



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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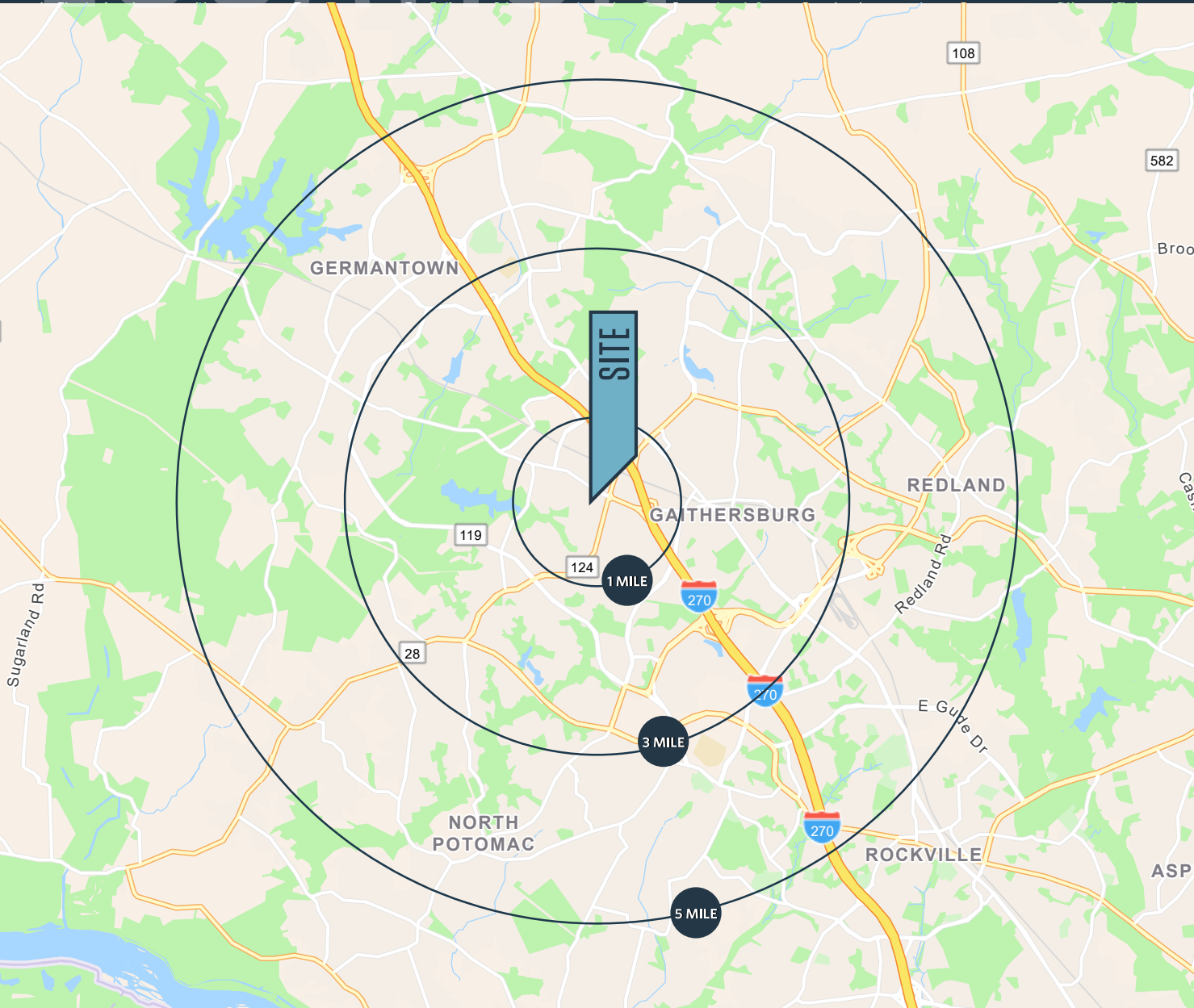
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LOCATION

