

OFFICE SPACE FOR SALE OR LEASE

PRICED LOW!

4 PROFESSIONAL DRIVE
SUITES 144 & 145
GAITHERSBURG, MD 20879

SIZE

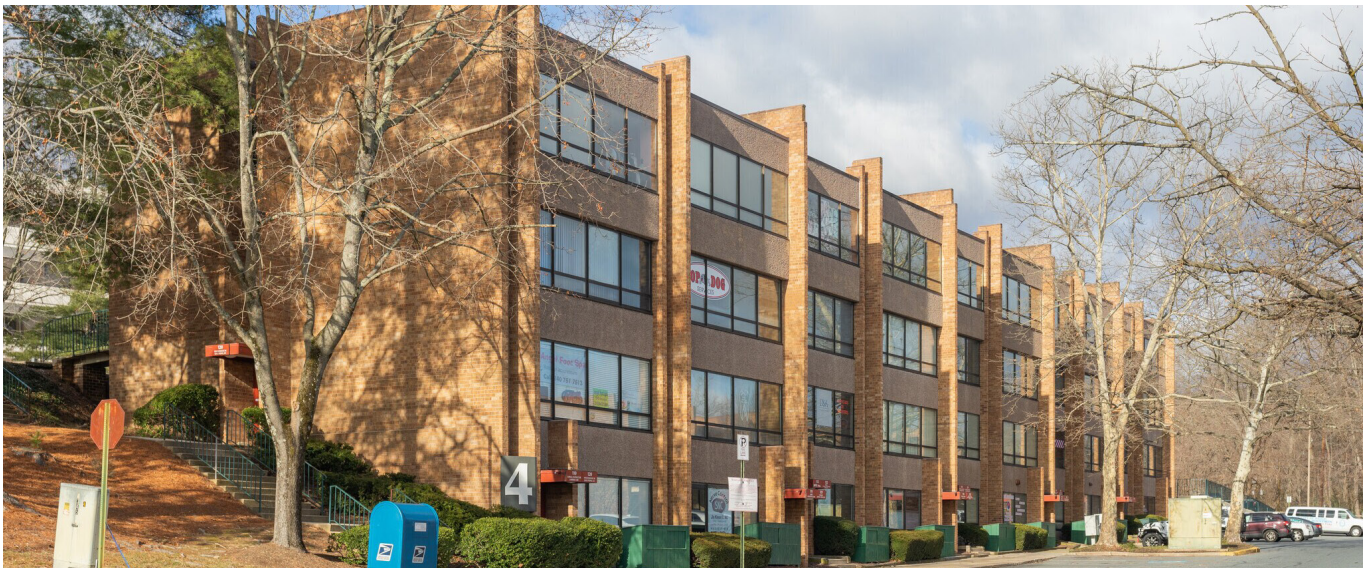
Approx. 1,890 SF total, consisting of 2 connected second floor units.

FEATURES

- Multiple offices, conference rooms and kitchenette.
- One restroom in each unit.
- Includes electric chair lift to second floor.
- 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.
- Custom built-in shelving & bookcases in place.
- Furniture available at no additional cost.

PRICING

- Purchase: \$279,000.
- Lease: \$3,000/month.
- Condo Fee: \$580/month for both condos, included if leasing.
- RE Taxes (7/1/26-6/30/27): \$5,230.62 for both condos.
- Monthly rents include base year condo fees and base year real estate taxes.
- Tenant pays all utilities, and any increases over base year condo fees & real estate taxes.



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