

# LEASE

## QUINCE DIAMOND EXECUTIVE CENTER

555 Quince Orchard Rd Gaithersburg, MD 20878



### PROPERTY DESCRIPTION

Prime Class "A" Office Suites - Ideal for Small Businesses!

Welcome to Suite 280, where excellence meets convenience in the world of commercial real estate. Discover three meticulously designed office spaces, each with its unique character, now available for lease. Whether you're a growing business or a dynamic entrepreneur, this space offers the perfect blend of comfort, amenities, and accessibility.

Office Sizes:

Office #1: 224 SF

Office #2: 346 SF

Executive Office: 400 SF

Total Continuous Space: 1,100 SF (Lease individually or as a whole)

This Class "A" office building is not just a place to work; it's an environment where businesses thrive and ideas flourish. Whether you're an established firm looking for satellite offices or a budding entrepreneur seeking a professional workspace, Suite

### OFFERING SUMMARY

|                  |                              |
|------------------|------------------------------|
| Lease Rate:      | \$20.00 SF/yr (Full Service) |
| Number of Units: | 280                          |
| Available SF:    | 1,100 SF                     |
| Lot Size:        | 4,497,003,720 SF             |
| Building Size:   | 114,606 SF                   |
| Zoning:          | C2                           |
| APN:             | 09-02734261                  |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 541        | 1,475     | 4,766    |
| Total Population  | 1,243      | 3,558     | 12,574   |
| Average HH Income | \$66,182   | \$73,582  | \$81,059 |

**Barbara Bouvier**  
202 570 2664



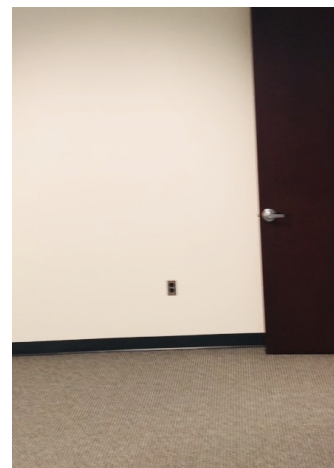
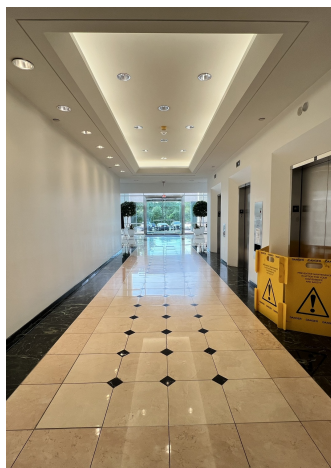
**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**



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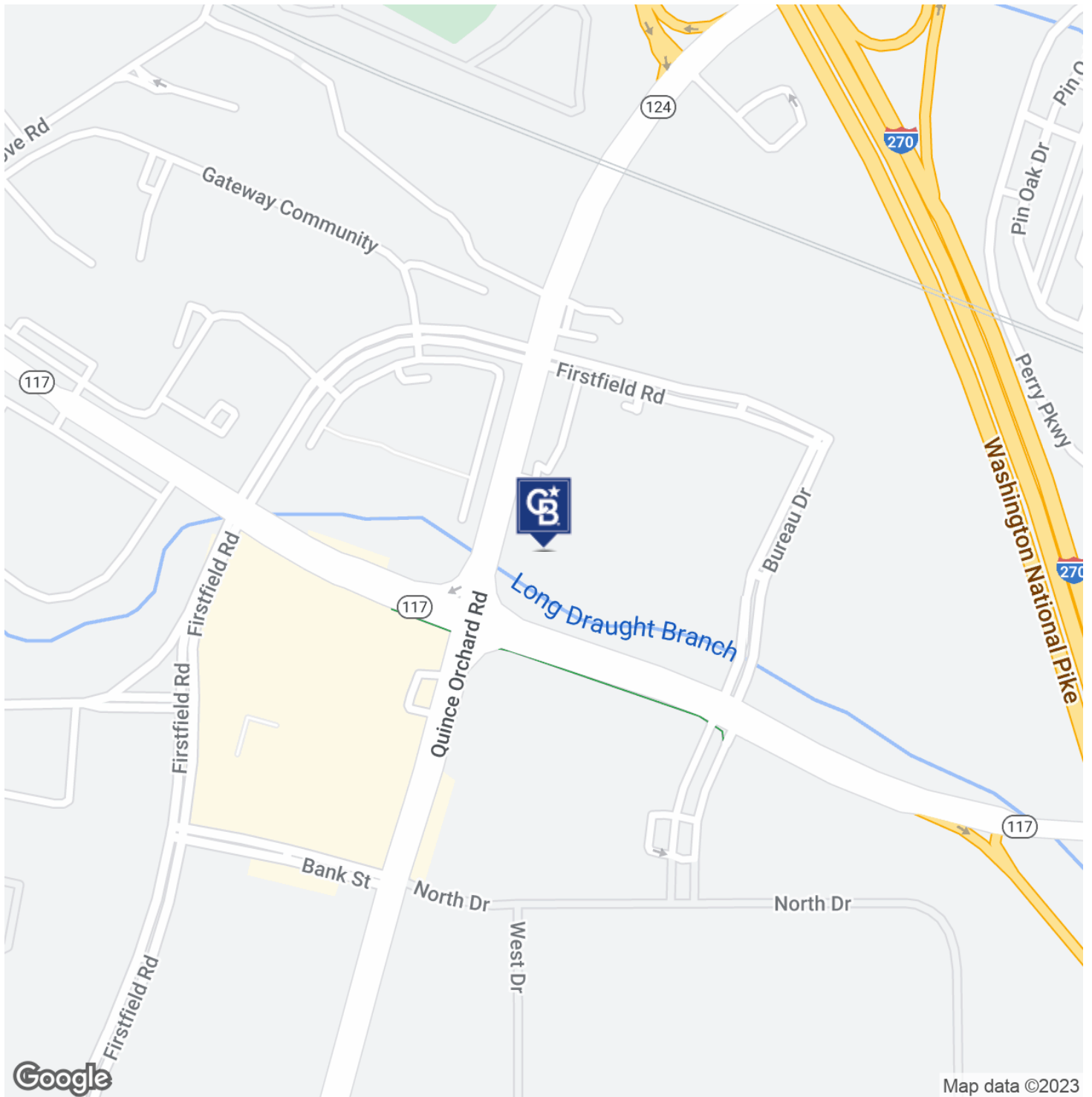