THE OFFICES AT QUINCE ORCHARD

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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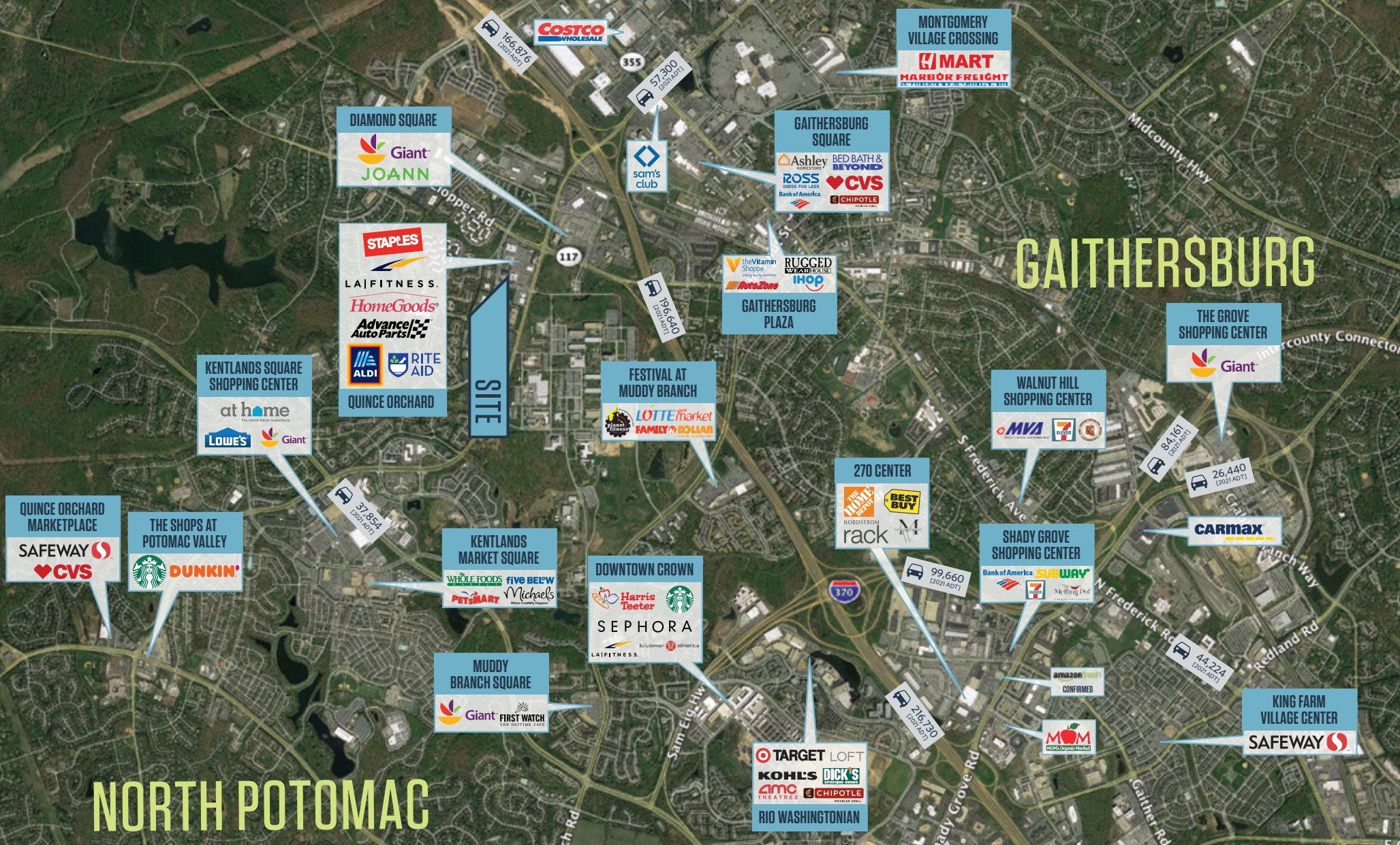
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MARKET

