



GIRARD PLACE

620 E Diamond Ave, Gaithersburg, MD 20877



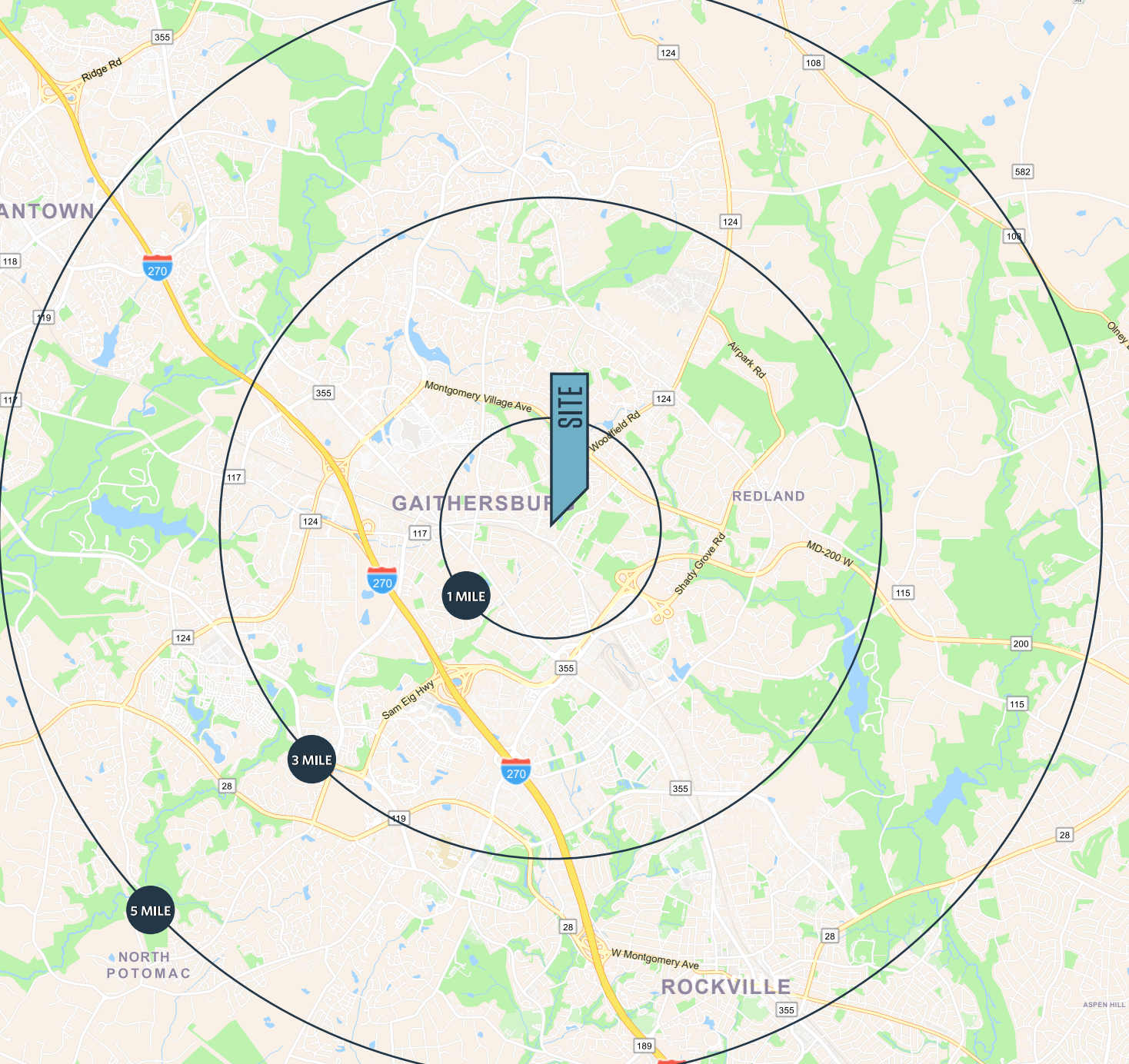
OFFICE/FLEX FOR SALE/LEASE

KENNETH FELLOWS
kfellows@klnb.com
301-222-0210

ROBERT PUGH
rpugh@klnb.com
301-222-0211

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

klnb.com



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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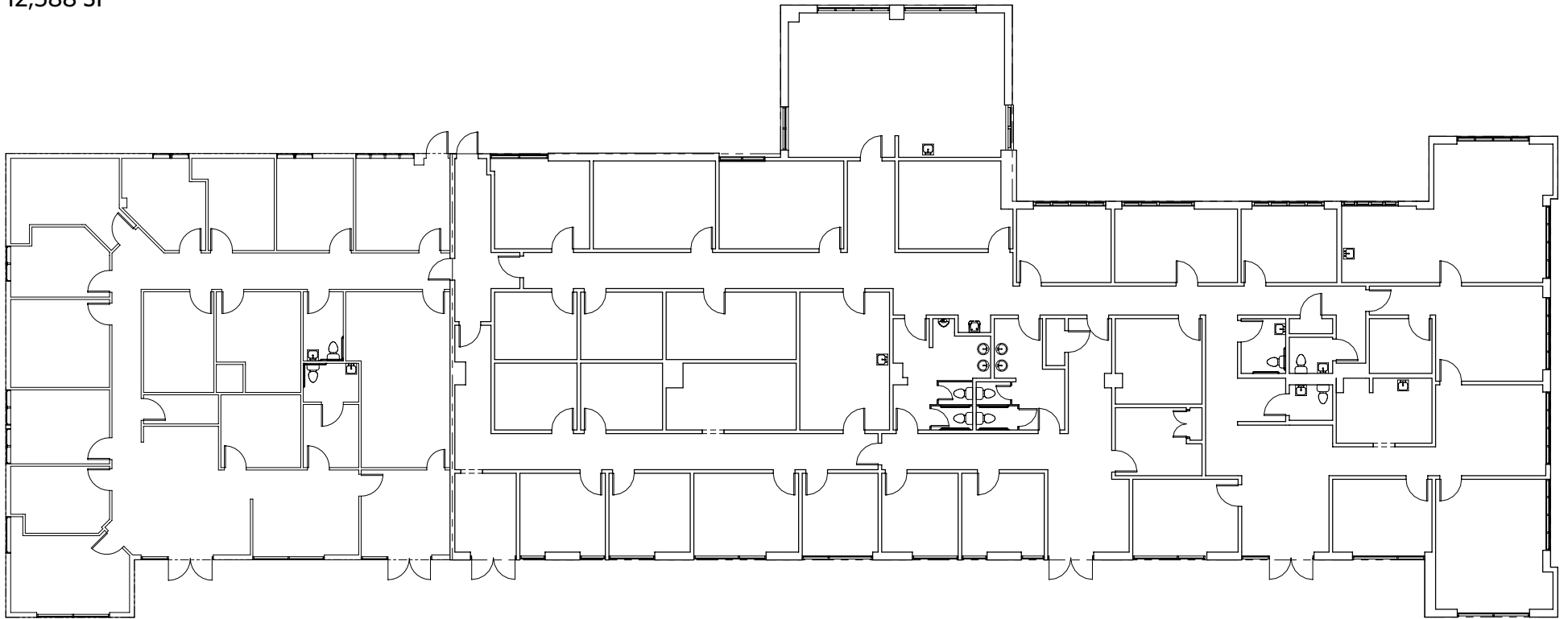
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UPPER LEVEL

