

FOR SALE/LEASE
438 North Frederick Avenue
Gaithersburg, Maryland 20877

FAIRVIEW BUILDING



“Redefining the Office Experience”

- SPACE AVAILABLE:** 2,182 gsf, 2nd floor (*divisible*)
1,192 – 9,256 gsf, 3rd floor (*divisible*)
- PURCHASE PRICE:** \$325.00 per square foot *
* *All units purchased in 2009 and 2010 appraised for \$340 psf or higher*
- RENTAL RATE:** \$25.00 psf, full service
- BUILDING SIZE:** 72,626 square feet, four stories
- HIGHLIGHTS:**
- **Lease-to-Own structures available**
 - **100 % financing available**

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- NEW main lobby (extensive marble and granite)
 - NEW heating, ventilating and air conditioning system
 - NEW state-of-the-art fire, life safety and alarm systems
 - NEW “Class A” lobby & floor common areas
 - A complete modernization of the elevators
 - NEW “Class A” bathrooms
 - NEW roof
 - ADA compliance

For further information, please contact:



Matt Brady 301-337-4715
mbrady@scheerpartners.com

Nathan Crowe 301-337-4730
ncrowe@scheerpartners.com

9713 Key West Avenue, Suite 250 ■ Rockville, Maryland 20850 ■ 301.337.4700 ■ Fax 301.337.4701

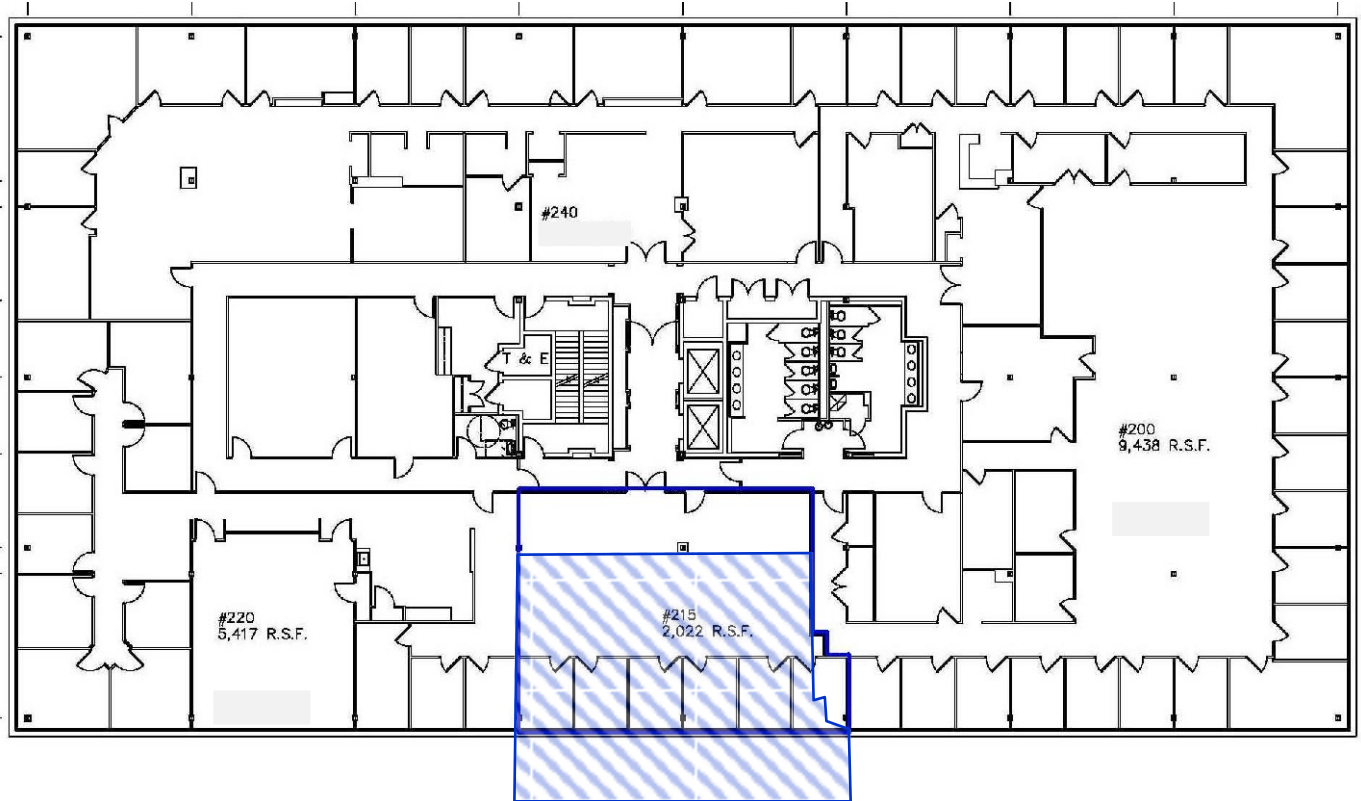
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2nd Floor



