

# 804 W DIAMOND AVE

GAITHERSBURG, MARYLAND



## OFFICE SPACE FOR LEASE

A premier office leasing opportunity at one of Montgomery County's most trafficked intersections, directly across from the National Institutes of Technology campus at Exit 10 on I-270. Featuring 27,918 SF of office space plus 5,708 SF of new retail being added, 140 surface parking spaces, and immediate freeway visibility. 804 W Diamond is an ideal destination for office, services and neighborhood retail not available in the surrounding high traffic corridor.

**301-337-4700**  
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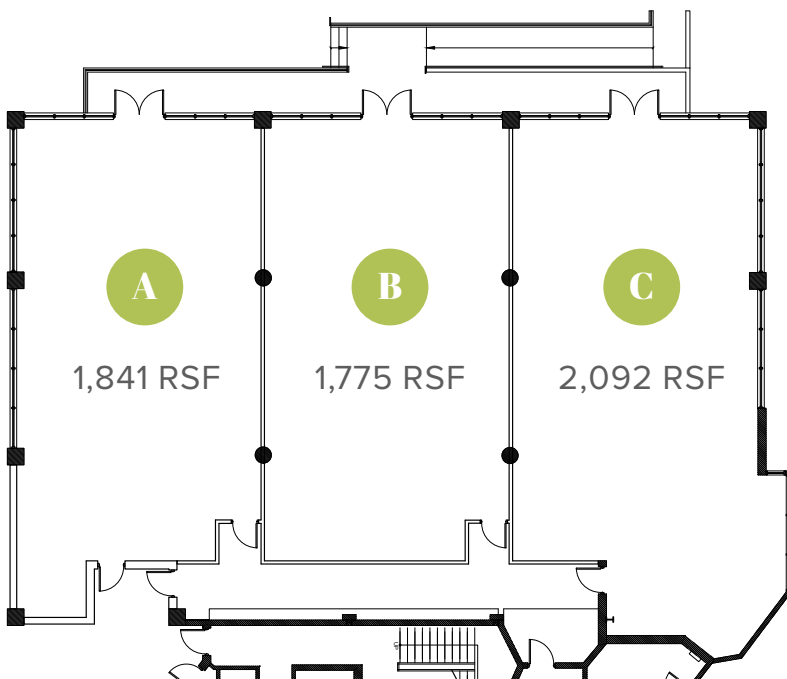
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*A Reputation for Results*

# PROPERTY HIGHLIGHTS

- Less than a quarter mile off I-270 at Exit 10, exceptionally car accessible
- NIST campus directly across the street with 3,400 employees
- 260,000 VPD on I-270; 50,000 VPD on W Diamond Ave
- 140 surface parking spaces (5.01/1,000 SF ratio)
- Mixed use building: office and ground floor retail
- Reinforced concrete, 1 elevator, 10 ft slab to slab
- Adjacent to Quince Orchard Plaza with strong co tenancy
- 3.1% population growth projected 2025 to 2030 within 1 mile



