



## OFFICE SPACE FOR LEASE

- RBA: 121,914 SF
- Stories: 7
- Year Built: 1979
- Parking: Surface - 69 (3.00/1,000 SF)



## BUILDING NOTES

- 0.5 Miles from I-270
- Less than 5 Miles from MD-200 (Intercounty Connector)
- 5 Miles from Shady Grove Metro Station (Red Line)
- Potential FLASH on MD-355 (1.2 Miles)
- 1.5 miles from Watkins Mill Interchange
- Adjacent to the National Institute of Standards & Technology
- More than 30 retail options in walking distance

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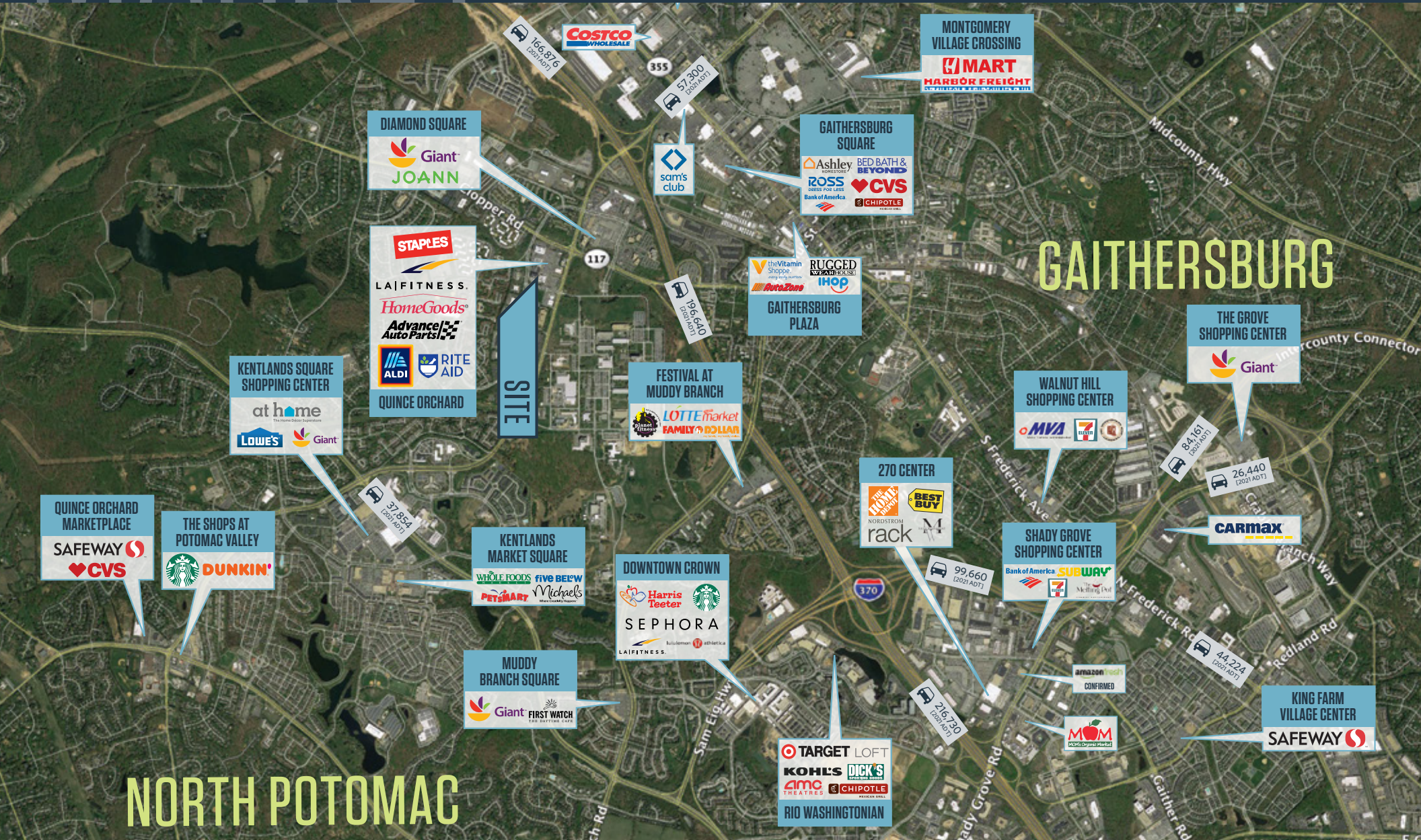
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# MARKET

