



## GIRARD PLACE

630 E Diamond Ave, Gaithersburg, MD 20877



## FLEX SPACE FOR LEASE

### AVAILABILITY

Suite I - 9,885 SF

### PROPERTY HIGHLIGHTS

- 3-4 Covered Loading Docks (high)
- Central HVAC & Radiant Heat
- Epoxy Flooring
- Ceiling Height: 15'10" Joist- 17' 9" to Deck
- Heavy Power: 3P 250A 227/480V w. transformer
- Zoned CBD
- Free Parking

KENNETH FELLOWS  
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**SITE AERIAL**

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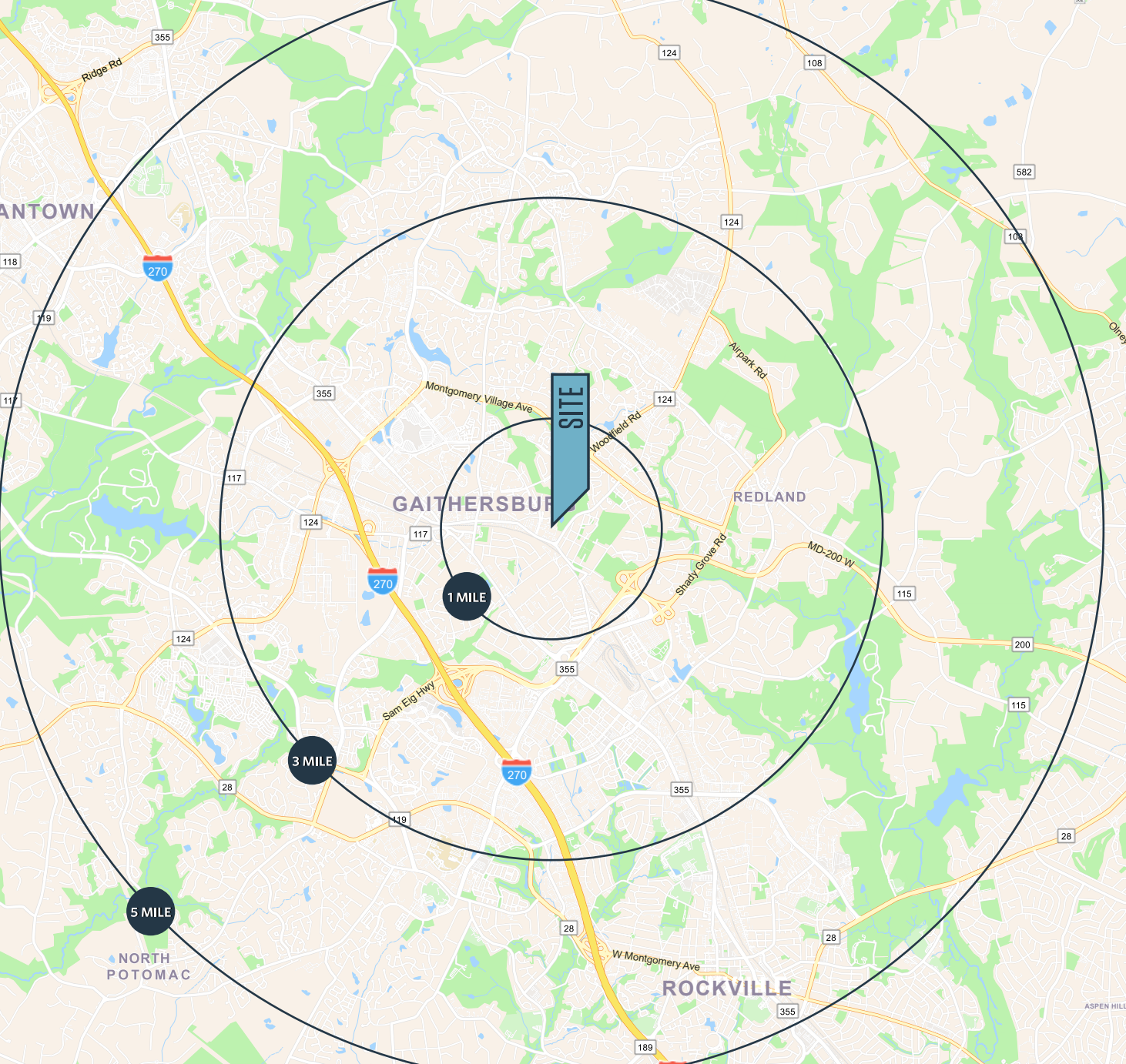
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## LOCATION HIGHLIGHTS

