



## 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 (Intercounty 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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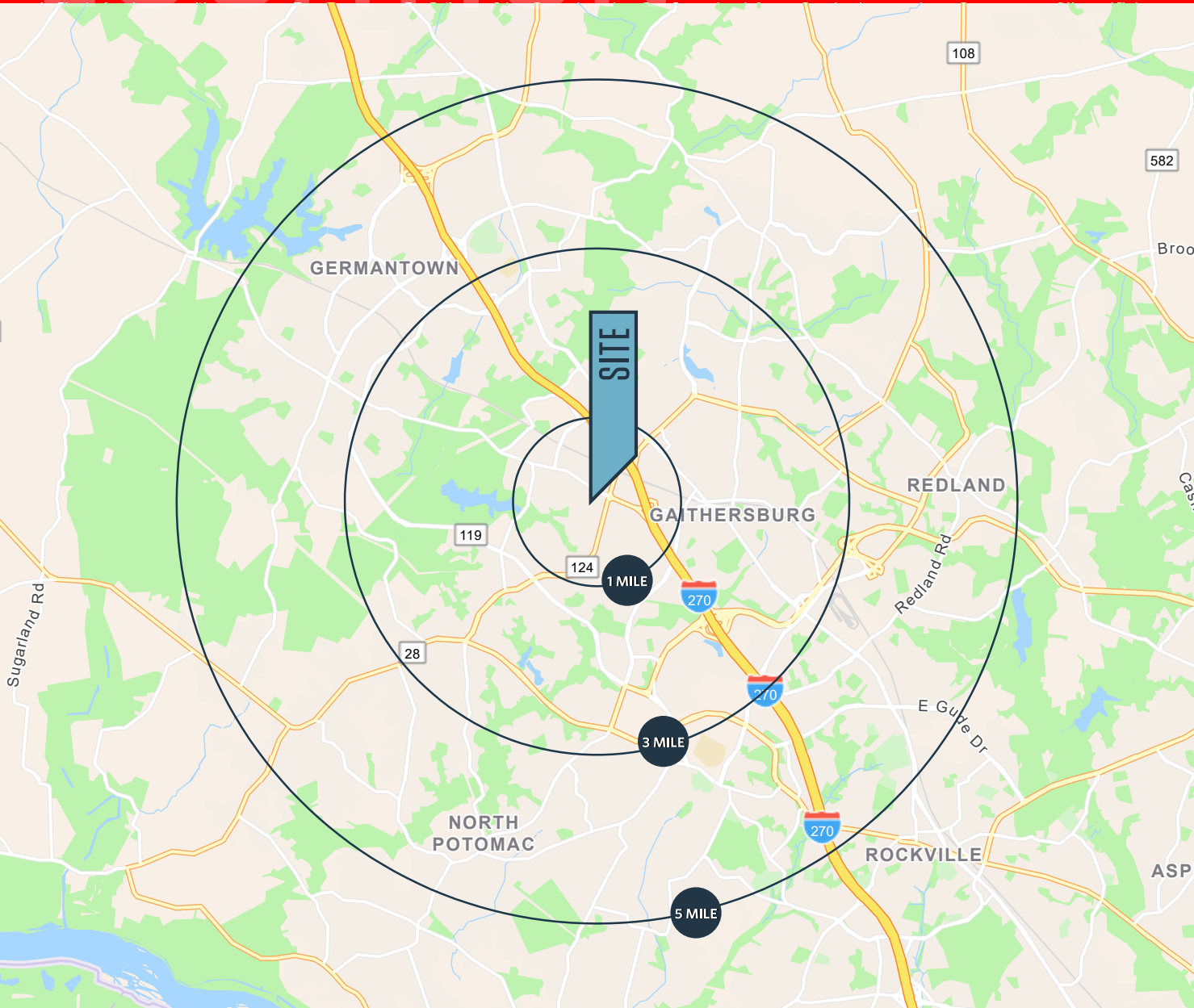
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# LOCATION

