

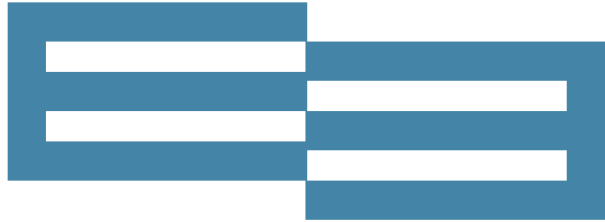
AVISON
YOUNG



6 MONTGOMERY VILLAGE AVENUE

GAITHERSBURG, MARYLAND





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The Premier Executive Center delivers a professional environment designed for productivity and convenience. Tenants benefit from a modernized entryway, upgraded common areas, and access to a well-appointed lounge and conference center. Recent renovations include a refreshed lobby and elevator systems, enhancing both aesthetics and functionality.

The property offers ample parking and is surrounded by retail, dining, and essential services. On-site amenities such as a bank and deli provide added convenience for daily operations. Located directly across from the Lakeforest Redevelopment, this boutique office space positions businesses at the center of growth, connectivity, and opportunity.





CURRENT AVAILABILITIES

SUITE	SIZE	DESCRIPTION
200*	8,500 RSF	Second generation office space with great mix of offices, open area, conference, kitchen and reception area and main exposure off elevator
250*	4,000 RSF	Existing office space with prime exposure off elevators, consisting of: 8 offices, 1 large conference room, a large kitchen/break room, and storage
305**	2,932 RSF	Existing office space consisting of: reception area, 6 offices, 1 conference room, and an open area
310**	2,669 RSF	Brand new spec suite consisting of 5 window offices, large conference room with glass wall finishes, reception area, kitchenette, work room and open area.
404	3,675 RSF	Shell space that can be customized to any tenant's needs
405	5,963 RSF	Shell space that can be customized to any tenant's needs, with great exposure off elevators
550	6,813 RSF	Existing office space with prime exposure off elevators, consisting of: 5 glass offices, 1 conference room, an open area, and a large galley kitchen
625	12,170 RSF	Top-floor shell space that can be customized to any tenant's needs. Located on the same floor as the building's conference facility and tenant lounge

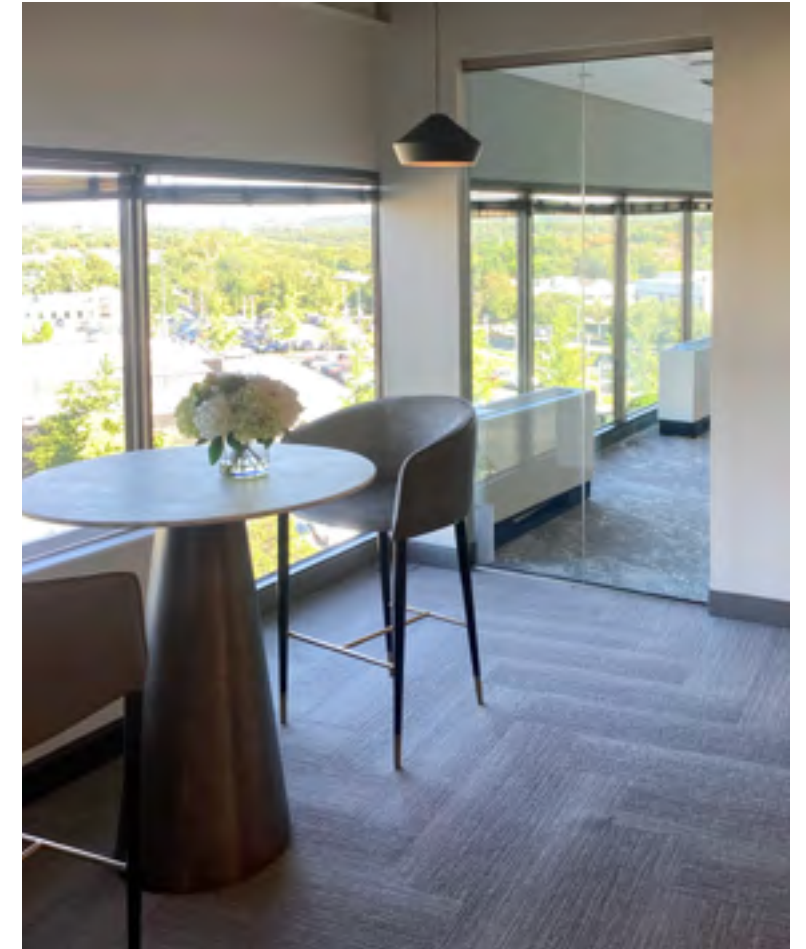
*Suites 200 & 250 can be combined for a max of 12,500 SF

**Suites 305 & 310 can be combined for a max of 5,601 SF

[CLICK TO VIEW THE FLOOR PLANS](#)

TENANT AND AMENITY CENTER

Discover the newly completed Executive Center, featuring a state-of-the-art conference facility and a stylish tenant lounge. Located on the top floor with views of Gaithersburg. Whether you're a growing startup or an established enterprise, our wide variety of suites and flexible floor plans are designed to meet the needs of office users of all sizes. A premium amenity space that enhances productivity and comfort.



GAITHERSBURG

- 6 Montgomery Village Avenue places you in the heart of Gaithersburg, offering easy access to urban amenities, transportation and connectivity to Washington, D.C., green spaces, and community culture
- Gaithersburg is home to a mix of national retailers, medical offices, and professional services, supporting its vibrant commercial landscape with strong foot traffic and ample free parking





ADDITIONAL ON-SITE AMENITIES

6 Montgomery Village Avenue features a diverse mix of ground-floor retail tenants, offering convenient access to essential services and local favorites. Current retailers include:

- Citibank, full-service banking and financial solutions with a drive-thru ATM
- Maryland Eye Institute, for comprehensive eye care and vision services
- Firehouse Deli, a local favorite for fresh sandwiches and casual dining
- State Farm Insurance, for personalized insurance





LAKEFOREST REDEVELOPMENT

The \$1.2 billion redevelopment of Lakeforest Mall spans 100 acres and is set to transform the area into a vibrant mixed-use community focused on housing, commerce, and connectivity. This ambitious project will introduce a wide range of residential, commercial, and civic features designed to support a dynamic lifestyle.

Residential Development

- 1,600 residential units, including:
 - Multifamily apartments
 - Stacked condominiums
 - Triplexes
 - Townhomes
 - Designed to accommodate diverse lifestyles and household needs

Commercial and Office Space

- 750,000 SF of office space tailored for:
 - Medical services
 - Life sciences
 - Research and development
 - Light manufacturing

Retail and Entertainment

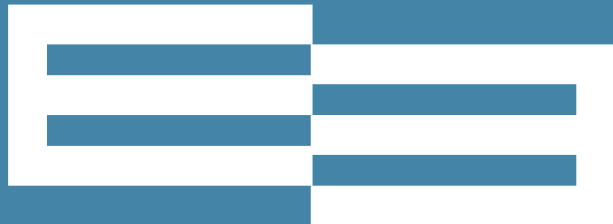
- 250,000 SF for large-format retail
- 220,000 SF for commercial and entertainment venues

Civic Amenities

- 30,000 SF dedicated to parks and a community center

Transit and Connectivity

- A new transit center to enhance accessibility and supports the vision of a walkable, well-connected neighborhood



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