# THE OFFICES AT QUINCE ORCHARD

656 QUINCE ORCHARD ROAD, GAITHERSBURG, MARYLAND 20878



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# CLOSE-UP

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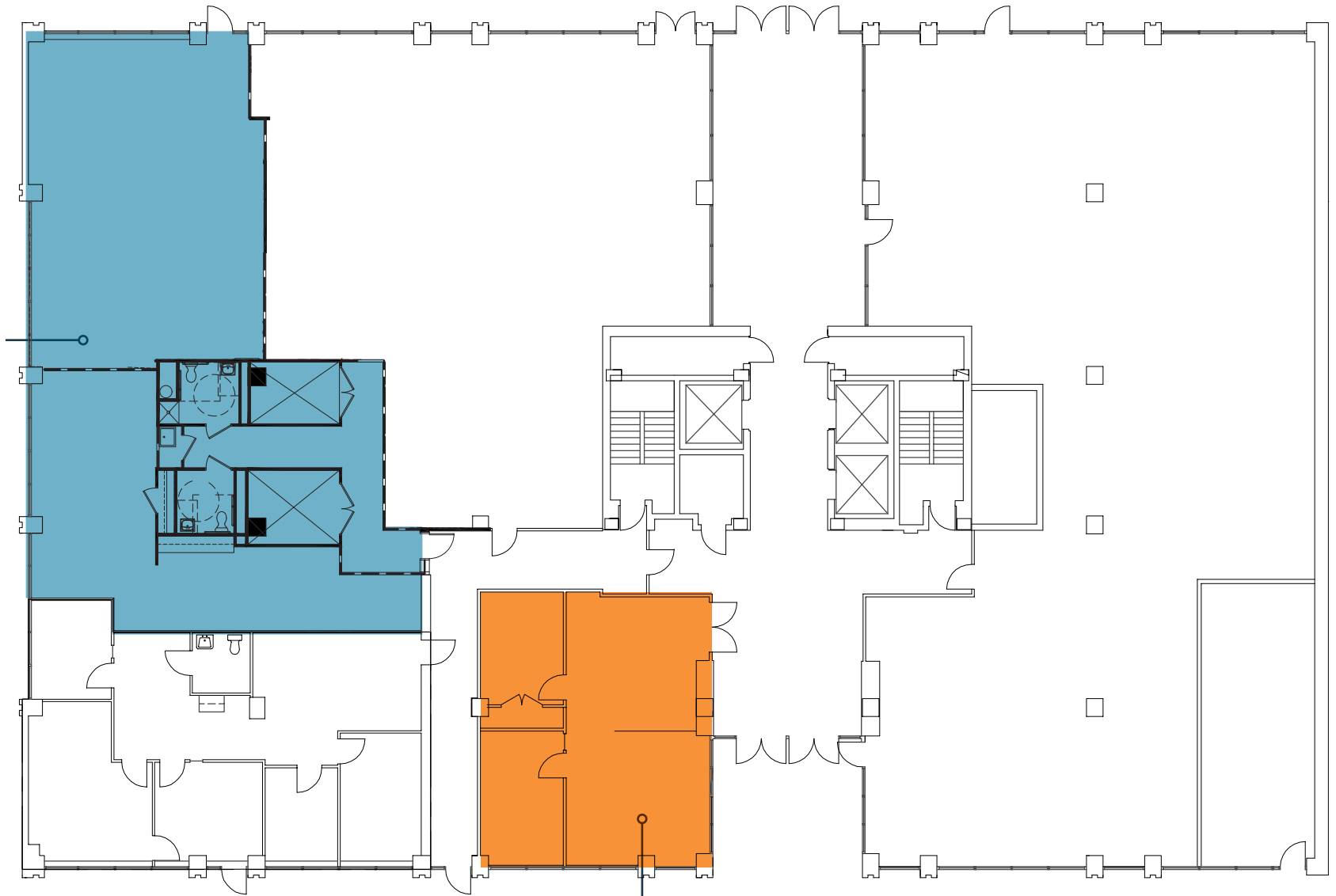
# FLOOR PLAN

