

FLEX / OFFICE SPACE FOR LEASE



Middlebrook Business Park

19516-19546 Amaranth Drive, Germantown, MD

One block from Middlebrook Road and the I-270 Interchange

Less than ½ mile to Holy Cross Hospital & 1.4 miles from University of Maryland's Germantown campus

AVAILABLE SPACE:

19534-38: 5,484 SF - 100% office

19546: 5,345 SF - 3,550 SF of office and a spiral staircase connected to a lower level of 1,775 SF with warehouse, storage and an overhead door.

Terms: 3 to 10 year lease terms

Rental Rate: \$15.00 PSF, NNN

Parking: Free parking available

All suites have restrooms and are individually heated and air-conditioned

FiOs and Comcast service available

Nearby businesses and Institutions include:

- The Department of Energy
- Holy Cross Hospital
- Hughes Network Systems
- Montgomery College, Germantown Campus
- Fresh Baguette
- Wegman's Supermarket

Contact Bobby Kravitz



301-795-1457



BKravitz@PromarkPartners.com



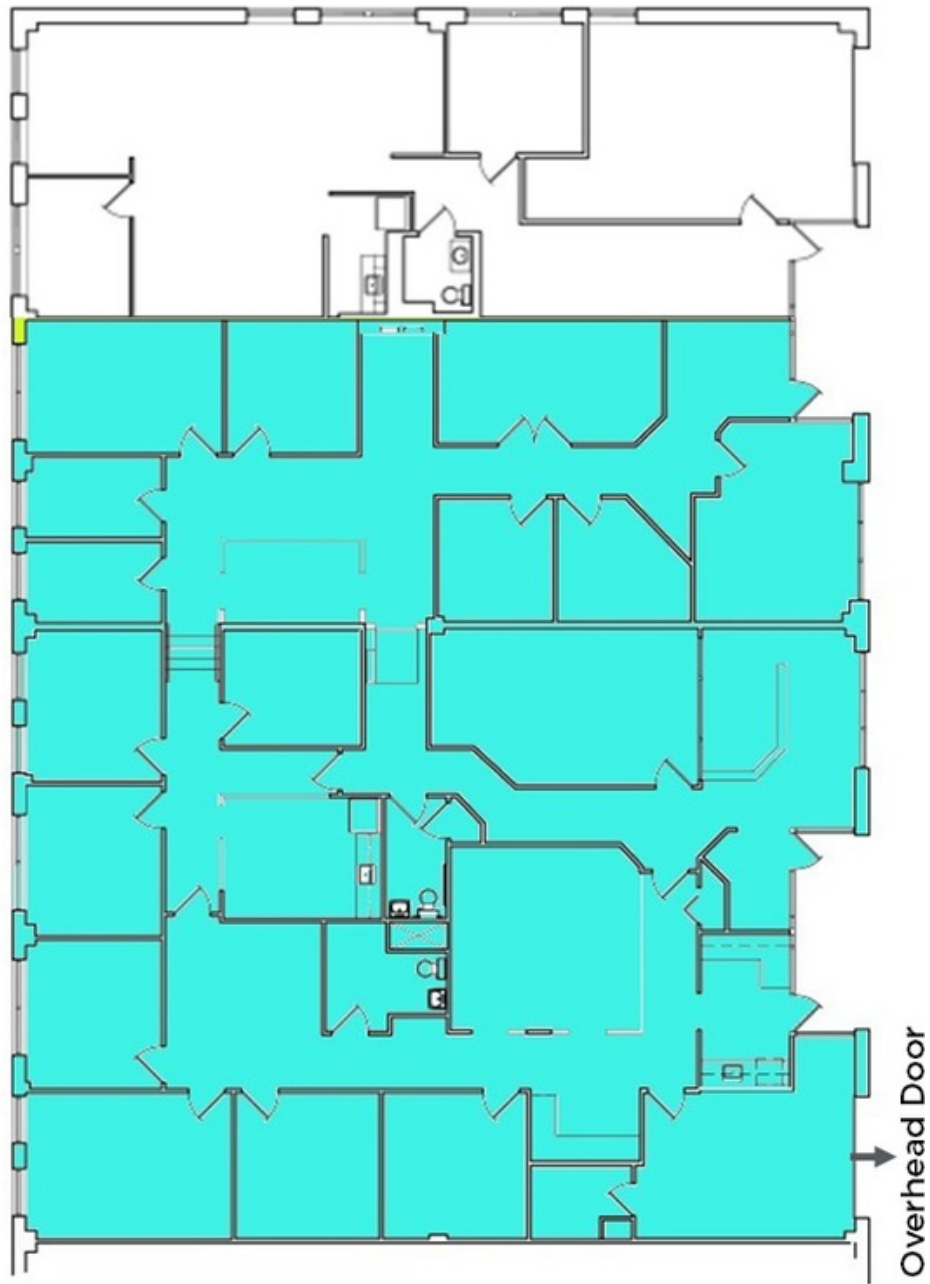
451 Hungerford Drive, Suite 700, Rockville, MD 20850 | 301-795-1400