- Zoned: CBD
- On-Site Ride-On BusStop
- I-270 - 1.8 MI
- ICC - 2.5 MI
- MD 355 - 1 MI
- Olde Towne Gaithersburg - 0.5 MI

## 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              |           |           |

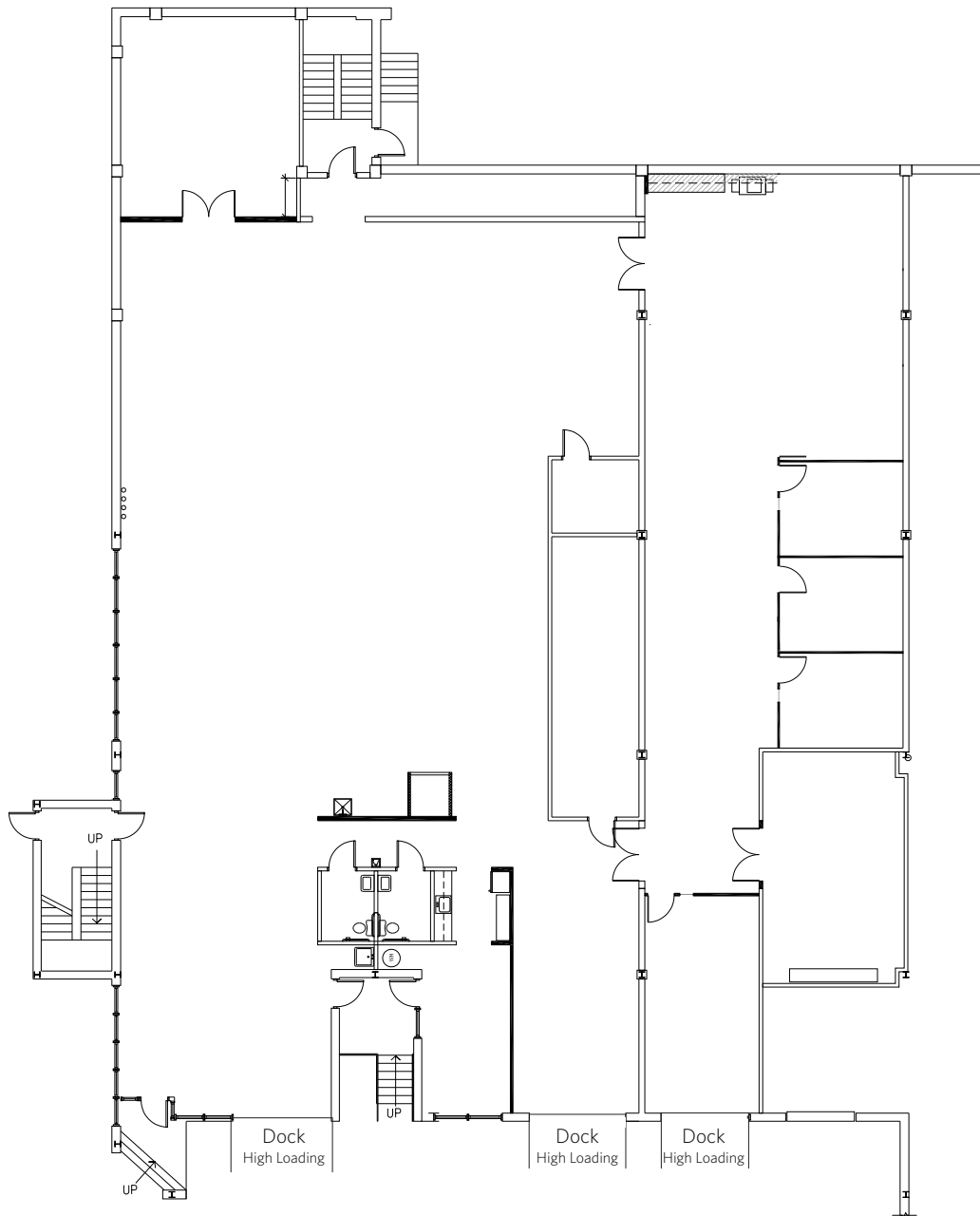
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**SUITE I**  
**9,885 SF**

**FLOOR PLAN**

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Suite I

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VISIT PROPERTY WEBSITE



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