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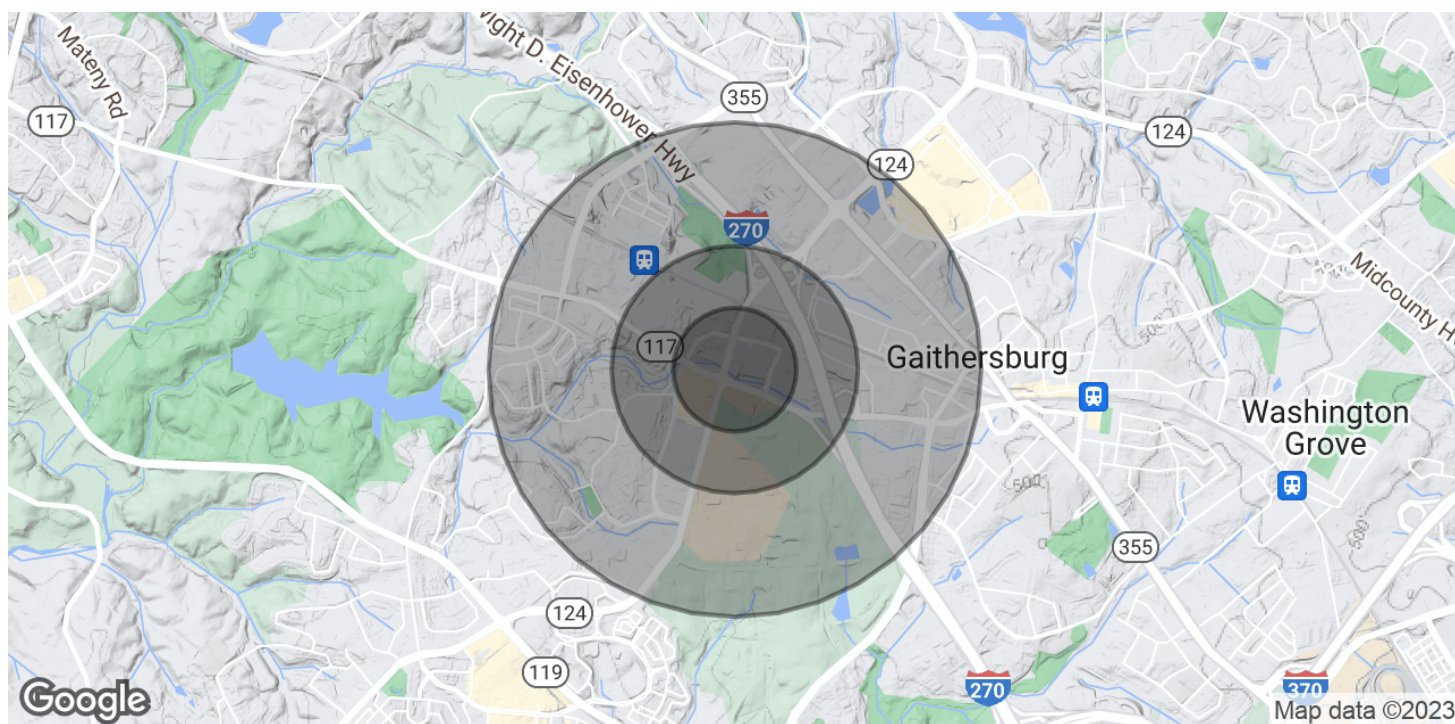
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### POPULATION

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

|                      |       |       |        |
|----------------------|-------|-------|--------|
| Total Population     | 1,243 | 3,558 | 12,574 |
| Average Age          | 33.1  | 33.6  | 36.1   |
| Average Age (Male)   | 32    | 32.9  | 35.5   |
| Average Age (Female) | 33.3  | 33.5  | 35.7   |

### HOUSEHOLDS & INCOME

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

|                     |          |           |           |
|---------------------|----------|-----------|-----------|
| Total Households    | 541      | 1,475     | 4,766     |
| # of Persons per HH | 2.3      | 2.4       | 2.6       |
| Average HH Income   | \$66,182 | \$73,582  | \$81,059  |
| Average House Value | \$30,629 | \$116,829 | \$240,094 |

\* Demographic data derived from 2020 ACS - US Census

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