



 **JLL** SEE A BRIGHTER WAY

For lease or sale

904 Wind River Lane, Gaithersburg, MD

Specialty-use Space

15,000 - 24,637 RSF Available

902 & 904 Wind River Lane, Gaithersburg, MD

This building offers significant flexibility with two equal 24,636 SF one-story buildings that can accommodate a wide range of specialized operations. Located in just minutes off of I-270, the property offers a campus-setting with a fantastic building signage opportunity on Quince Orchard Blvd., making it ideal for medical, educational, research, or other specialized facility users.



	904 Wind River	902 Wind River
Building Size	24,636 SF	24,636 SF
Occupancy Status	Full Building Opportunity	100% Leased
Availability Type	For Lease or Sale	For Sale
Price	Negotiable	Negotiable
Zoning	MXD	MXD
Parking Ratio	4.46/1,000 SF	3.90/1,000 SF
Year Built	1988	1988
Clear Height	14'	14'

904 Wind River Lane

15,000 - 24,637 SF available for lease or sale



902 Wind River Lane

24,636 SF available for sale

**Purchase
Opportunity
Up to 49,273 SF**



Location highlights

5 minute drive to Kentlands Shopping Center with over 20 Restaurants and retail stores.

Close proximity to Downtown Crown and RIO Washingtonian with over 50 restaurants and retailers.

Access and transit



Direct access to Metro Bus service



5 Minute drive to I-270



6 minutes to Marc Train Station (Brunswick Line)



35 minute drive to BWI airport

Amanda Davis
(301) 287-9970
amanda.davis@jll.com

Danny Sheridan
(301) 287-9922
danny.sheridan@jll.com

Anna Meleski
(301) 287-3238
anna.meleski@jll.com