

# Prime Multi-Office Space In Gaithersburg

415-417 East Diamond Avenue Gaithersburg, MD 20877

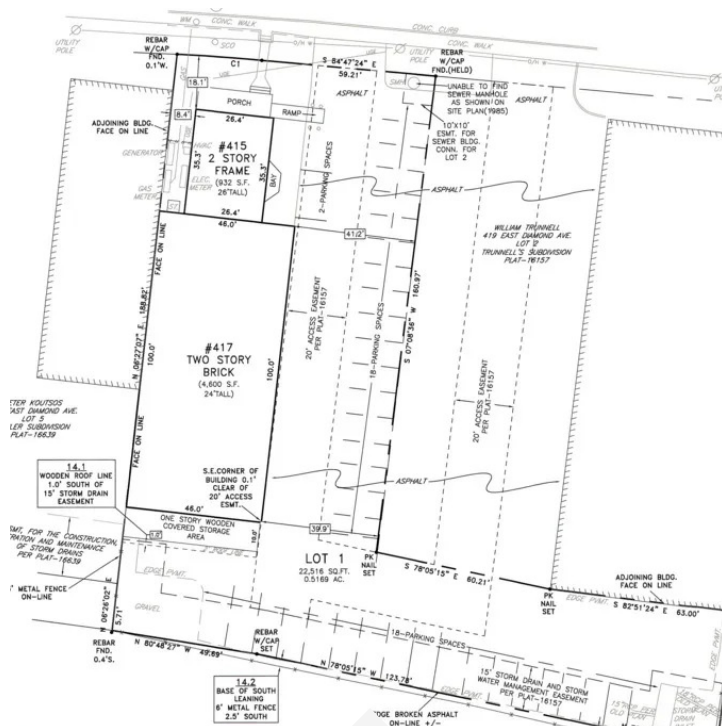


|                  |                 |
|------------------|-----------------|
| Property Type    | Office          |
| Property Subtype | Office Building |
| Building Size    | 8,694 SF        |
| Lot Size         | 22,516 SF       |
| Building Class   | B               |
| Year Built       | 1989            |
| Number of Floors | 2               |

Discover a versatile leasing opportunity at 415-417 East Diamond Avenue in Gaithersburg, Maryland, conveniently located near the heart of Old Town Gaithersburg.

The property offers approximately 2,771 square feet of divisible office space within the CBD zoning district. The existing layout includes multiple private offices and rooms, large conference space, a kitchenette, and multiple restrooms, providing flexibility for a variety of users.

The space is well suited for professional offices, coworking space, consulting firms, wellness providers, educational or training organizations, creative businesses, service-oriented companies, and showroom users requiring supporting office space. The property's flexible configuration, central location, and proximity to Old Town Gaithersburg make it an attractive option for businesses seeking functional, adaptable space.



## HIGHLIGHTS

- Ideal for businesses seeking multiple and versatile office rooms
- Multiple Bathrooms, incl. a full shower
- Three exit points
- CBD zoning district
- Convenient 2 to 3 mile distance from the I-270 Hwy and ICC/ MD-200
- Accessible transportation options including Gaithersburg MARC Station and a 6 min walk from the Bus Stop
- Central to commercial destinations like Rio Washingtonian Center, Kentlands, & Gaithersburg Square

CapStar Commercial Realty  
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438 N. Frederick Avenue, #450  
Gaithersburg, MD 20877