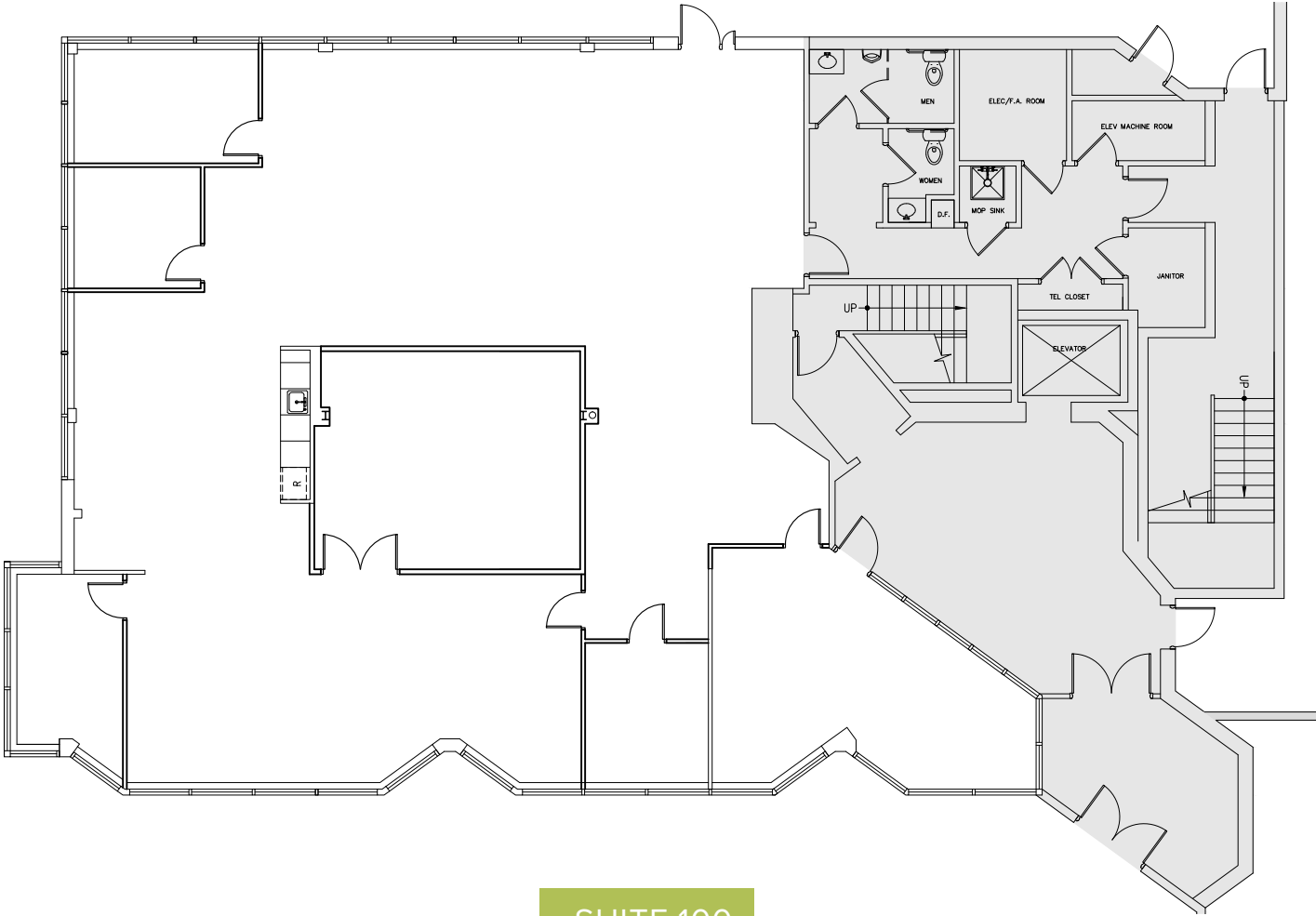
# STREET-LEVEL RETAIL ACTIVATION



**Three new retail suites** will activate the street level at 804 W Diamond Ave, introducing amenity-driven space that enhances visibility, walkability, and the overall tenant experience in the surrounding community.