# THE OFFICES AT QUINCE ORCHARD



## 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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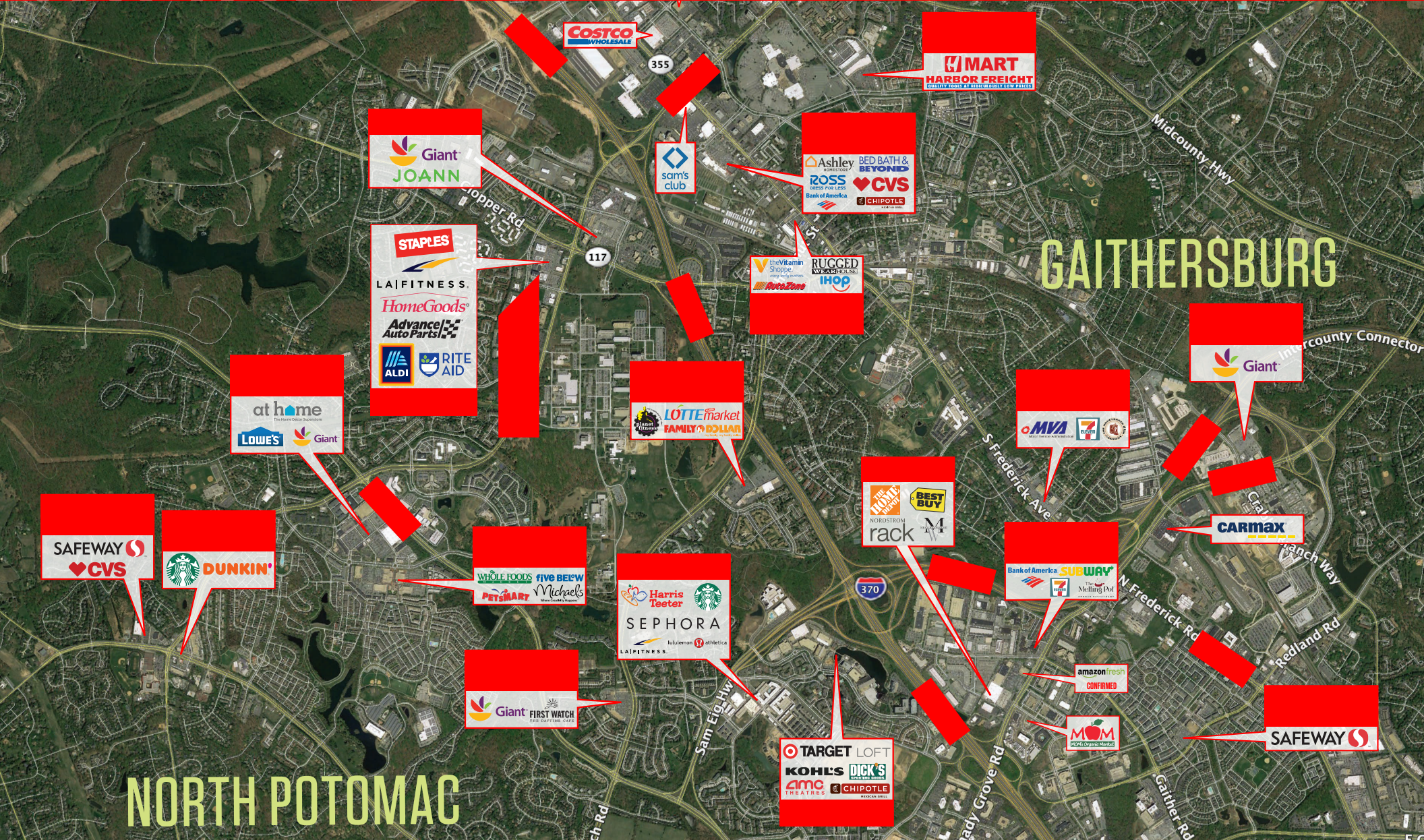
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# MARKET

