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MONTGOMERY VILLAGE AVENUE GAITHERSBURG, MD • MONTGOMERY VILLAGE AVENUE GAITHERSBURG, MD

FIRST YEAR  
RENTAL RATE NOW  
**\$18.00**

6 Montgomery Village Avenue  
Gaithersburg, MD





## Tenant Lounge & Conference Center

### Building Features

- Future renovations including new conference center and tenant lounge
- On-site deli and banking
- Plentiful and accessible free parking (4/1,000 SF)
- Convenient access to I-270 and Rt. 355
- Walkable to the Lakeforest Mall, Dunkin', Ichiban Restaurant, Pho Chi, Costco and more
- Adjacent to the Holiday Inn

### Building Info

- Renovated lobby and common areas
- Building size: 120,248 SF
- Availability: 1,252 SF – 15,239 SF
- Rental Rate: \$24.00 (**\$18.00 first year**)

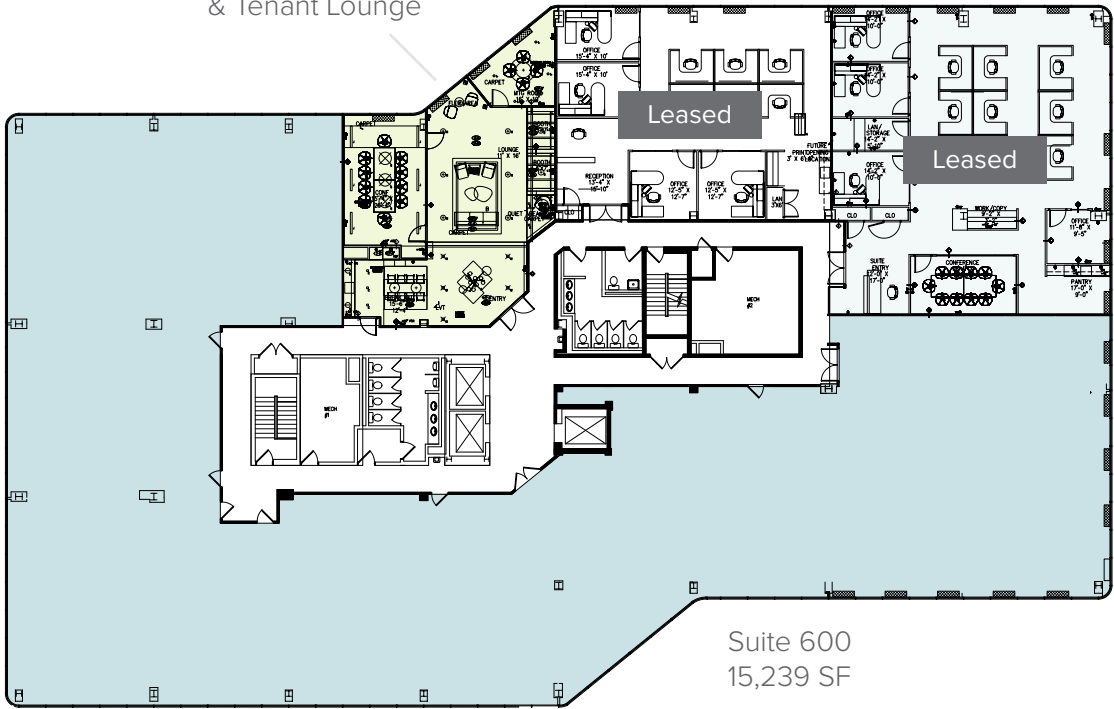
## Availability

Suite	SF	Occupancy
325	3,562	4/1/22
330	2,354	Available
345	1,252	Available
404	3,675	Available
405	5,963	Available
600	15,239	Available

