

Russell Office Park

901 RUSSELL AVENUE APT 7201 GAITHERSBURG,
MD 20879



Presented By:

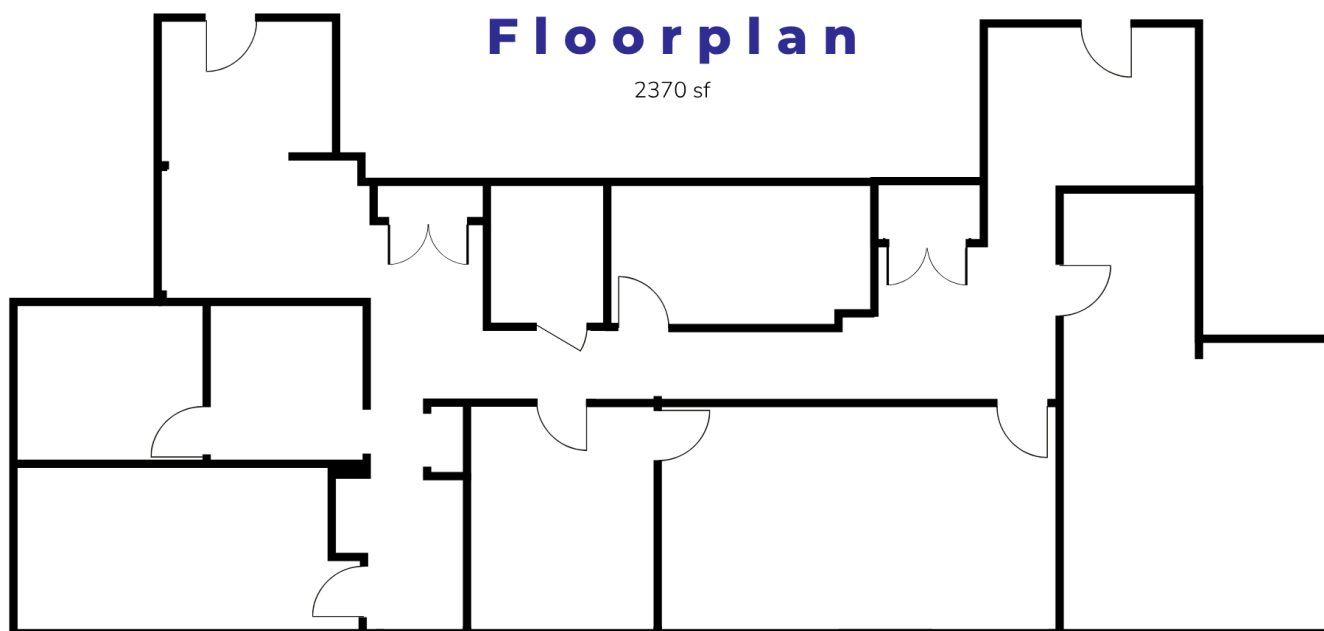
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**OFFERING SUMMARY**

Sale Price:	\$550,000
Available SF:	2,370
Lot Size:	1.22 Acres
Year Built:	1988
Building Size:	24,000 SF
Zoning:	E-1, Gaithersburg
Market:	Washington, DC
Submarket:	Gaithersburg
Price / SF:	\$22.92

PROPERTY OVERVIEW

CapStar Commercial Realty is pleased to introduce a prime investment opportunity in Gaithersburg, MD— a 2,370 SF office condo, zoned E-1 for Urban Employment, and conveniently located in the Washington, DC area for Office and Office Building investors. This office provides an expansive layout conducive to various business needs, featuring ample space for offices, conference rooms, and collaborative work areas. With its strategic position in a bustling business district, convenient access to major transportation routes, and a thriving local economy, this property is perfectly positioned for success. Don't miss the chance to make this exceptional property the cornerstone of your business or investment portfolio.

