

# OFFICE/WAREHOUSE SPACE FOR LEASE

9165 & 9169 ARBUCKLE DRIVE, GAITHERSBURG, MD 20877



**SIZE:** Approximately 6,500 SF end unit office and warehouse.

## FEATURES:

- 50% is fully finished office, which includes multiple windowed and interior offices, conference room, kitchen/breakroom, bathroom (with shower), and office support area.
- 50% shell warehouse bay with overhead drive-in door, bathroom, gas heat and direct access into the office space.
- Available November 1, 2024.



**RENTAL RATE:** \$18/SF, NNN.



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