



MONTVALE CENTER

18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

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LOBBY



Building Features

On-site engineer

Self-servicing micro market in lower lobby

On-site fitness center on the first floor

Tree lined & sun filled panoramic views

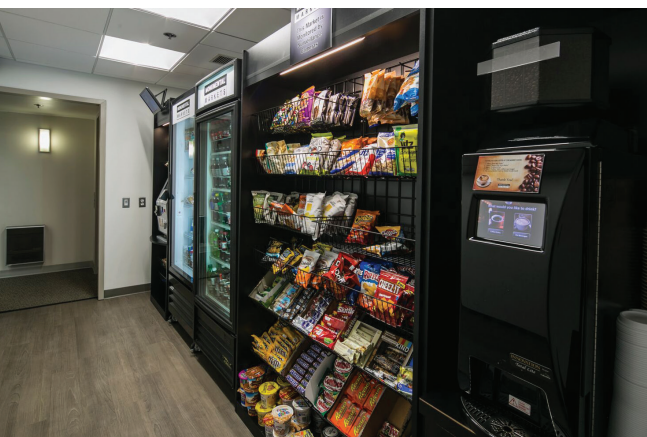
First class finishes

Storage available on site

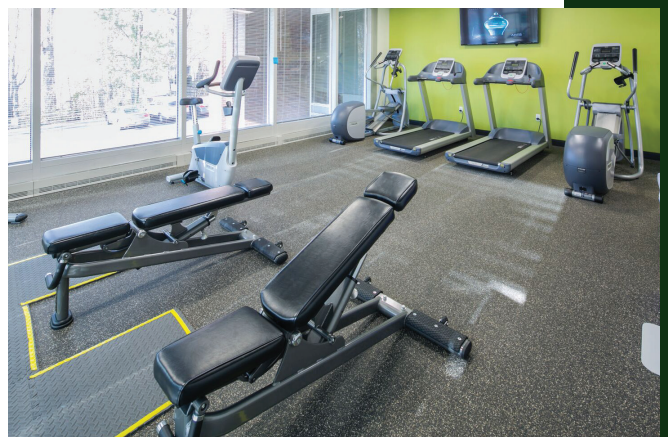
Qualified HUBZone

- » The HUBZone program fuels small business growth in historically underutilized business zones with a goal of awarding at least 3% of federal contract dollars to HUBZone-certified companies each year. The government limits competition for certain contracts to businesses in historically underutilized business zones. It also gives preferential consideration to those businesses in full and open competition.

MARKET



FITNESS CENTER





NIST

DIAMOND SQUARE

GAITHERSBURG SQUARE

LAKEFOREST MALL
SLATED FOR REDEVELOPMENT

MONTVALE CENTER

MONTGOMERY VILLAGE AVE

FUTURE WATKINS MILL INTERCHANGE



I-270 WASHINGTON NATIONAL PIKE

NORTH FREDERICK AVENUE

Accessibility

1 mi.

to I-270
(4 min. drive)

3.5 mi.

to I-370
(6 min. drive)

4.4 mi.

to Shady Grove
Metro Station
(13 min. drive)

5.5 mi.

to ICC / MD-200
(8 min. drive)

Amenities

◆ Retail

1. 7-Eleven
2. Weis
3. Costco Wholesale
4. Marshalls
5. Sam's Club
6. CVS
7. 7-Eleven
8. FedEx Office
Print & Ship Center
9. Giant Food
10. The UPS Store
11. ALDI
12. Staples
13. Lotte Plaza Market
14. Weis Market