 Spec Suite

# 6th Floor

Conference Center  
& Tenant Lounge



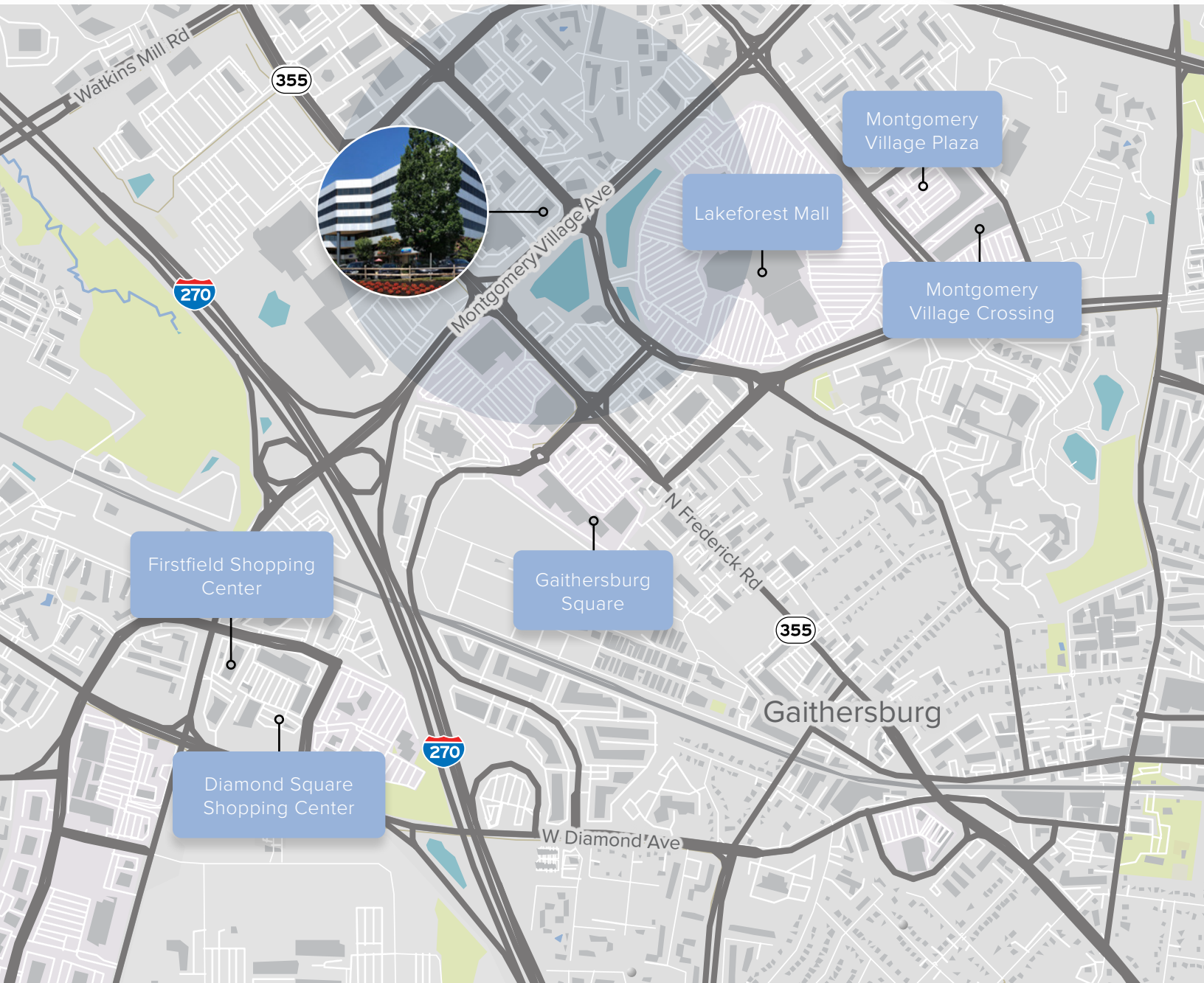


## Walkable Amenities

Dunkin'  
Ichiban Restaurant  
Harvest Plates & Pints  
Pho Chi

Potbelly  
Costco Wholesale  
Habit Burger Grill  
Weis

Sam's Club  
Rook's Corner Restaurant  
Boston Market  
Panera Bread



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