12,588 SF



FLOOR PLAN

GIRARD PLACE

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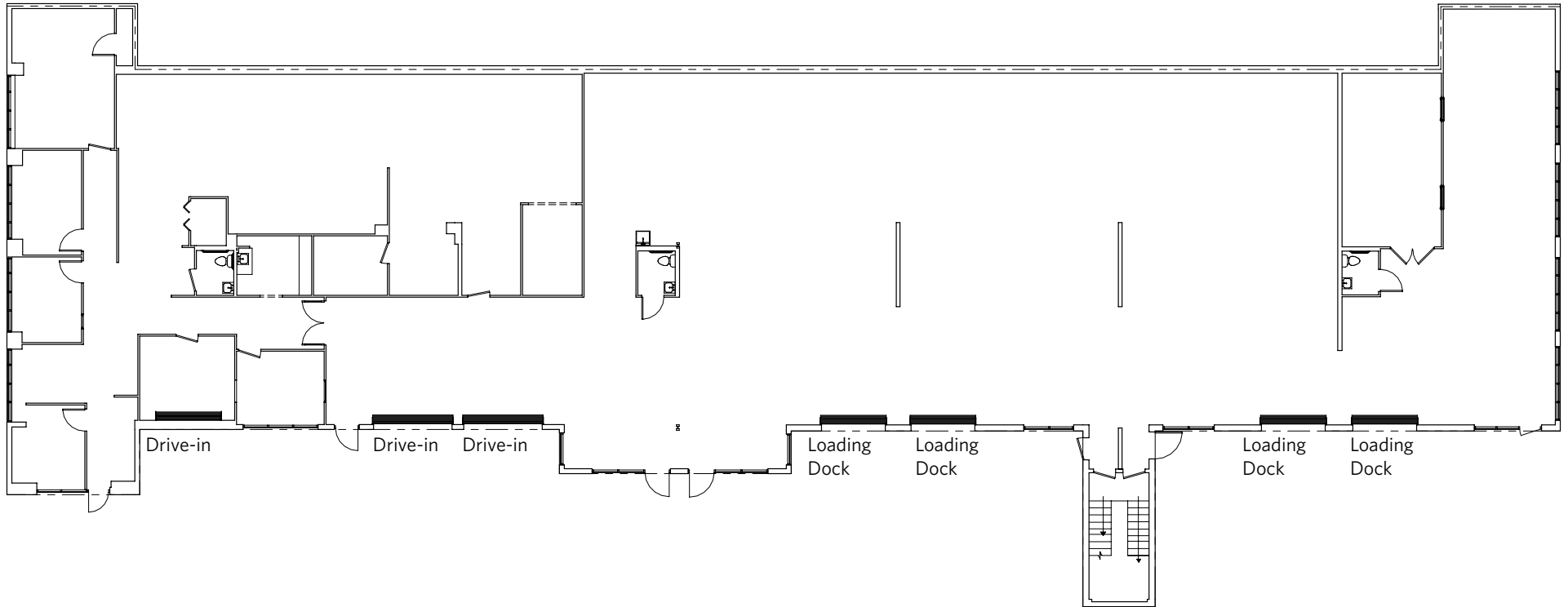
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klnb

LOWER LEVEL

11,386 SF



FLOOR PLAN

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PHOTO

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12435 Park Potomac Ave, Suite 250, Rockville,
MD, 20854

klnb.com



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