OFFICE SPACE FOR SALE OR LEASE

4 PROFESSIONAL DRIVE SUITES 134, 135, 144 & 145 GAITHERSBURG, MD 20879

SIZE

Approx. 3,780 SF total, consisting of 2 first floor units and 2 upper level units (one flight of steps up). Available for sale or lease in pairs of approx. 1,890 SF. Purchase or lease 1,890 SF or 3,780 SF.

PRICING

4 condos, 2 upper level and 2 first floor (#134, #135, #144 & #145) (3,780 SF):

- Purchase: $688,000.
- Lease: $7,000/month.

2 upper level condos (#146 & #147) (1,890 SF):

- Purchase: $299,000.
- Lease: $3,000/month.

2 first floor condos (#134 & #135) (1,890 SF):

- Purchase: $389,000.
- Lease: $4,000/month.

Condo Fee: $290/month, per condo, included if leasing. RE Taxes (7/1/24-6/30/25): $2,130.42, per condo. Base year taxes included if leasing. Monthly rents include base year condo fees and base year real estate taxes. Tenants pay all utilities, and any increases over base year condo fees & real estate taxes.

FEATURES

Multiple offices, conference rooms and kitchenette. One restroom in each unit. Abundant free parking at front door. Occupant controlled heating/cooling systems for 24-hour use. Separate HVAC systems and separate electric meters in each condo.

Upper Level

	Suite 145	Suite 144
Suite 136	Suite 135	Suite 134

First Floor

Also available: Suite 136. All 5 units may be combined to form up to approx. 4,725 SF.

CONTACT:
JAY CLOGG
301.340.9400
JAY@JAYCLOGG.COM

JAY CLOGG REALTY GROUP, INC.
110 N. WASHINGTON STREET
ROCKVILLE, MD 20850
301.340.9400 • JAYCLOGG.COM

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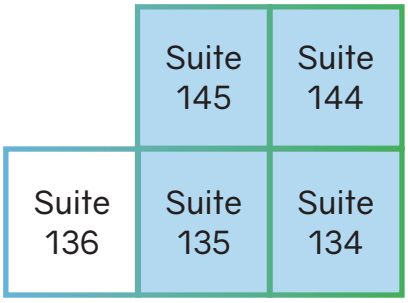
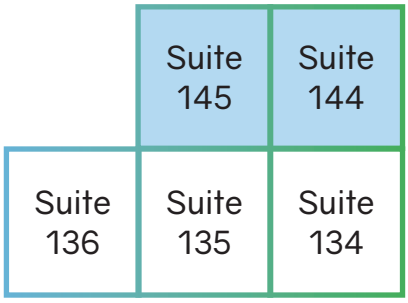
POSSIBLE CONFIGURATIONS

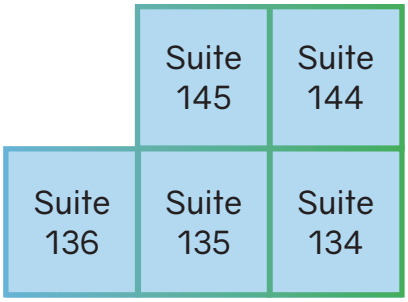
4 PROFESSIONAL DRIVE | GAITHERSBURG, MD 20879



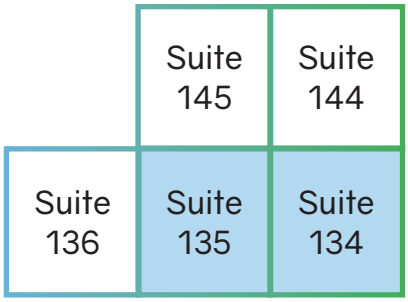
4 Condos (#s 134, 135, 144 & 145) may be combined to form approx. 3,780 SF.
Sale: $688,000. Lease: $7,000/month.



2 Upper Condos (#s 144 & 145) may be combined to form approx. 1,890 SF.
Sale: $299,000. Lease: $3,000/month.



All 5 condos may be combined to form up to approx. 4,725 SF.
Inquire to learn price & details.



2 First Floor Condos (#s 134 & 135) may be combined to form approx. 1,890 SF.
Sale: $389,000. Lease: $4,000/month.

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