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CLOSE-UP

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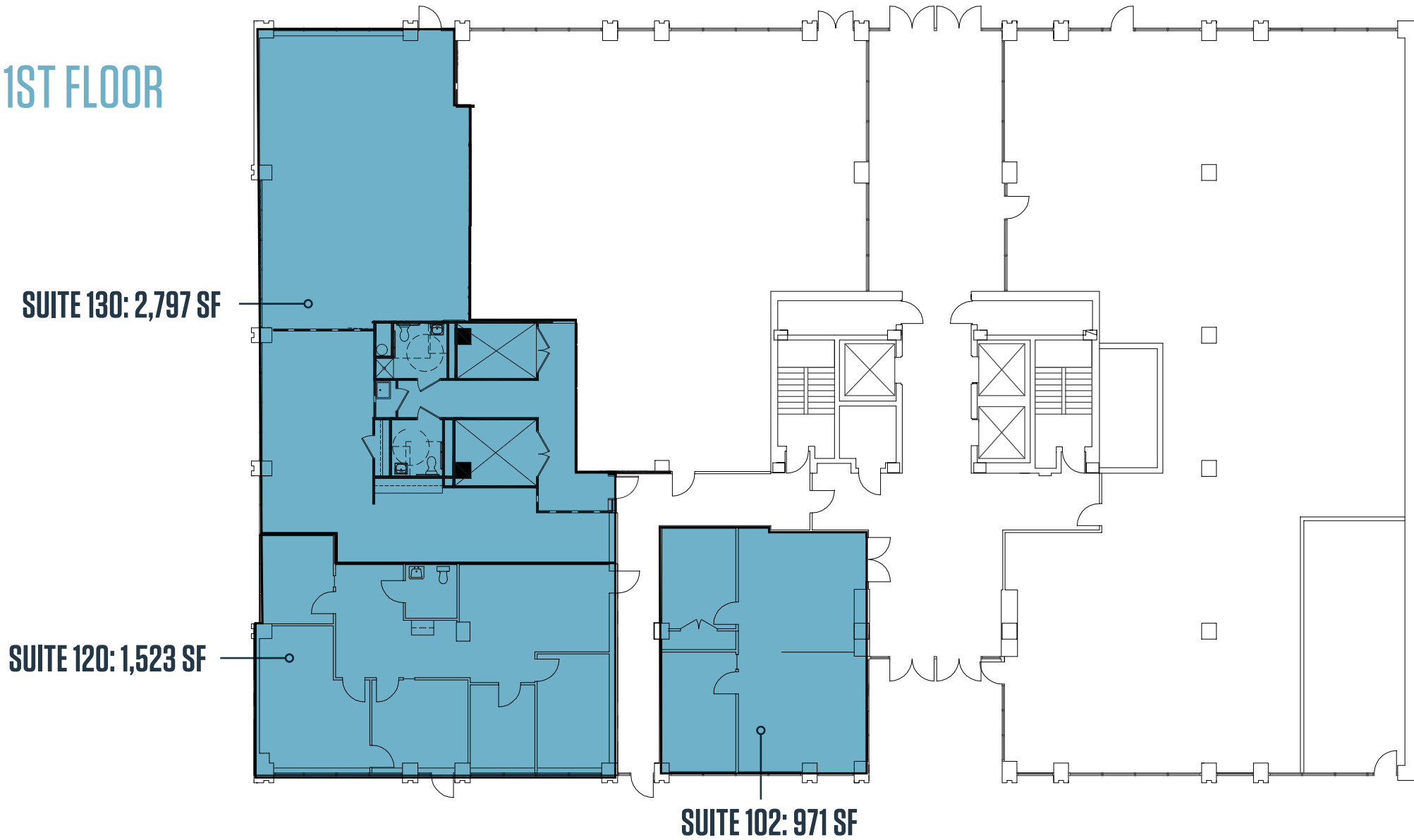


