



## GIRARD PLACE

630 E Diamond Ave, Gaithersburg, MD 20877

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## 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

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**SITE AERIAL**

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# GERMANTOWN



# GAITHERSBURG

# MARKET AERIAL

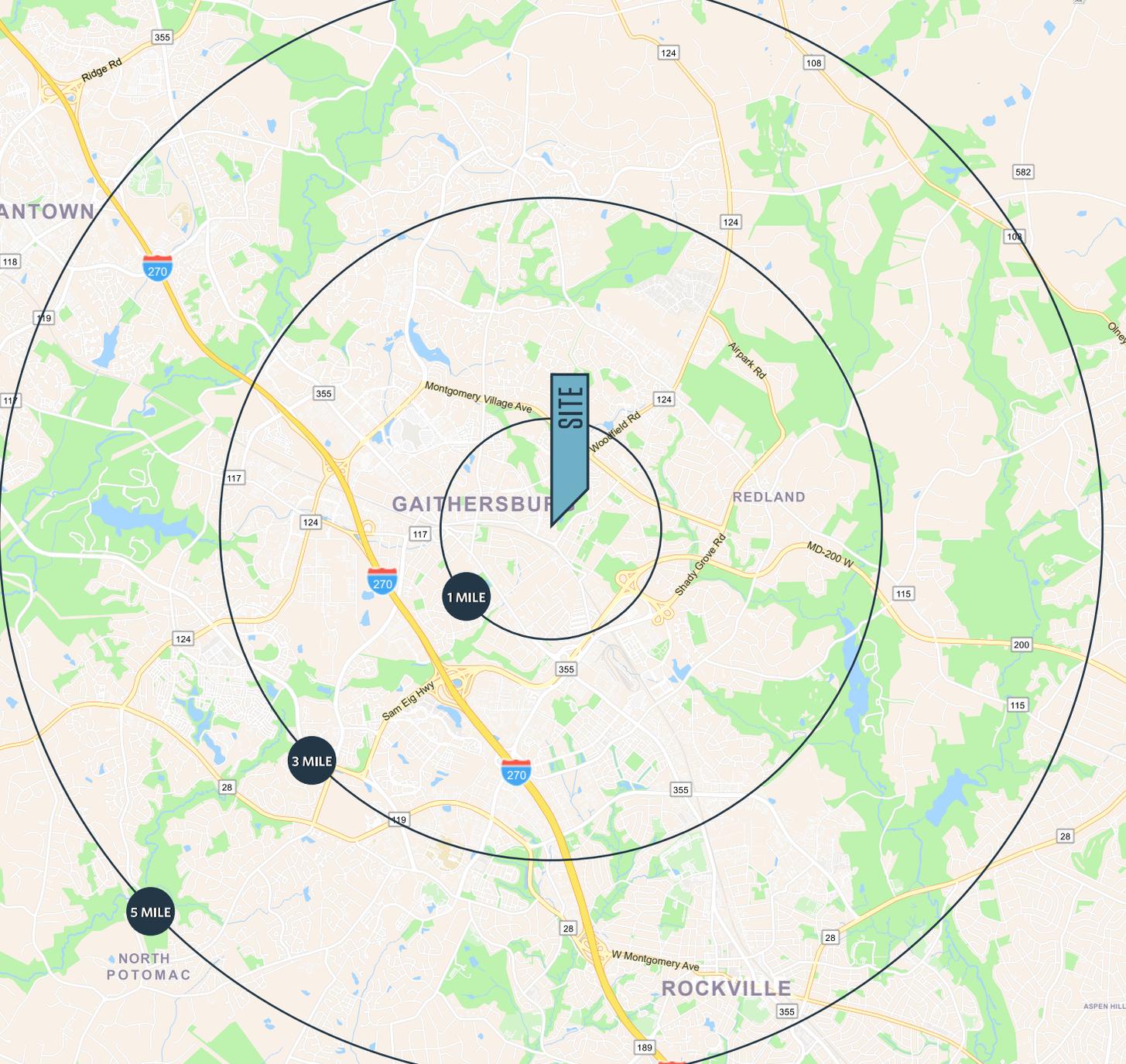
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## LOCATION HIGHLIGHTS