- Elevator Lobby Exposure
- Double Door Suite Entry
- Current Build Out includes 6 windowed offices and large open area

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Scheer Partners
A Reputation for Results

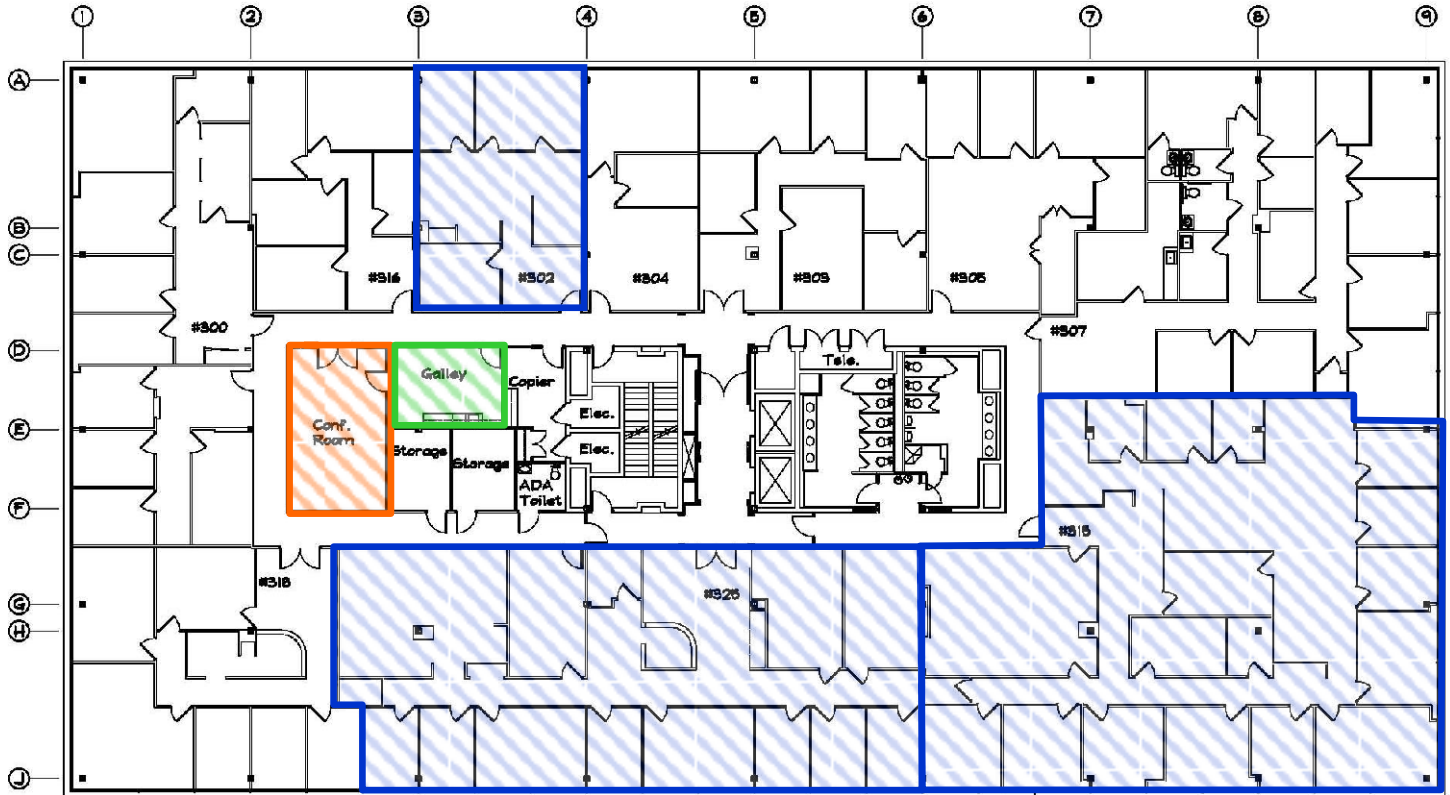
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3rd Floor