FLOOR PLAN

THE OFFICES AT QUINCE ORCHARD

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1ST FLOOR



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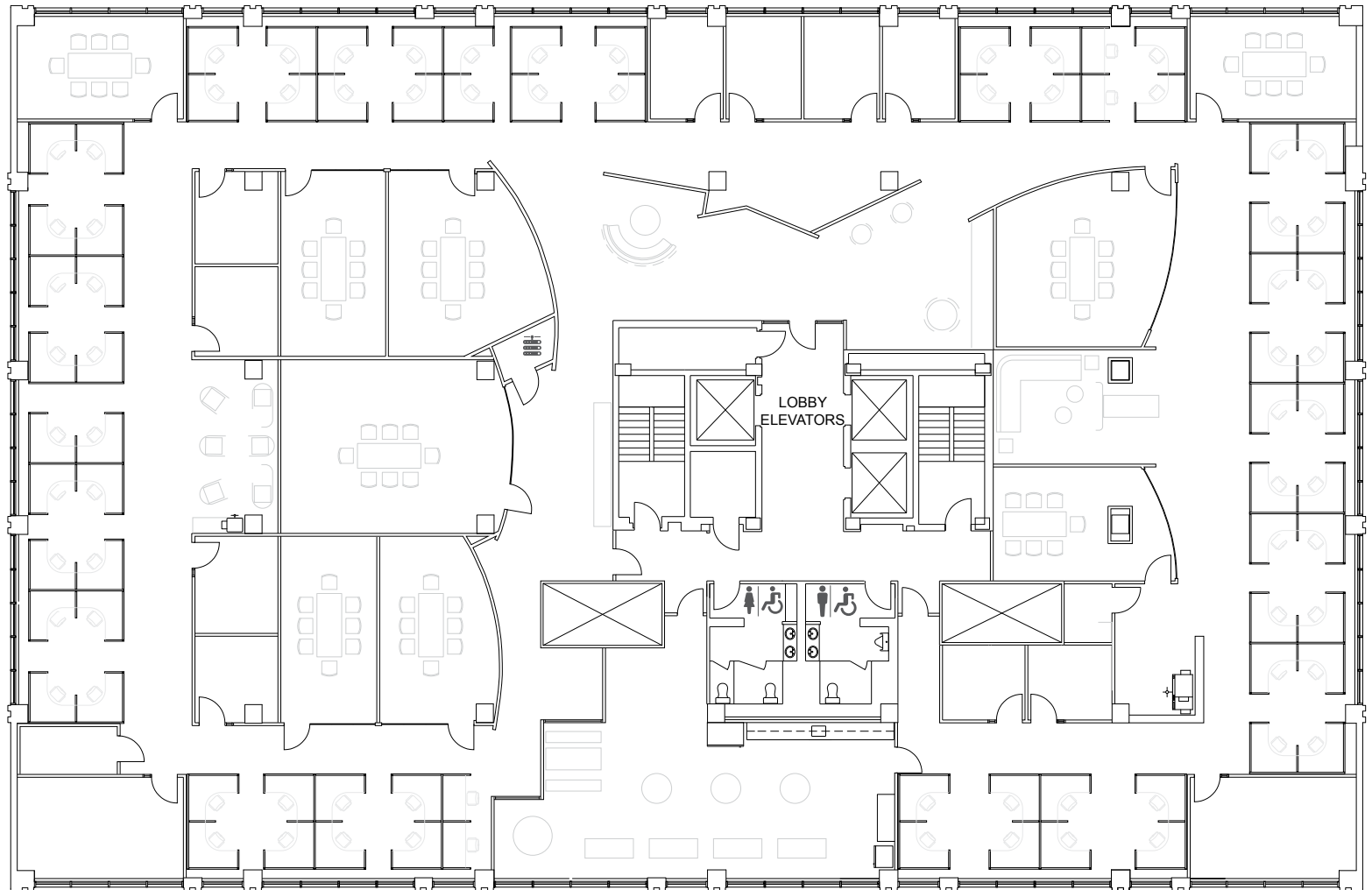
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4TH FLOOR