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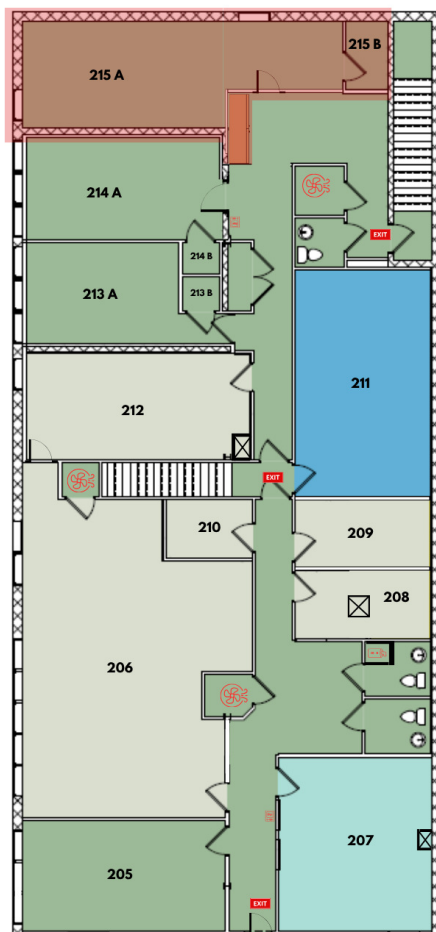
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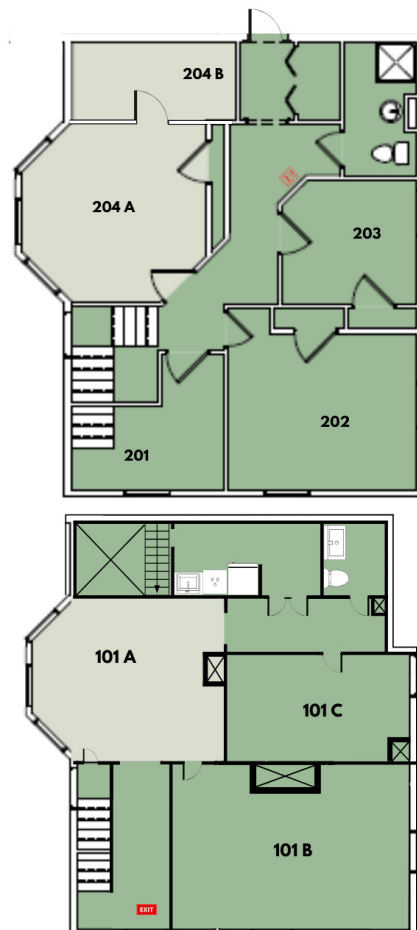
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| Suite                   | Size       |
|-------------------------|------------|
| 205                     | 210 sf     |
| 206                     | 118 sf     |
| 207                     | 123 sf     |
| 208                     | 122 sf     |
| 209                     | 123 sf     |
| 210                     | 79 sf      |
| 211                     | 366 sf     |
| 212                     | 238 sf?    |
| 213A                    | 202 sf     |
| 213B                    | 12.5 sf    |
| 214A                    | 233 sf     |
| 214B                    | 12.5 sf    |
| 417 E Diamond Ave Total | 1839 sf    |
| 215                     | 461 sf T/O |



| Suite        | Size   |
|--------------|--------|
| 201          | 210 sf |
| 202 + Closet | 118 sf |
| 203 + Closet | 123 sf |
| 204 A        | 123 sf |
| 204 B        | 123 sf |
| Total        | 697 sf |
| 101 A        | 210 sf |
| 101 B        | 118 sf |
| 101 C        | 123 sf |
| Entire Floor | 466 sf |



ALL DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE ESTIMATES AND SHOULD BE VERIFIED INDEPENDENTLY.

## AVAILABLE SPACES

| SUITE                                     | TENANT    | SIZE (SF)    | LEASE TYPE     | LEASE RATE            |
|-------------------------------------------|-----------|--------------|----------------|-----------------------|
| 415 E Diamond Ave, Gaithersburg, MD 20877 | Available | 466 - 932 SF | Modified Gross | \$1.50 - \$2.10 SF/yr |
| 417 E Diamond Ave, Gaithersburg, MD       | Available | 1,839 SF     | Modified Gross | \$1.50 - \$2.10 SF/yr |