-  Executive Conference Room
-  Galley

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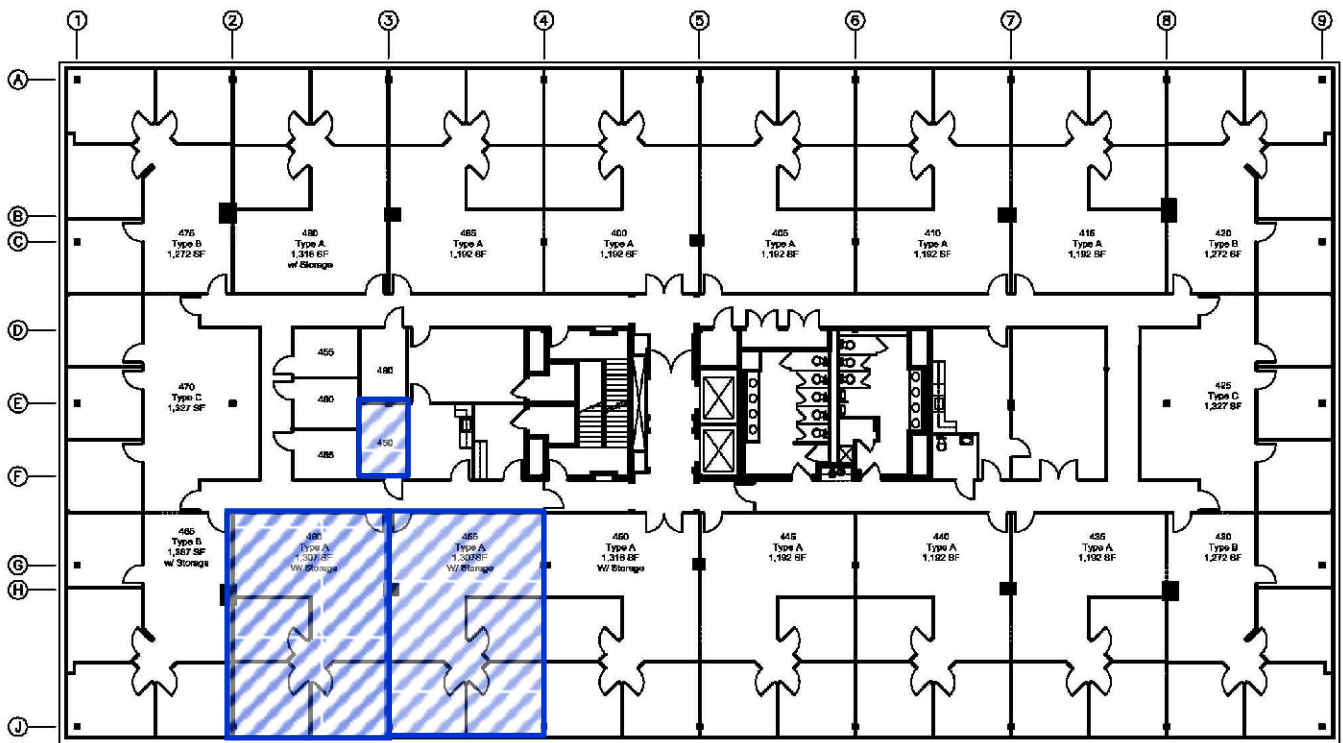
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4th Floor



Updated April 9, 2019
 Suites #465, 476 & Storage Room Renumbered

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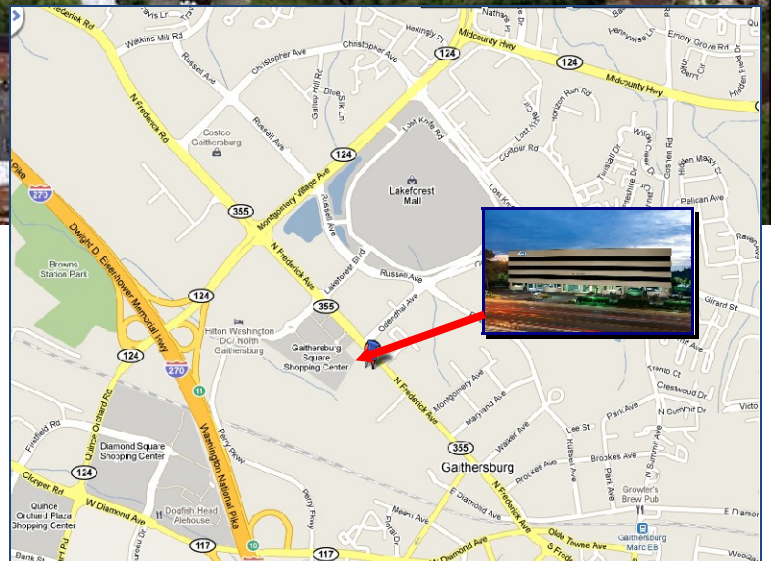
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Street Map



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