

OFFICE SPACE FOR SALE

903 RUSSELL AVENUE, SUITE 400 | GAITHERSBURG, MD 20879

FULL TOP FLOOR OF 4-STORY OFFICE BUILDING



SIZE: Approx. 4,657 saleable SF, comprised of two contiguous office condominiums.

FEATURES:

- Two contiguous office condominiums, which together form the full top floor of a 4-story office building.
- Space includes reception area, windowed executive office, 4 windowed private offices, glass-walled conference room for 12, glass-walled conference room for 6, 10+ cubicle area, 2 kitchenettes, break room, file cabinet area, IT room, mail/file room, & 8 HVAC systems.
- Furniture is in place and is optional.
- Abundant free parking.
- Located one block off Route 355 near Montgomery Village Avenue and Watkins Mill Road exits off I-270.

PRICE: \$1.8 Million.

- RE Taxes (6/30/26-7/1/27): \$14,614.82 for both units.
- Condo Fee: \$2,810 per month for both units, includes water/sewer, structural fire insurance, common restrooms & hallways, elevator, roof, structure, parking lot, grass cutting, snow plowing, professional management & more.
- A VERY RARE OPPORTUNITY!

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