- 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		

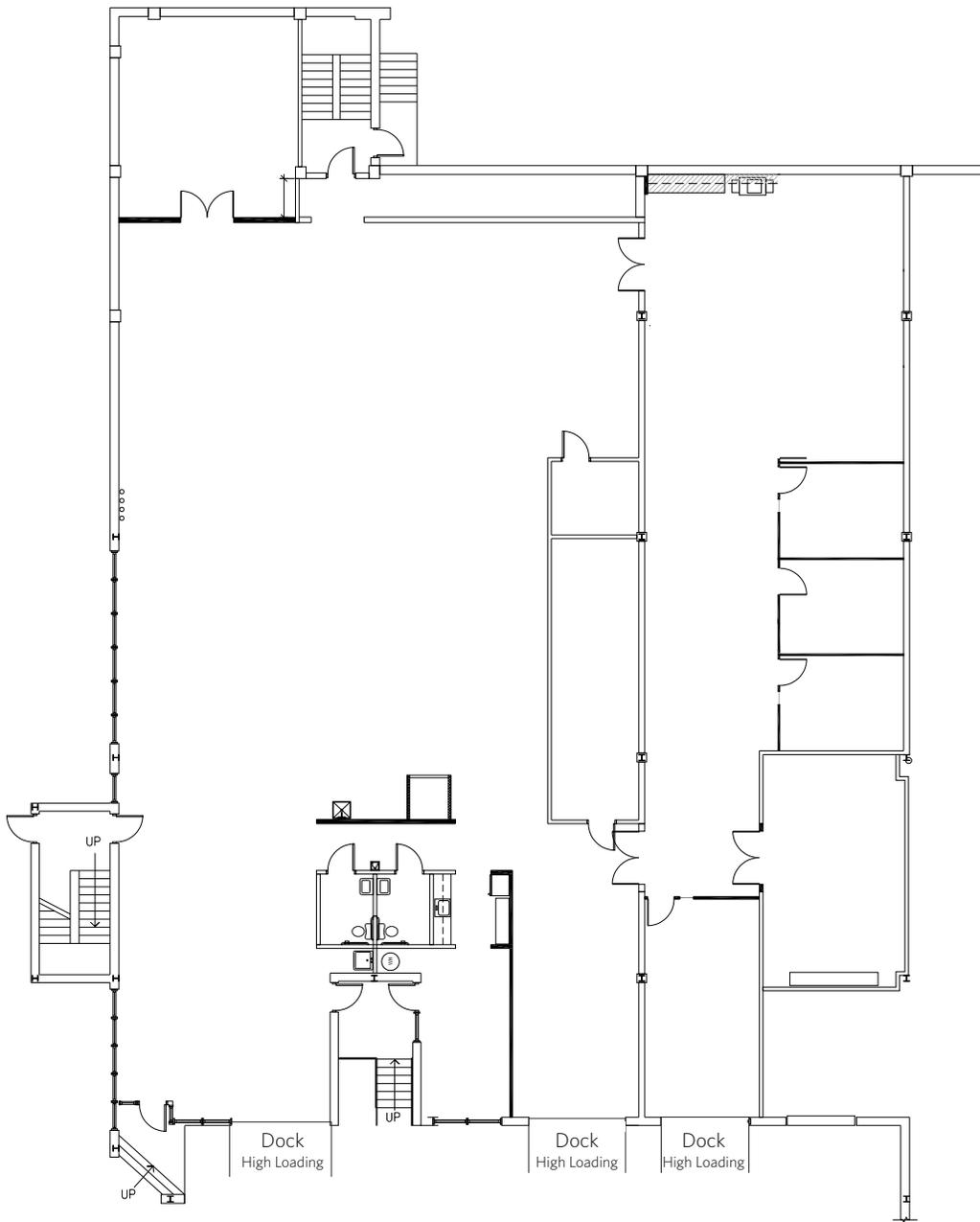
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**9,885 SF**

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**FLOOR PLAN**

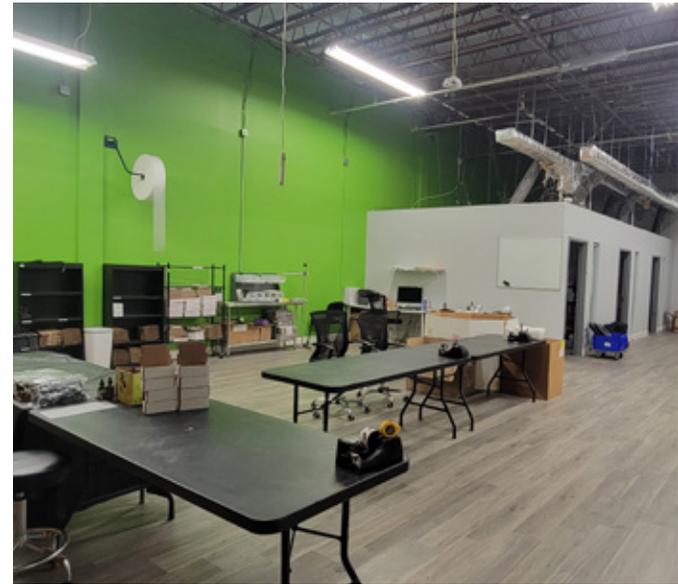
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Suite I

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VISIT PROPERTY WEBSITE



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