15,201 SF



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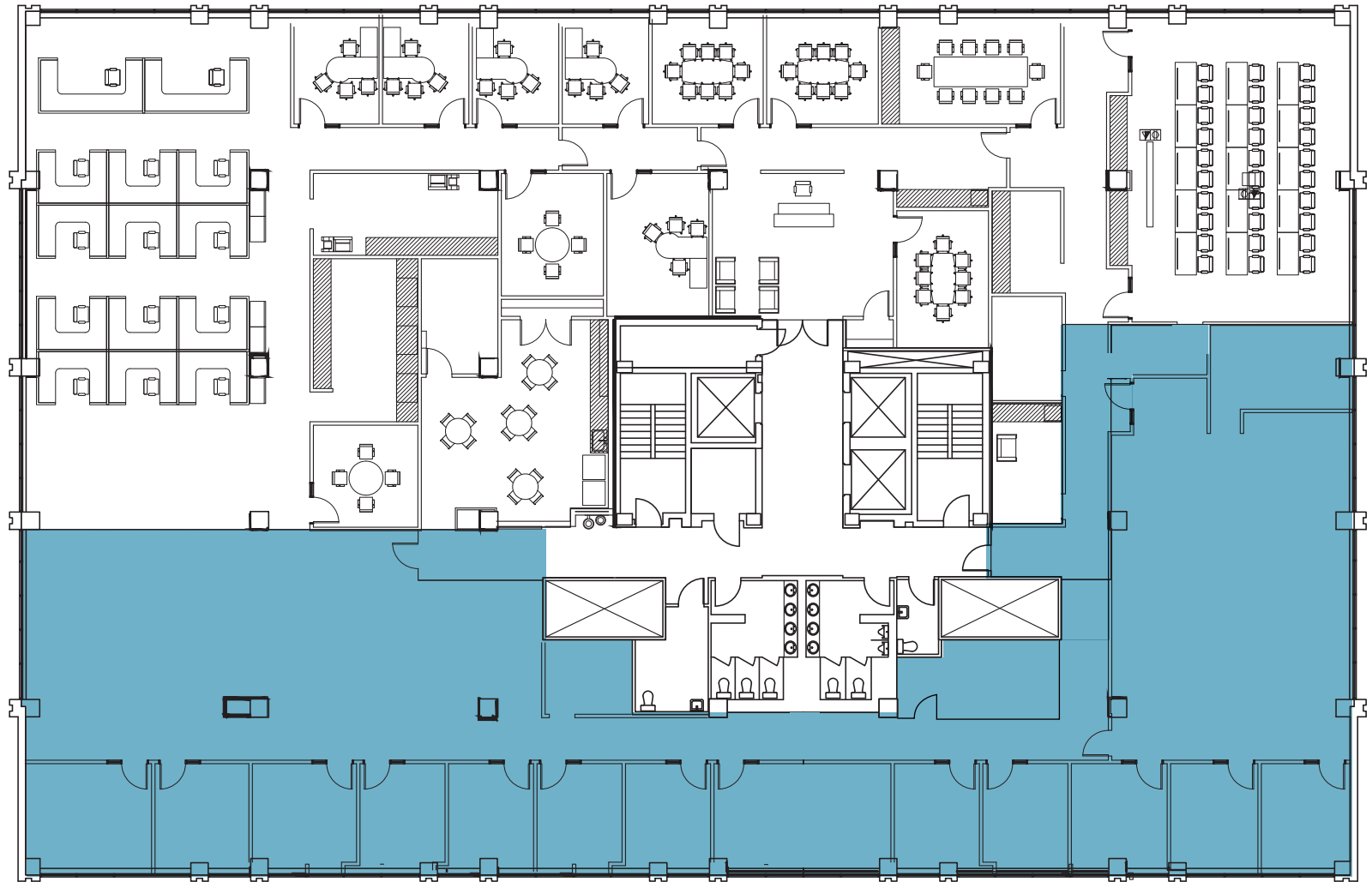
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5TH FLOOR

