FOR SALE • GAITHERSBURG, MD 20877

FREESTANDING OFFICE BUILDING

203 BROOKES AVENUE

SIZE:

Approximately 4,160 saleable SF of office space on two floors, plus a large basement for storage - basement has direct exterior access. Large landscaped lot, consisting of 17,000 SF.

FEATURES:

Upgraded HVAC system with four zones. Private off-street parking lot in rear with privacy fence. Large front porch and side patio, perfect for outdoor enjoyment. Close to MARC train station and abundant food and shopping options.

FIRST FLOOR FEATURES:

- Reception area with visitor seating. Very large meeting room, suitable for training or seminars. Conference room with built-in shelving. Kitchenette with sink, countertop and cabinetry. File/copy room with counter and shelving. Open support staff area. One small private office and restroom.

SECOND FLOOR FEATURES:

- Four large offices and two small offices. File/copy room. IT room. Storage room. Two restrooms, one includes a shower.

PRICE:

A very rare find! Just $1.2 million

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