

OFFICE CONDO FOR SALE OR LEASE

975-B RUSSELL AVENUE
GAITHERSBURG, MD 20879



SIZE: Approximately 1,267 SF.

SALE PRICE: Just \$289,000.

- RE Taxes (7/1/25-6/30/26): \$4,033.95.
- Condo Fee: \$366/mo., includes water/sewer, structural fire insurance, exterior maintenance, professional management, & more.

LEASE PRICE: \$1,900/month.

- Monthly rent is net of utilities and any desired janitorial service.
- Base year RE Taxes and Condo Fee are included if leasing.

FEATURES: NEWLY RENOVATED!

- Beautiful second floor suite accessed by a private stairwell - no shared entrance!
- Features reception area, conference room, 2 private offices, open work area, kitchenette and 2 restrooms.
- Located off I-270 and Route 355 behind Costco.
- Abundant free parking.

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