# THE OFFICES AT QUINCE ORCHARD



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# CLOSE-UP

# THE OFFICES AT QUINCE ORCHARD



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# FLOOR PLAN

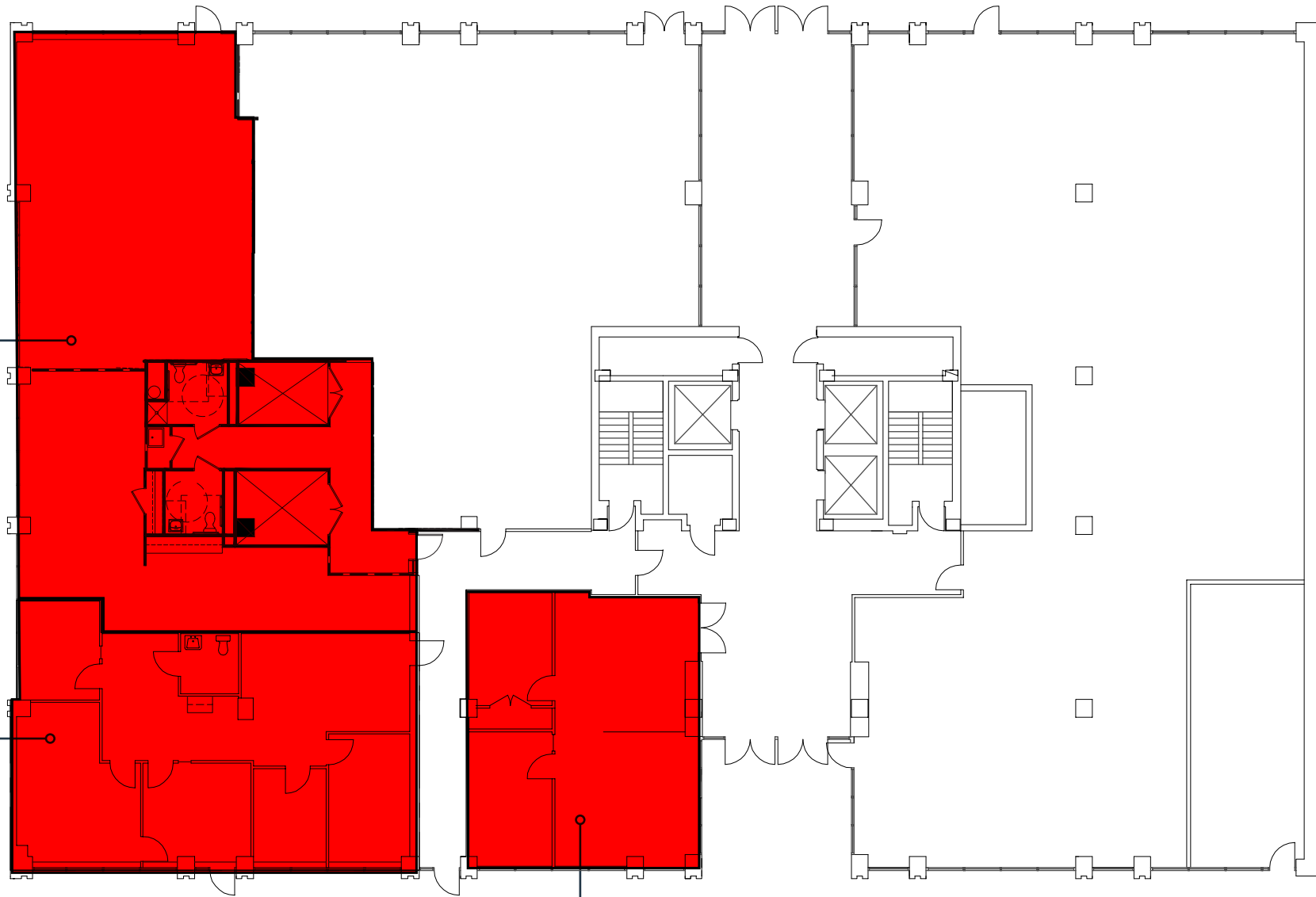