LAKEFOREST MALL

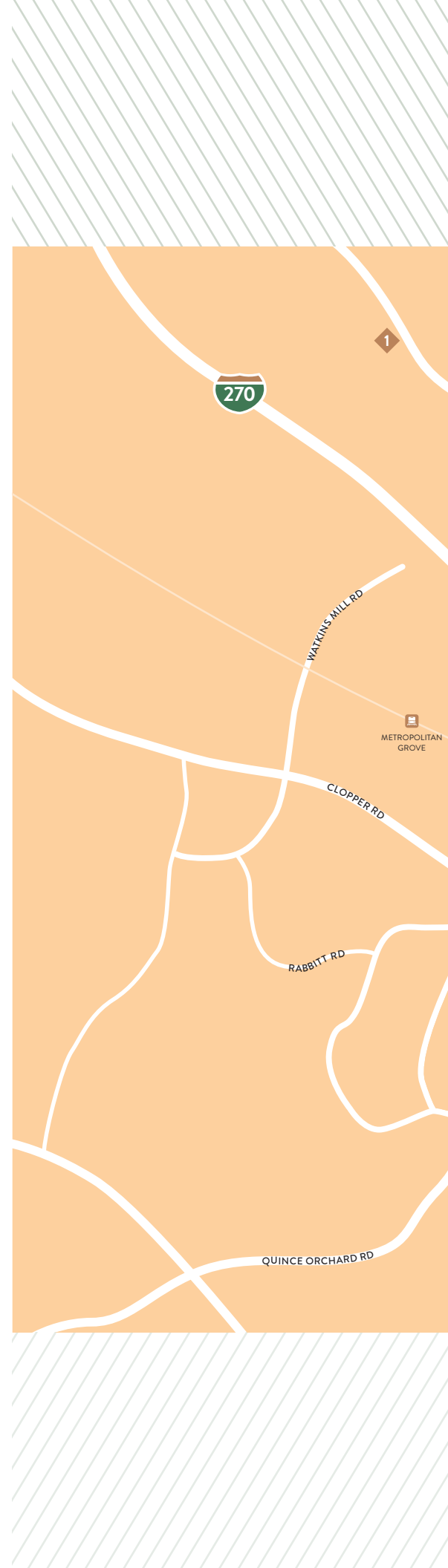
H&M
Victoria's Secret & PINK
Finish Line
Zales
Macy's
Hollister Co
Bath & Body Works
Ruby Tuesday
Pollo Campero
Texas Barbecue Factory
Kelly's Cajun Grill
Grill Kabob
Panda Express