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## 1ST FLOOR

SUITE 130: 2,797 SF



SUITE 102: 971 SF

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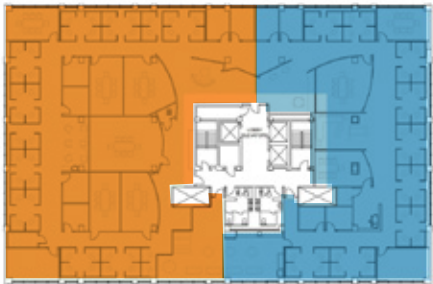
# FLOOR PLAN

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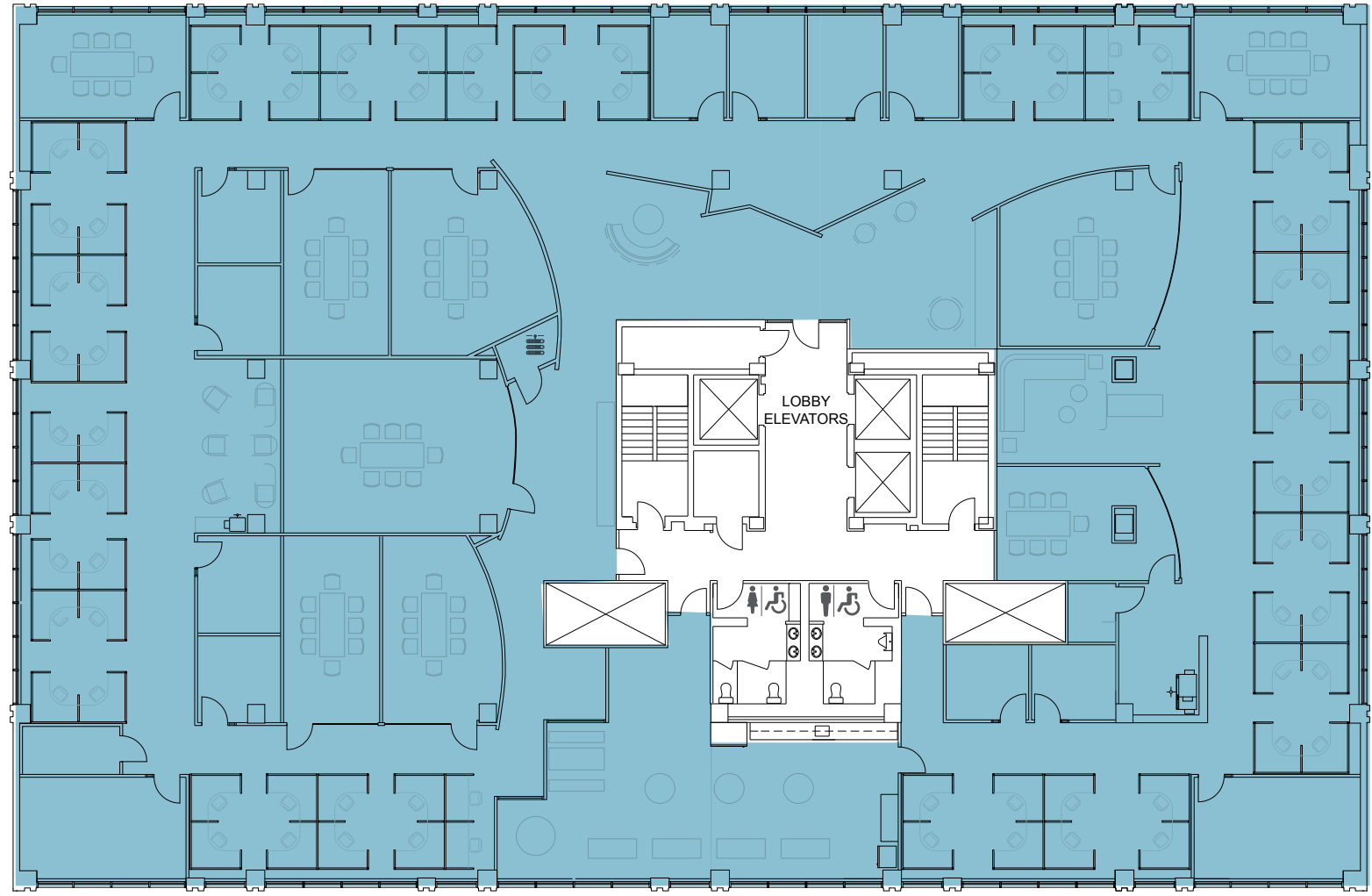
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## 4TH FLOOR

