301-222-0210

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rpugh@klnb.com | 301-222-0211

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kmartinez@klnb.com | 703-334-5629



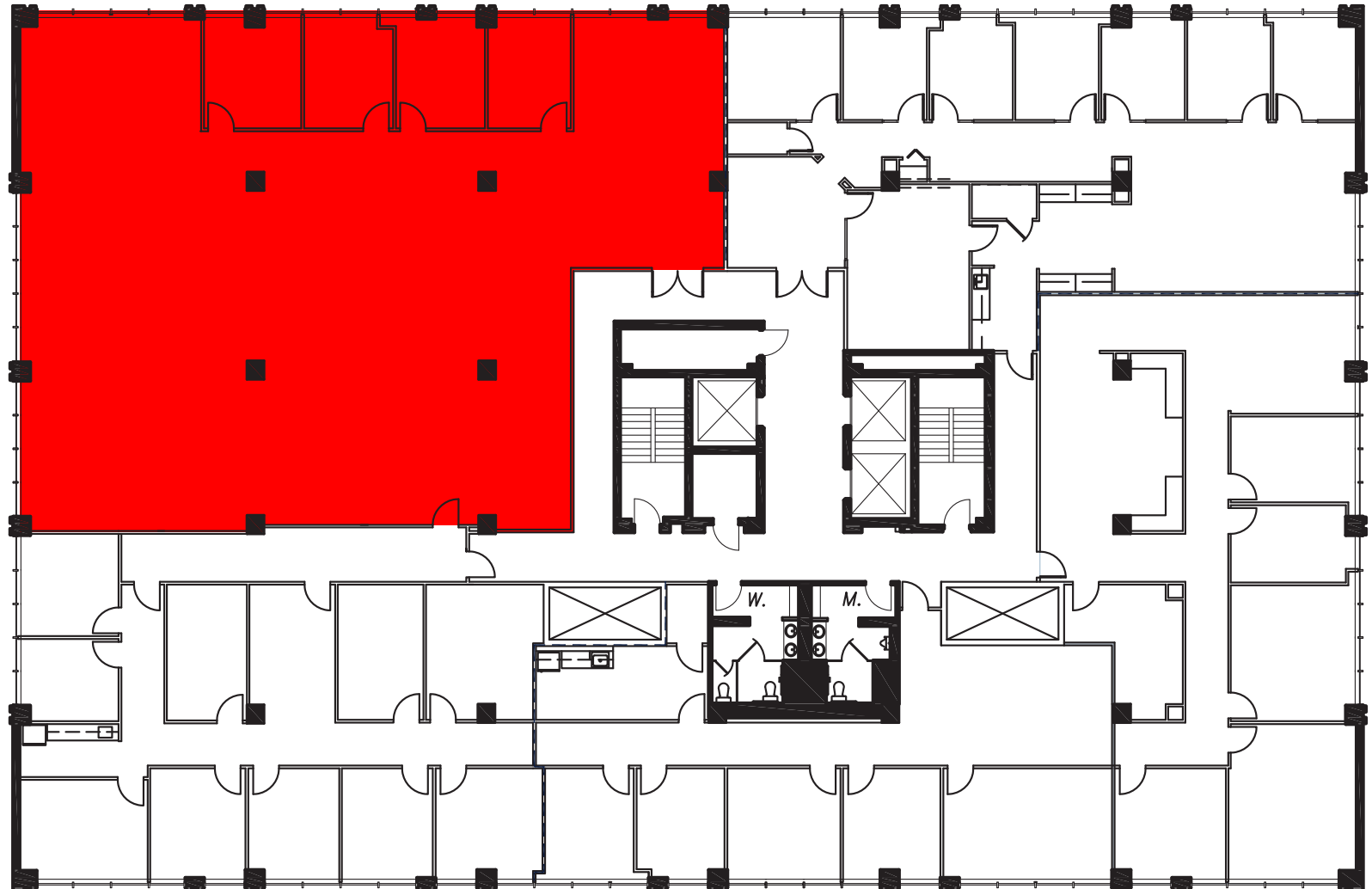


# FLOOR PLAN

# THE OFFICES AT QUINCE ORCHARD

7TH FLOOR

SUITE 740: 5,088 SF



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kfellows@klnb.com | 301-222-0210

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# PHOTOS

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# THE OFFICES AT QUINCE ORCHARD

**FOR MORE INFORMATION, PLEASE CONTACT:**

**klnb.com**



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



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