



FOR
SALE
OR
LEASE

TWO CONNECTED OFFICE CONDOS 900 WIND RIVER LANE, SUITES 101 & 102 | GAITHERSBURG, MD 20878

SIZE Approximately 2,597 total square feet.

SALE PRICE Just \$859,000.

- Condo Fee: \$1,158/month for both suites, includes water/sewer, structural fire insurance, property management, snow plowing, grass cutting, landscaping, trash dumpsters, HVAC preventive maintenance and more. RE Taxes (7/1/26-6/30/27): \$9,811.68 for both suites. Furniture included if desired by purchaser.

LEASE PRICE Just \$4,500/month.

- Landlord pays condo fee & base year RE taxes. Tenant pays all utilities & any desired janitorial services. Use of existing furniture included, if desired by tenant.

FEATURES NO STEPS! Single-story building - not a townhouse! Abundant free parking with direct entry from parking lot. Beautifully finished with luxury vinyl tile flooring, reception area, 4 windowed offices, conference/training room, open work areas, file room, storage room, 2 restrooms and kitchen with sink, counter, cabinets & kitchenaid appliances. Separate heating & cooling systems allow for 24-hour use. Just off Quince Orchard Road at signalized intersection, one traffic light from the Kentlands with many food & shopping options.

CONTACT:
JAY CLOGG
301.340.9400
JAY@JAYCLOGG.COM

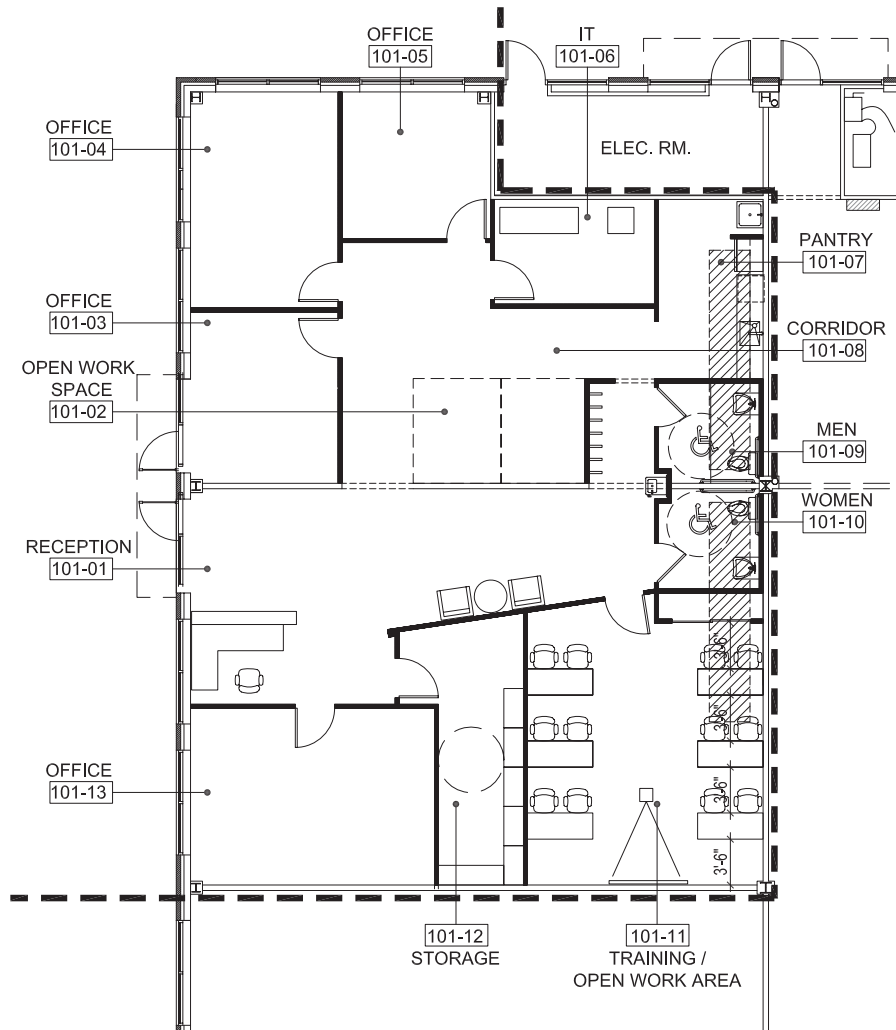
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ROCKVILLE, MD 20850



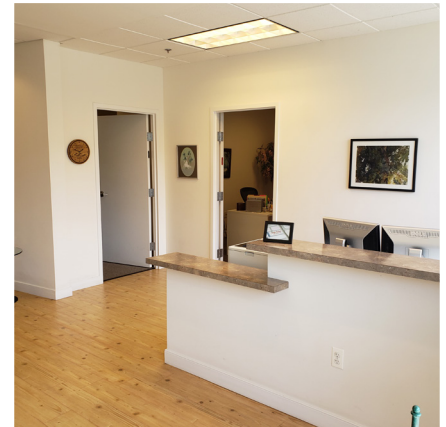
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2 FINISH PLAN
SCALE: 1/8" = 1'-0"



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