# FIRST FLOOR

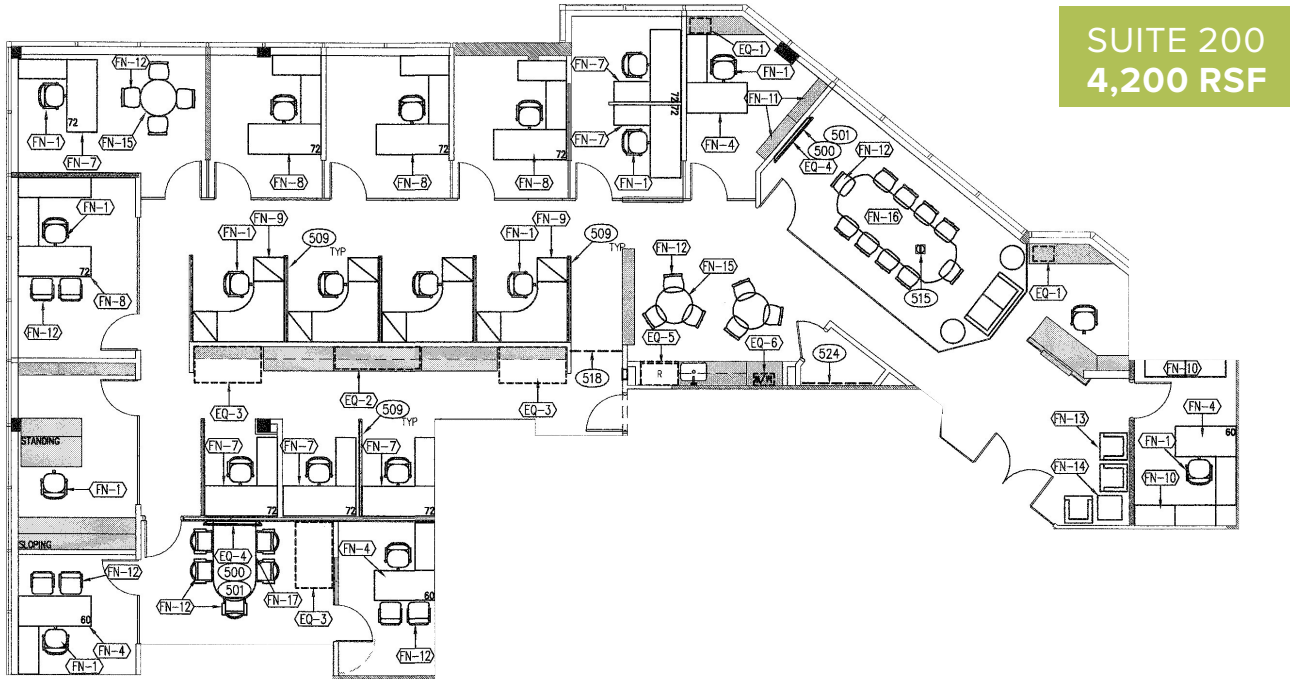
Suite 100 • 1,841 RSF



**SUITE 100**  
**3,925 RSF**

# SECOND FLOOR

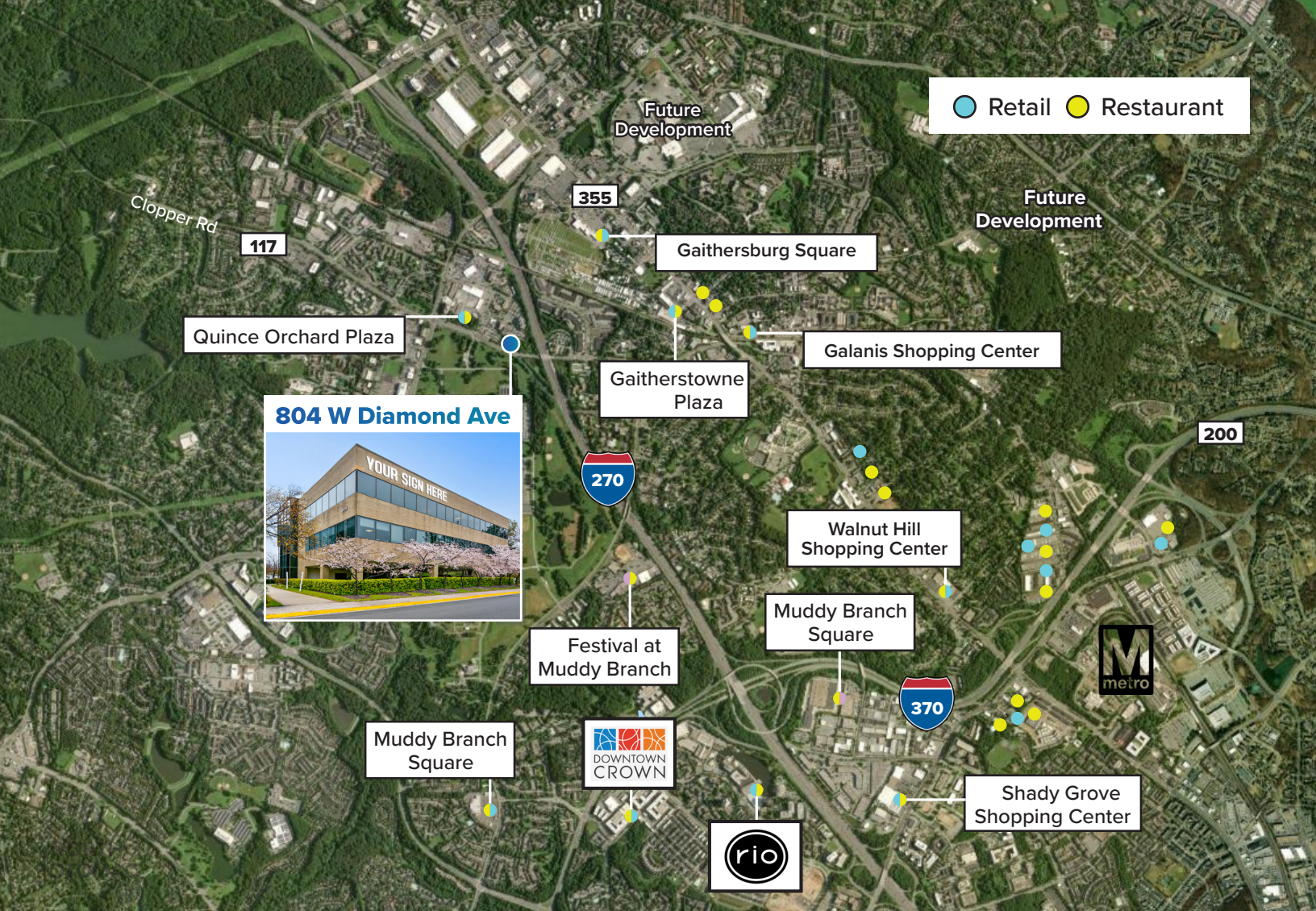
3,363 - 4,200 RSF



# THIRD FLOOR

Suite 300 • 11,230 RSF





**West Diamond Avenue is the main Gaithersburg to Germantown artery**, with the National Institutes of Technology campus directly across the street employing 3,400 people. Next door, Quince Orchard Plaza features the area’s strongest retailers and restaurants including Buffalo Wild Wings, Taco Bamba, Advanced Auto, LA Fitness, and Staples, making 804 W Diamond a perfect location for services and neighborhood retail not available in the nearby high traffic area.

### Neighboring Retailers & Restaurants



### Traffic Counts

I-270	260,000 VPD
W Diamond Ave	50,000 VPD
Quince Orchard Rd	30,500 VPD

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## PREMIER OFFICE SPACE AT THE GATEWAY TO I-270

### For Leasing Opportunities:

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