15,201 SF



Floor can be divided: 7,010 - 15,201 SF



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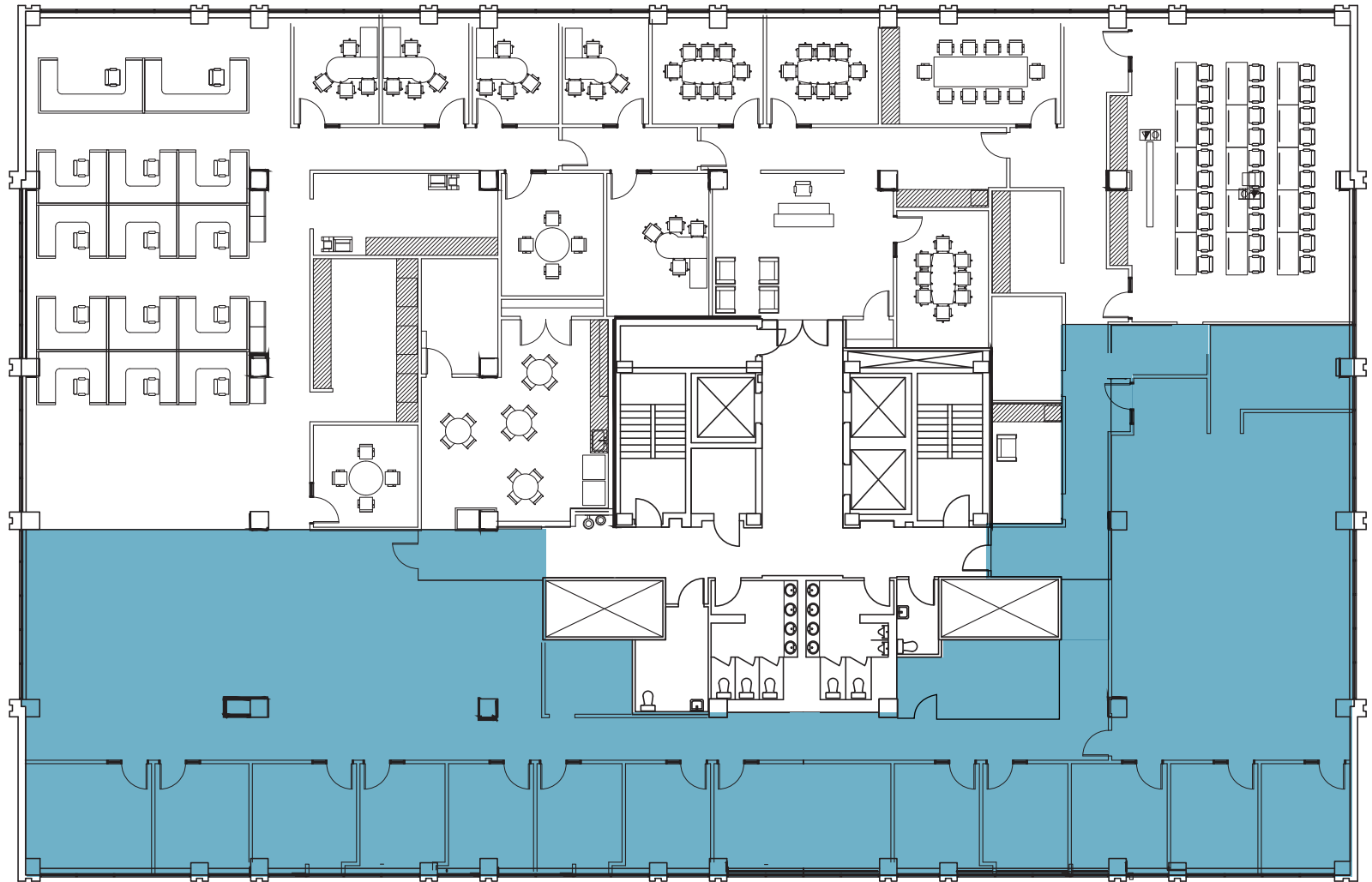
# FLOOR PLAN

# THE OFFICES AT QUINCE ORCHARD

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## 5TH FLOOR

**SUITE 510/520:**  
**3,238 - 6,811 SF**



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# FLOOR PLAN

# THE OFFICES AT QUINCE ORCHARD

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## 7TH FLOOR

SUITE 700: 2,931 SF

SUITE 740: 5,072 SF

\* Suites can be combined  
up to 8,003 SF



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# PHOTOS

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