## THE OFFICES AT QUINCE ORCHARD

### 1ST FLOOR

SUITE 130: 2,797 SF

SUITE 120: 1,523 SF

SUITE 102: 971 SF



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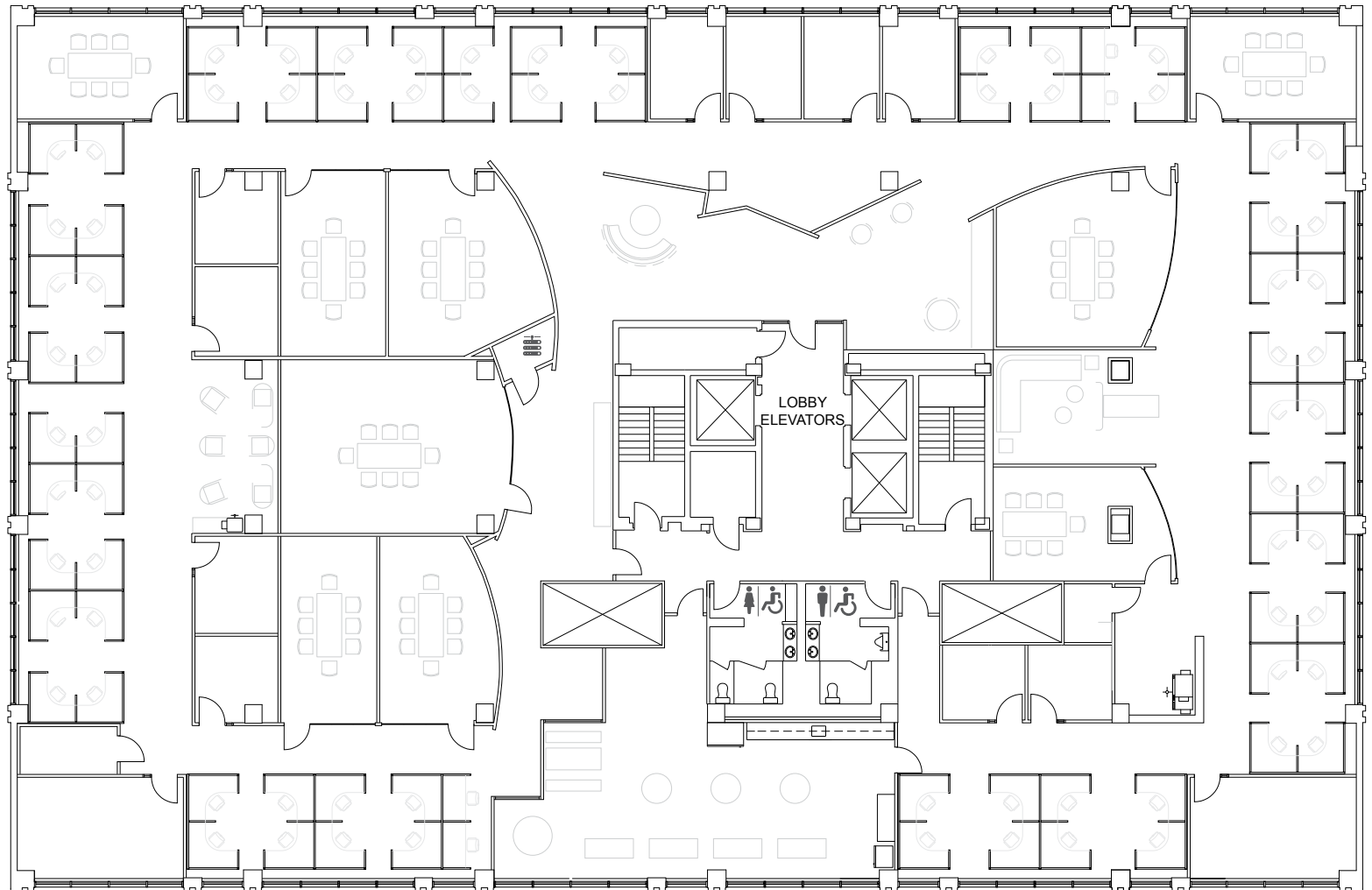