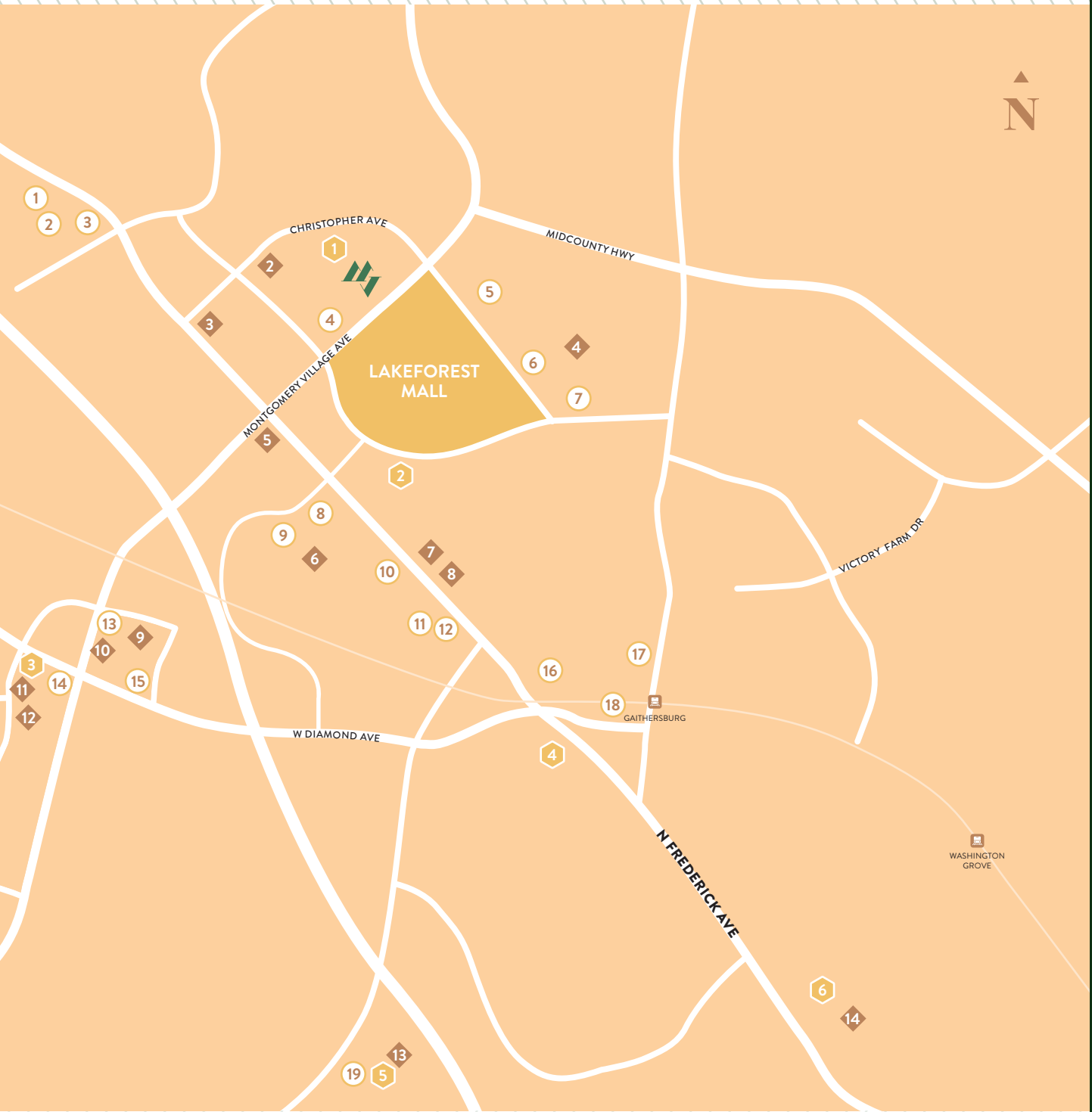
○ Restaurant

1. Barking Mad
2. California Tortilla
3. Firebirds Wood
Fired Grill
4. Dunkin'
5. Wendy's
6. Little Caesars Pizza
7. Roy Rogers
8. Panera Bread
7. Chipotle
Mexican Grill
8. KFC
9. Domino's Pizza
10. IHOP
11. Starbuck's
12. Buffalo Wild Wings
13. Dogfish
Head Alehouse
14. La Casita Pupuseria
& Cocina CA
15. Olde Towne Cafe
16. Subway
17. Pizza Hut