www.PromarkPartners.com

FLEX / OFFICE SPACE FOR LEASE

19534-38: 5,484 SF

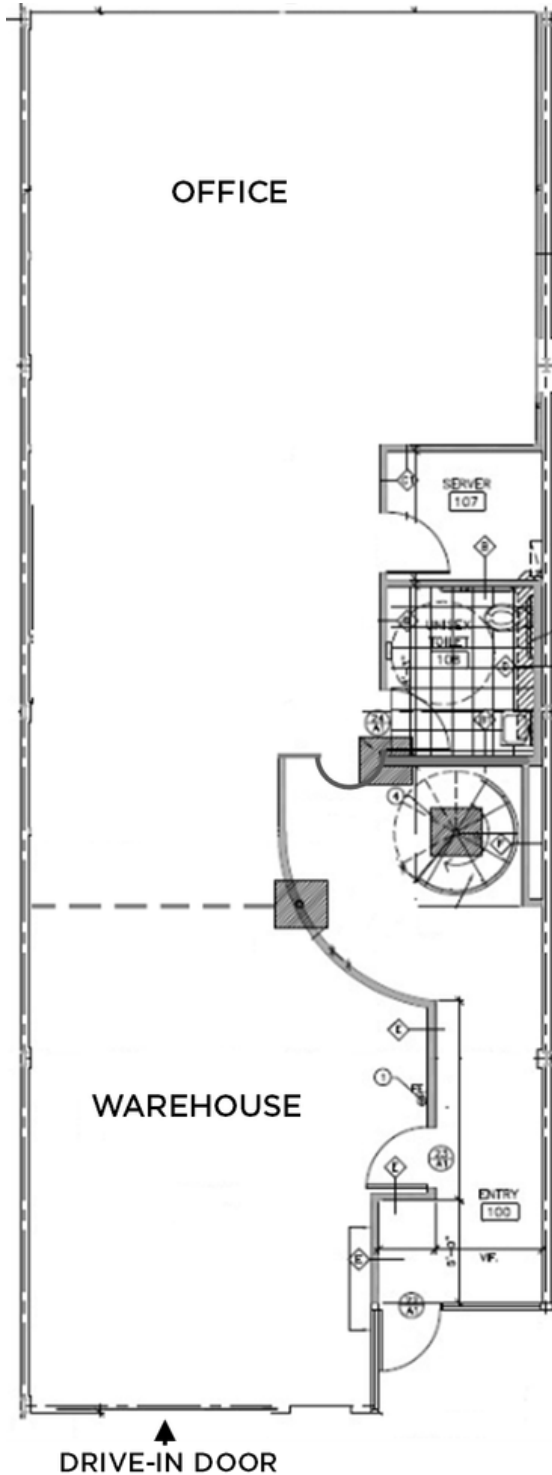


FLEX / OFFICE SPACE FOR LEASE

19546: 5,345 SF

3,550 SF of office space on the 2nd floor with a spiral staircase connecting the second floor to a lower level of 1,775 SF with warehouse, storage and an overhead door.

LOWER LEVEL



UPPER LEVEL