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



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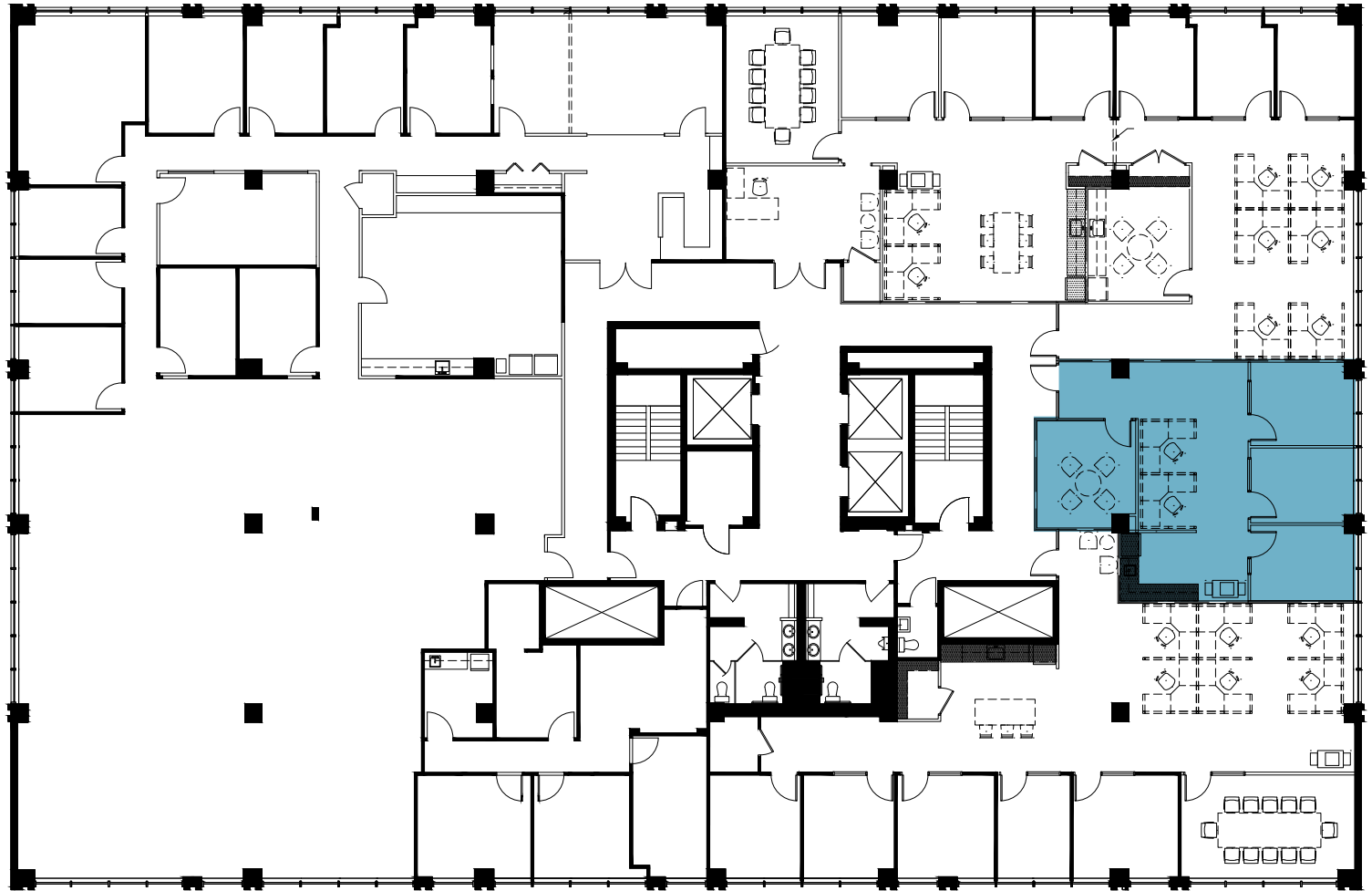
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6TH FLOOR