◆ Fitness

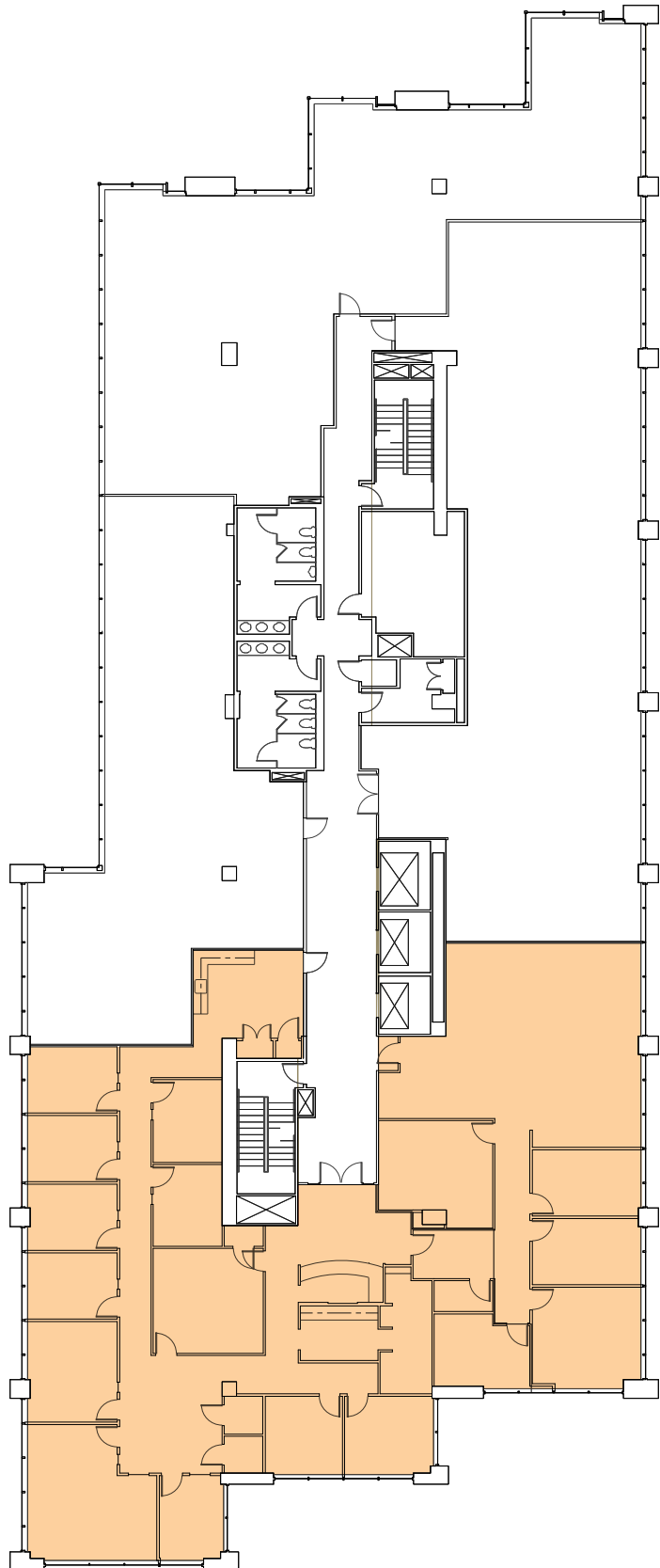
1. Body Right Fitness
2. Sport & Health
3. LA Fitness
4. Swift Fitness
5. Planet Fitness
6. Warrior Fitness