# FLOOR PLAN

# THE OFFICES AT QUINCE ORCHARD

4TH FLOOR

15,201 SF



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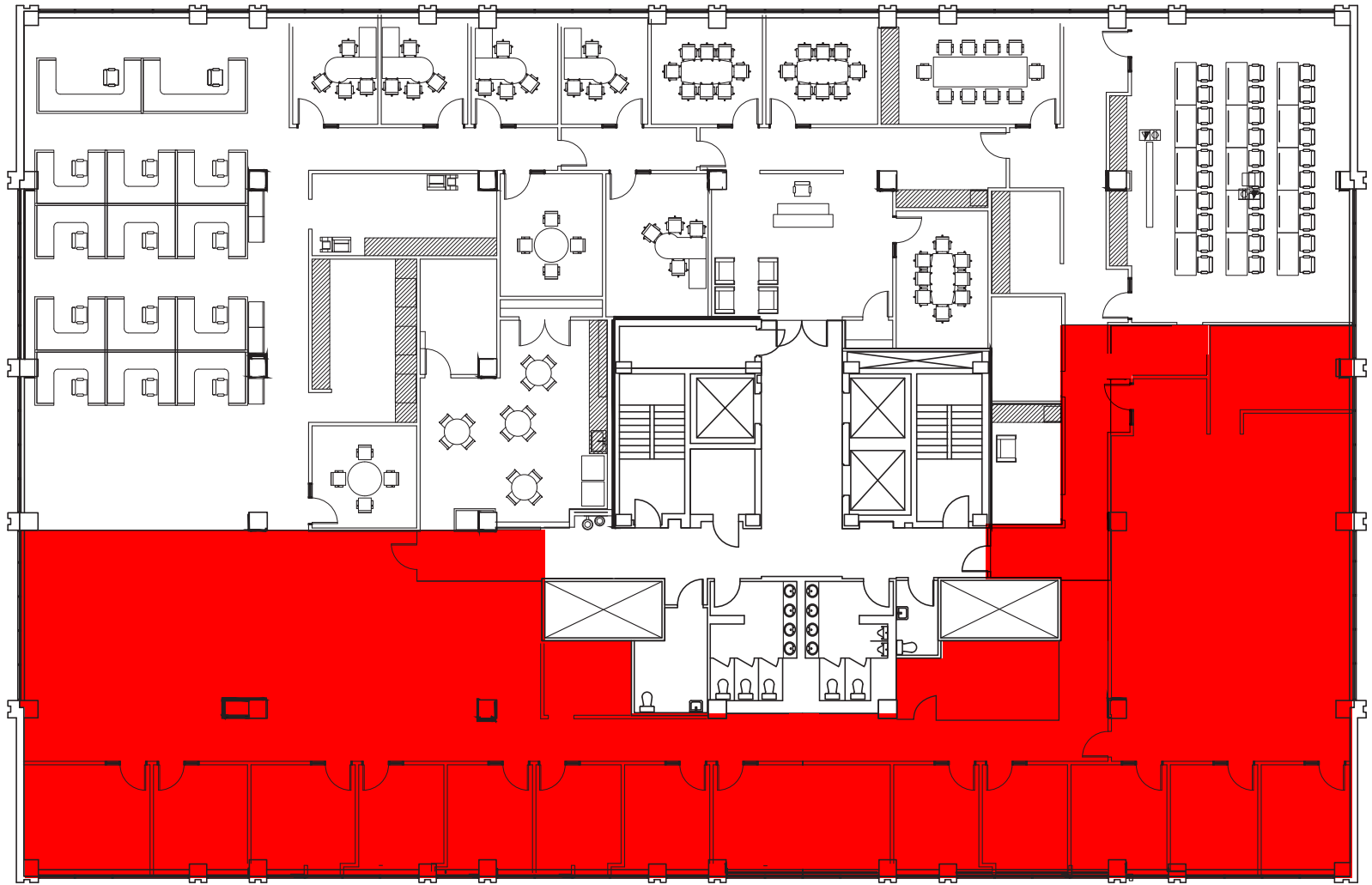