PROPERTY HIGHLIGHTS

- Updated Flooring – Replaced in 2020
- In-Suite Sink / Plumbing
- Two Separate Points of Egress
- Four (4) Dedicated HVAC Units
- Two (2) Electrical Panels
- Existing Office Furniture Available to Convey

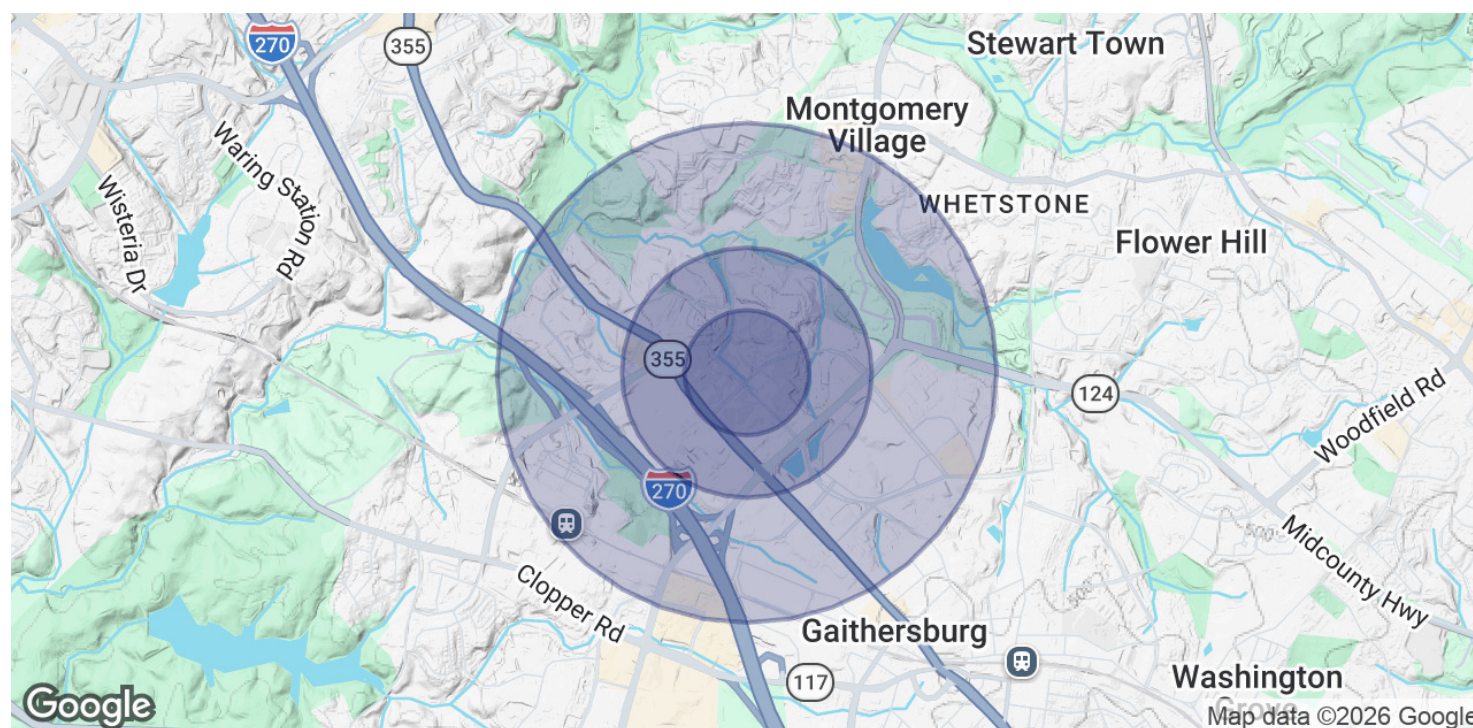
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,239	5,012	18,581
Average Age	36.1	34.2	36.0
Average Age (Male)	31.5	31.7	34.5
Average Age (Female)	37.5	34.8	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	566	2,299	7,638
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$99,155	\$98,831	\$99,399
Average House Value	\$236,766	\$247,918	\$361,687

2023 American Community Survey (ACS)