2nd Floor

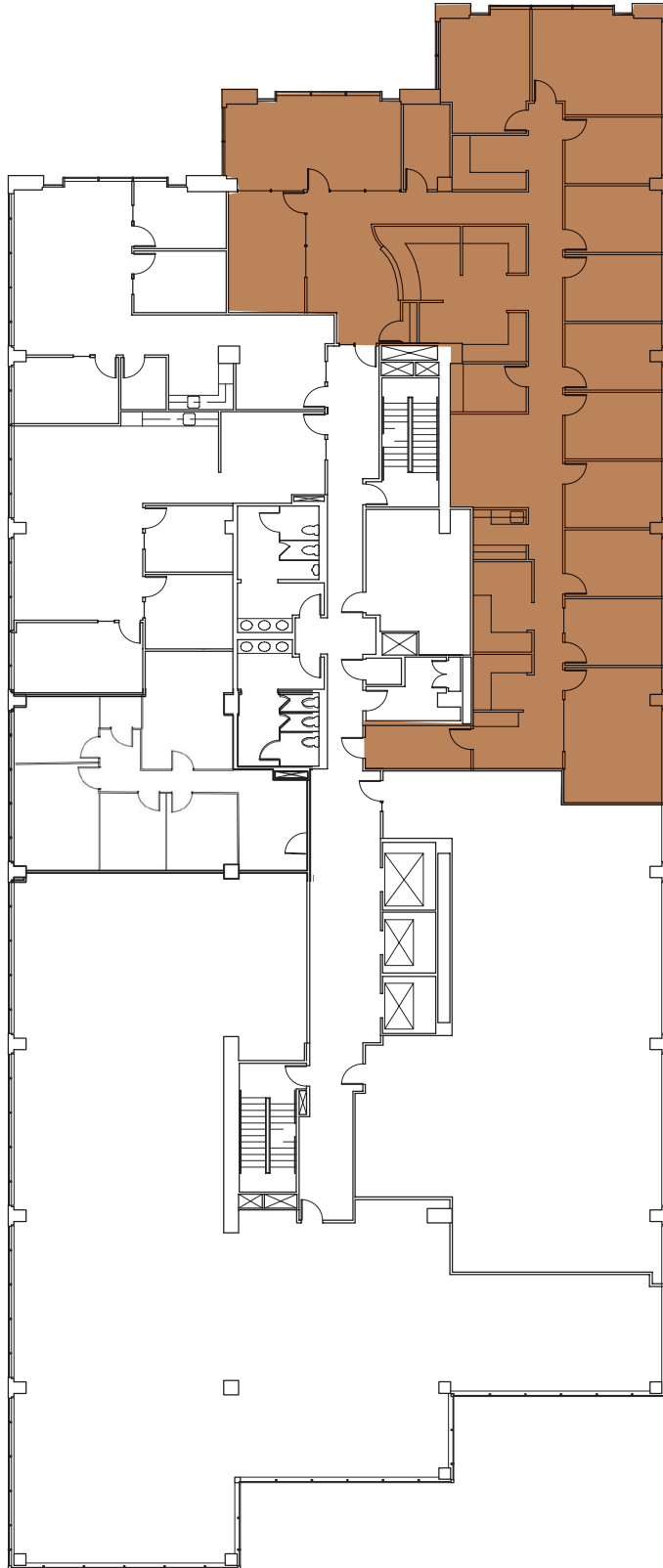
■ Suite 230 - 7,048 SF



4th Floor

*up to 8,617 SF

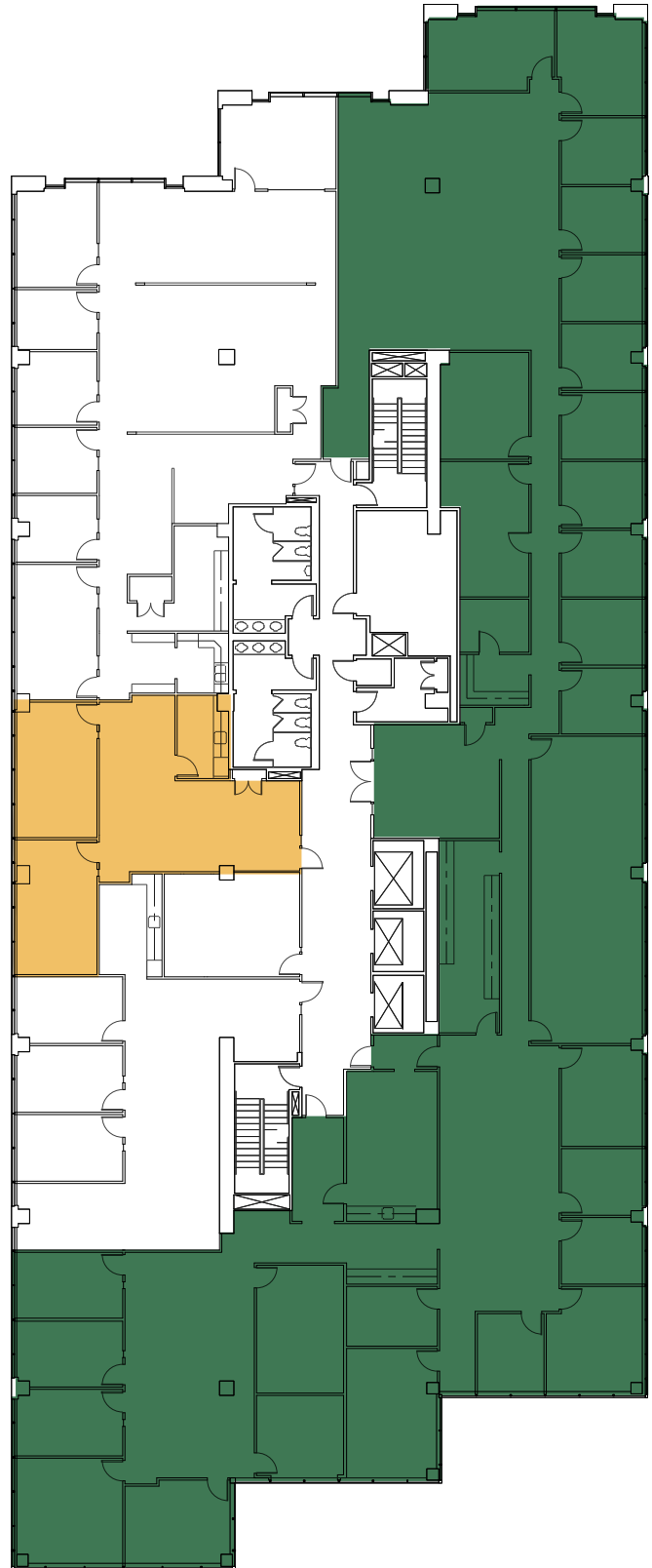
■ Suite 450 - 5,456 SF



5th Floor