SUITE 660: 1,151 SF



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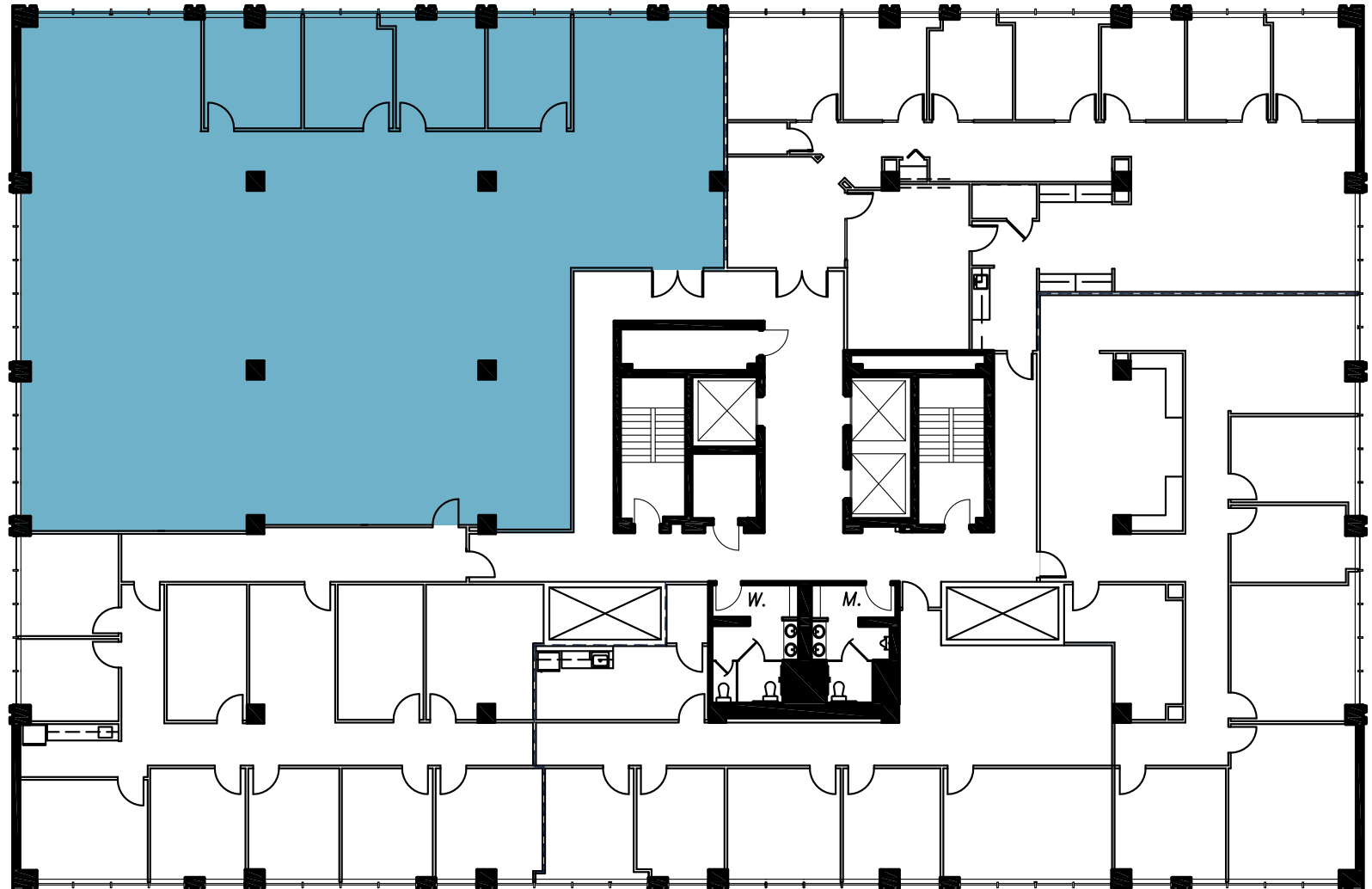
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7TH FLOOR

SUITE 740: 5,088 SF



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PHOTOS

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FOR MORE INFORMATION, PLEASE CONTACT:

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