# FLOOR PLAN

# THE OFFICES AT QUINCE ORCHARD

## 5TH FLOOR

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



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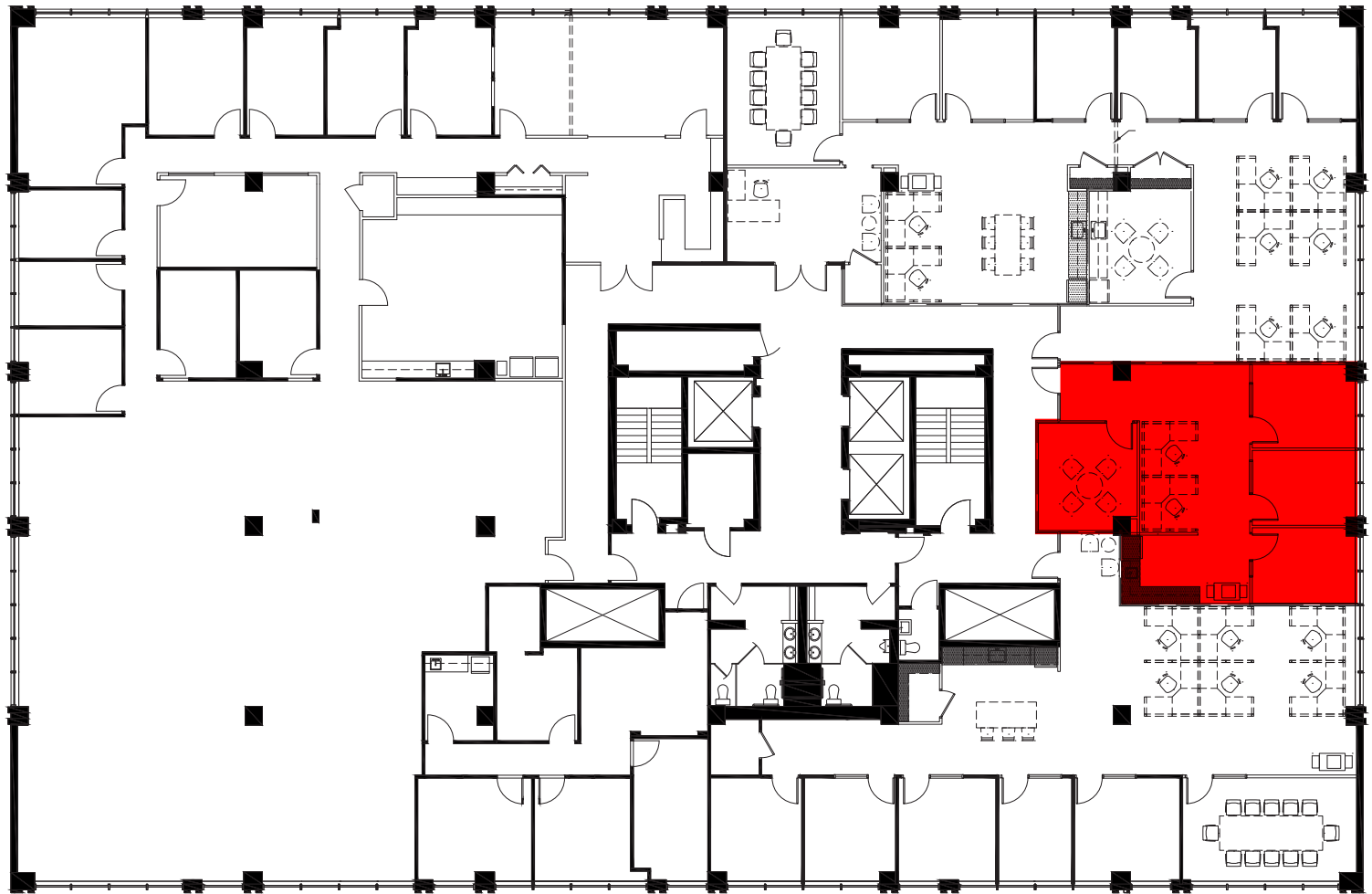