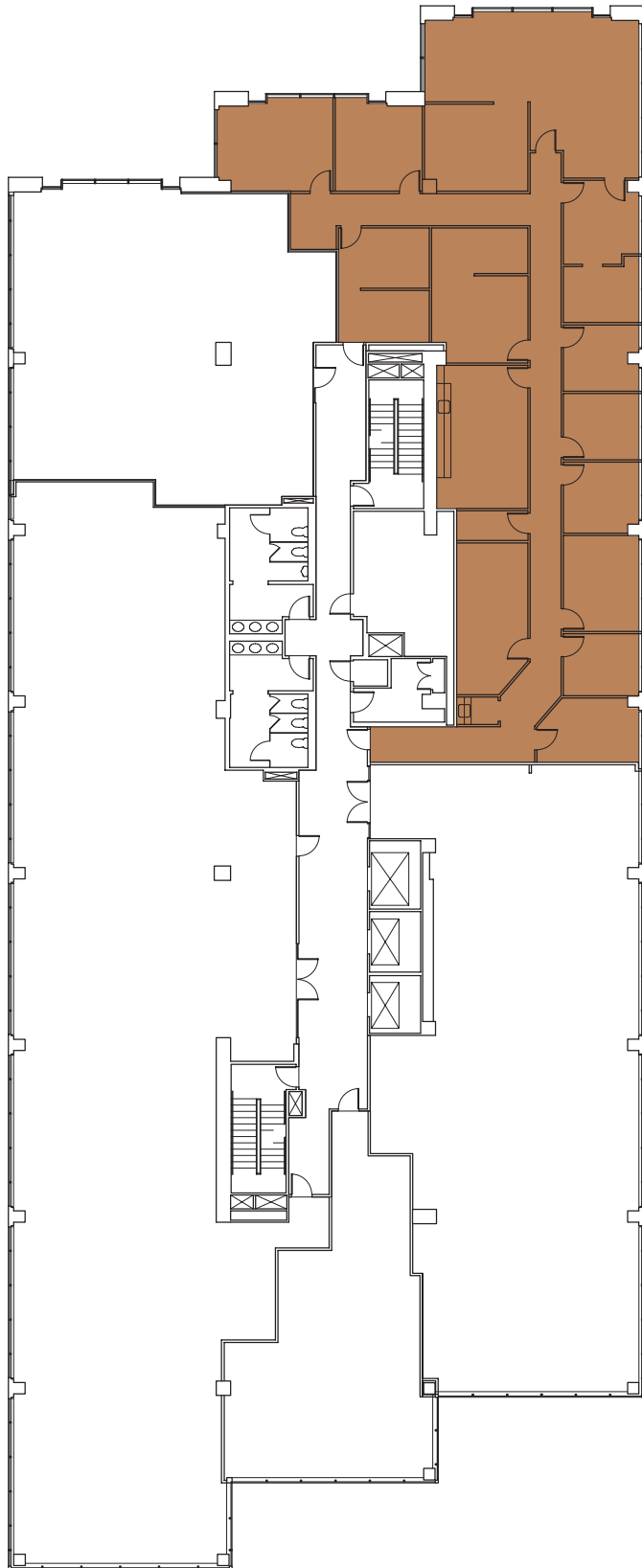
■ Suite 500 - 11,935 SF

■ Suite 520 - 1,359 SF



6th Floor

■ Suite 650 - 4,870 SF





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