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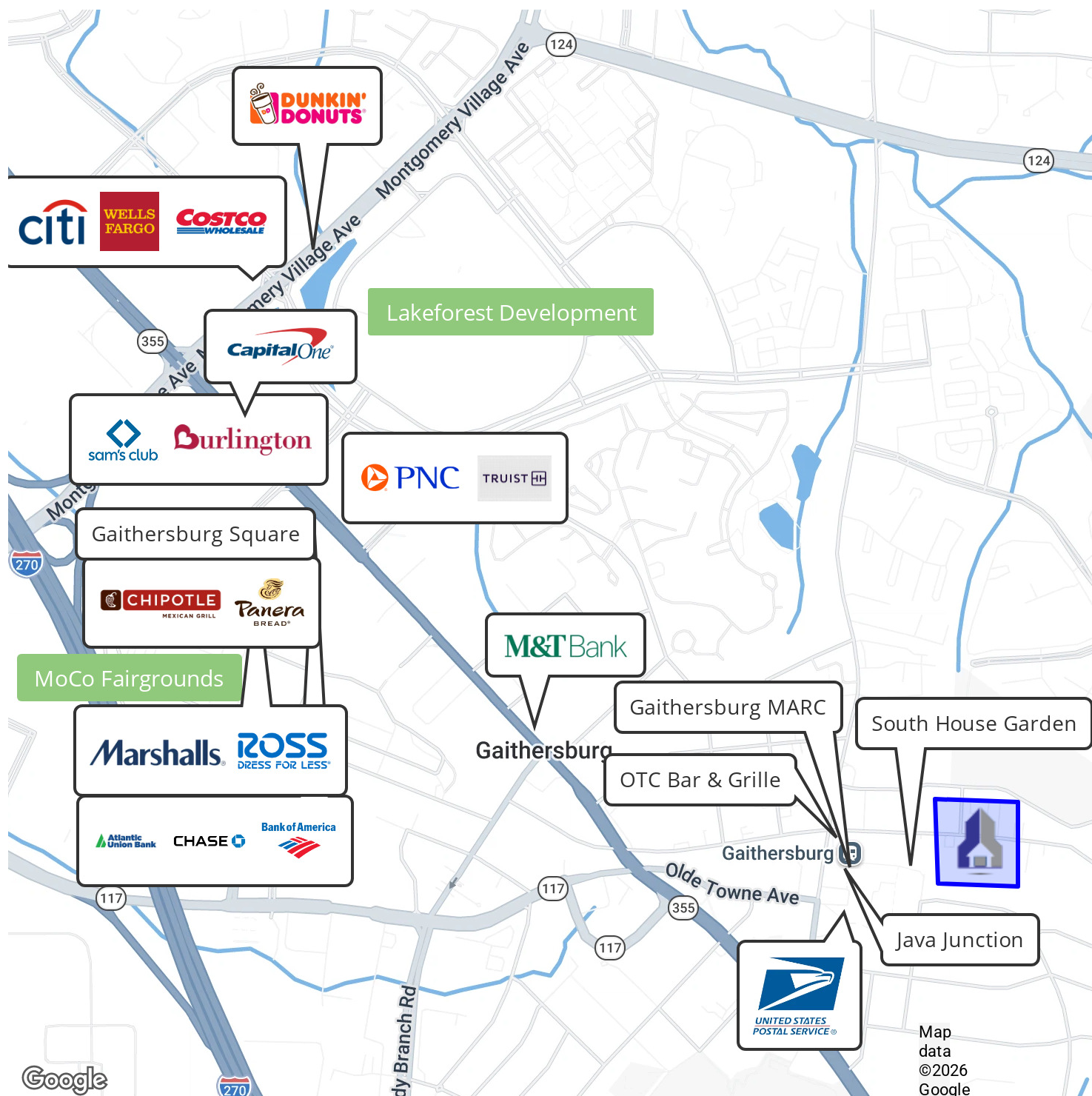
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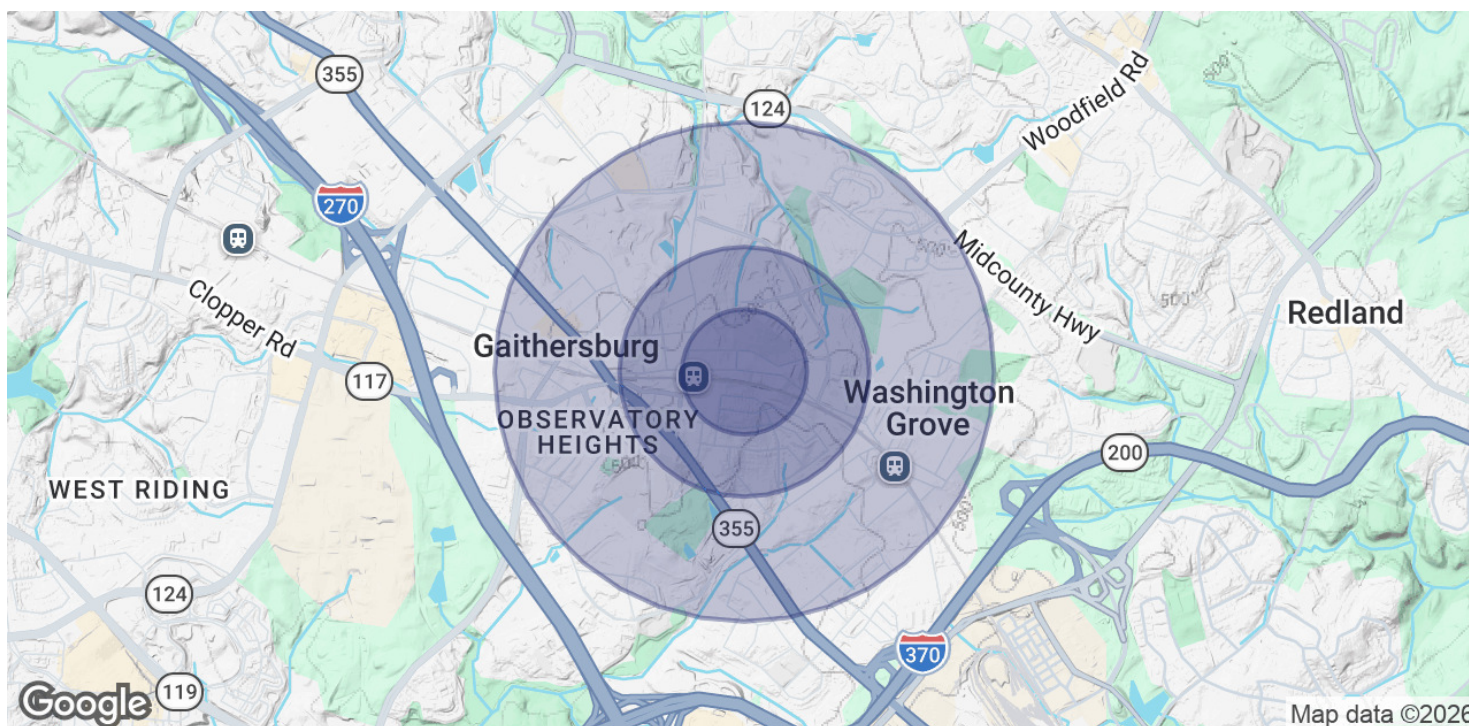
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## Prime Multi-Office Space In Gaithersburg

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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 2,784      | 10,386    | 26,679 |
| Average Age          | 31.8       | 34.8      | 39.7   |
| Average Age (Male)   | 31.9       | 34.1      | 37.8   |
| Average Age (Female) | 31.5       | 35.8      | 41.1   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 803        | 3,356     | 9,397     |
| # of Persons per HH | 3.5        | 3.1       | 2.8       |
| Average HH Income   | \$127,976  | \$112,362 | \$114,838 |
| Average House Value | \$311,917  | \$308,891 | \$429,589 |

2023 American Community Survey (ACS)

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