# FLOOR PLAN

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## 6TH FLOOR

SUITE 660: 1,151 SF



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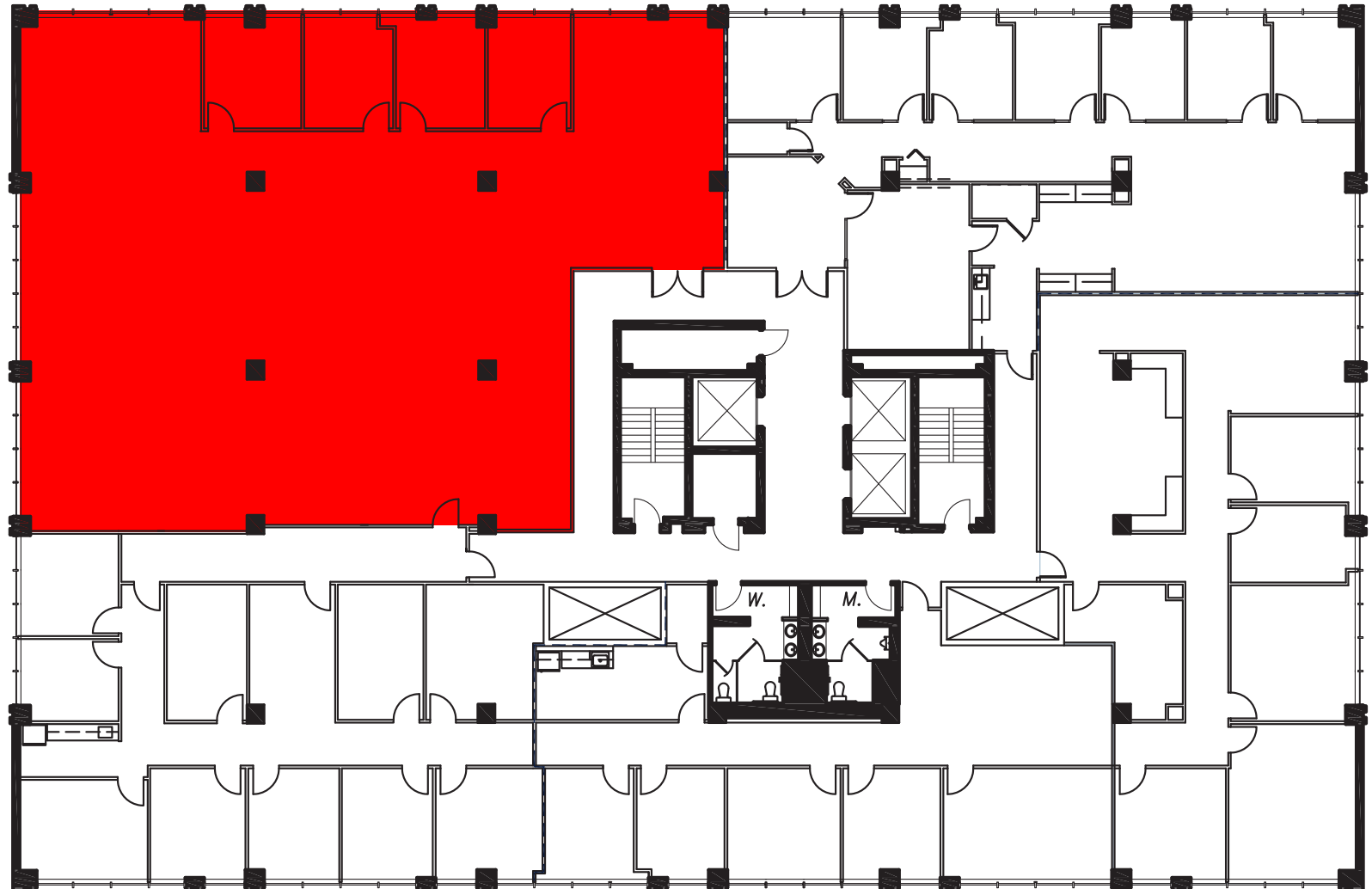


# FLOOR PLAN

# THE OFFICES AT QUINCE ORCHARD

7TH FLOOR

SUITE 740: 5,088 SF



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# PHOTOS

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# THE OFFICES AT QUINCE ORCHARD

**FOR MORE INFORMATION, PLEASE CONTACT:**

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