



FOR SALE,  
LEASE, OR  
LEASE WITH  
OPTION TO BUY

# TWO CONNECTED OFFICE CONDOS 900 WIND RIVER LANE, SUITES 101 & 102 | GAITHERSBURG, MD 20878

**SIZE** Approximately 2,597 total square feet.

**SALE PRICE** Just \$859,000.

- Condo Fee: \$1,158/month for both suites, includes water/sewer, structural fire insurance, property management, snow plowing, grass cutting, landscaping, trash dumpsters, HVAC preventive maintenance and more. RE Taxes (7/1/25-6/30/26): \$9,768.68 for both suites. Furniture included if desired by purchaser.

**LEASE PRICE** Just \$4,200/month.

- Landlord pays condo fee & base year RE taxes. Tenant pays all utilities & any desired janitorial services. Use of existing furniture included, if desired by tenant.
- Lease with Option to Buy: Not sure if you want to own? Lease now with option to buy later.

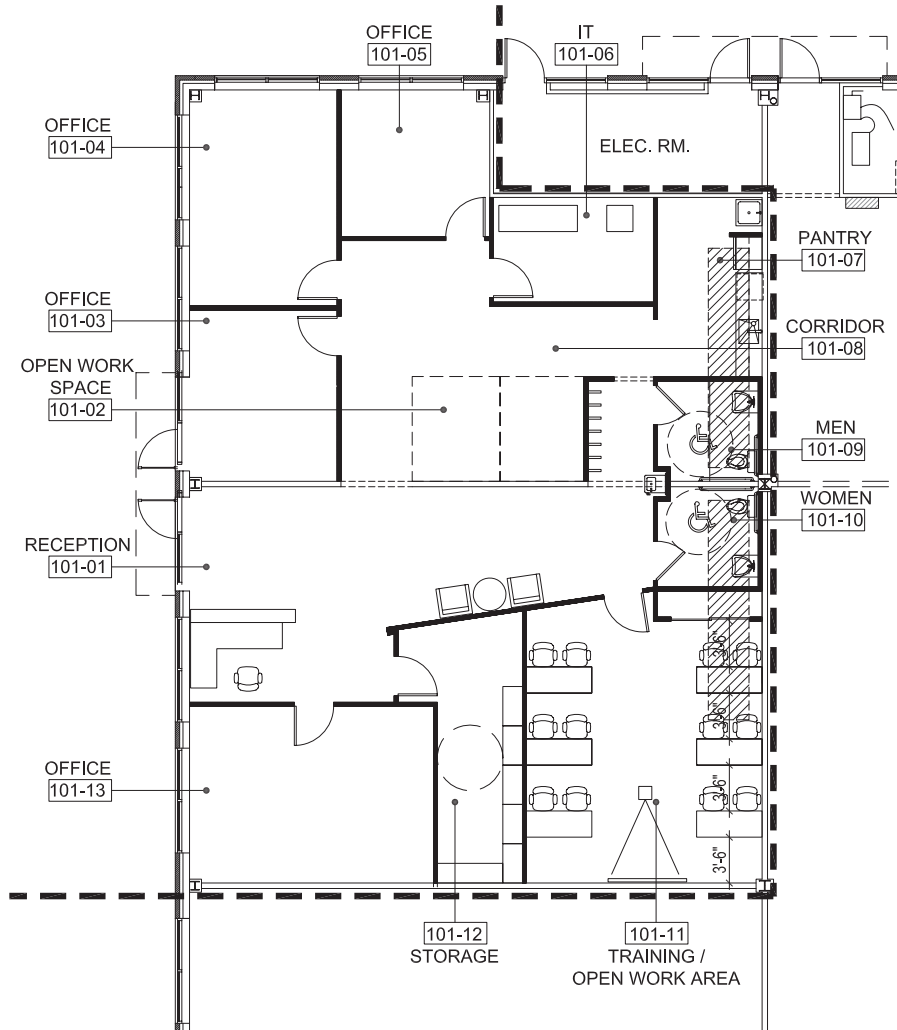
**FEATURES** NO STEPS! Single-story building - not a townhouse! Abundant free parking with direct entry from parking lot. Beautifully finished with luxury vinyl tile flooring, reception area, 4 windowed offices, conference/training room, open work areas, file room, storage room, 2 restrooms and kitchen with sink, counter, cabinets & kitchenaid appliances. Separate heating & cooling systems allow for 24-hour use. Just off Quince Orchard Road at signalized intersection, one traffic light from the Kentlands with many food & shopping options.

**CONTACT:**  
JAY CLOGG  
301.340.9400  
JAY@JAYCLOGG.COM

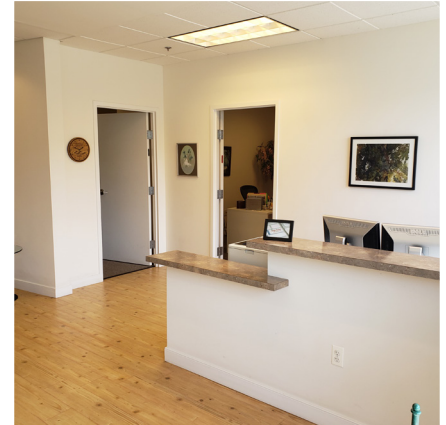
**JAY CLOGG REALTY GROUP, INC.**  
301.340.9400 • JAYCLOGG.COM  
110 N. WASHINGTON STREET  
ROCKVILLE, MD 20850



# TWO CONNECTED OFFICE CONDOS 900 WIND RIVER LANE, SUITES 101 & 102 | GAITHERSBURG, MD 20878



**2** FINISH PLAN  
SCALE: 1/8" = 1'-0"



**CONTACT:**  
JAY CLOGG  
301.340.9400  
JAY@JAYCLOGG.COM

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

