

**PRIME LOCATION! FIRST FLOOR CORNER UNIT!**  
**\*(FORMER MODEL)\***  
**FOR SALE @ \$325,000**



**604 S. FREDERICK AVE, UNIT #105**  
**GAITHERSBURG, MD 20877**



Please Call:  
**Chris Nagel**  
Direct: 301-787-8001  
Chris@CoakleyRealty.com  
20 Courthouse Square, Suite 107 Rockville MD 20850  
301-340-8700 x 155



## OFFERING: OFFICE CONDO

Rare opportunity to own this former first floor model office condo featuring 1,226 sq. ft. This spacious corner unit includes a reception and work area, break room with kitchenette and four separate offices. Deer Park Office Centre is an elevator building renovated in 2006 with ample parking and located in a prime Gaithersburg location.

Reception and work area with crown moulding, chair rail and built-in cabinetry.



Break room with kitchenette featuring granite countertops and refrigerator (16X11)



Office #1 (10X12)



Office #2 (16X12)

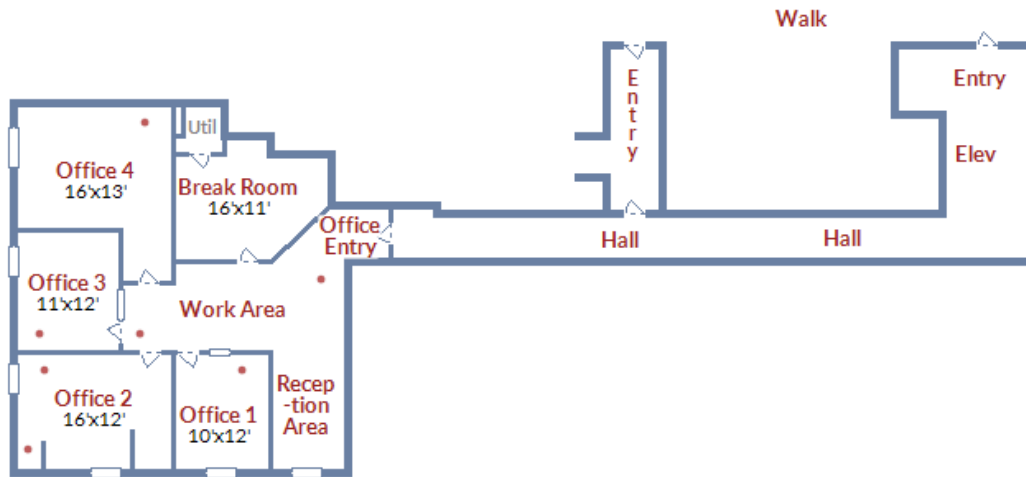


(X-ray equipment can convey or be removed)

For Questions:  
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# FLOORPLAN



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Office #3 (11X12)

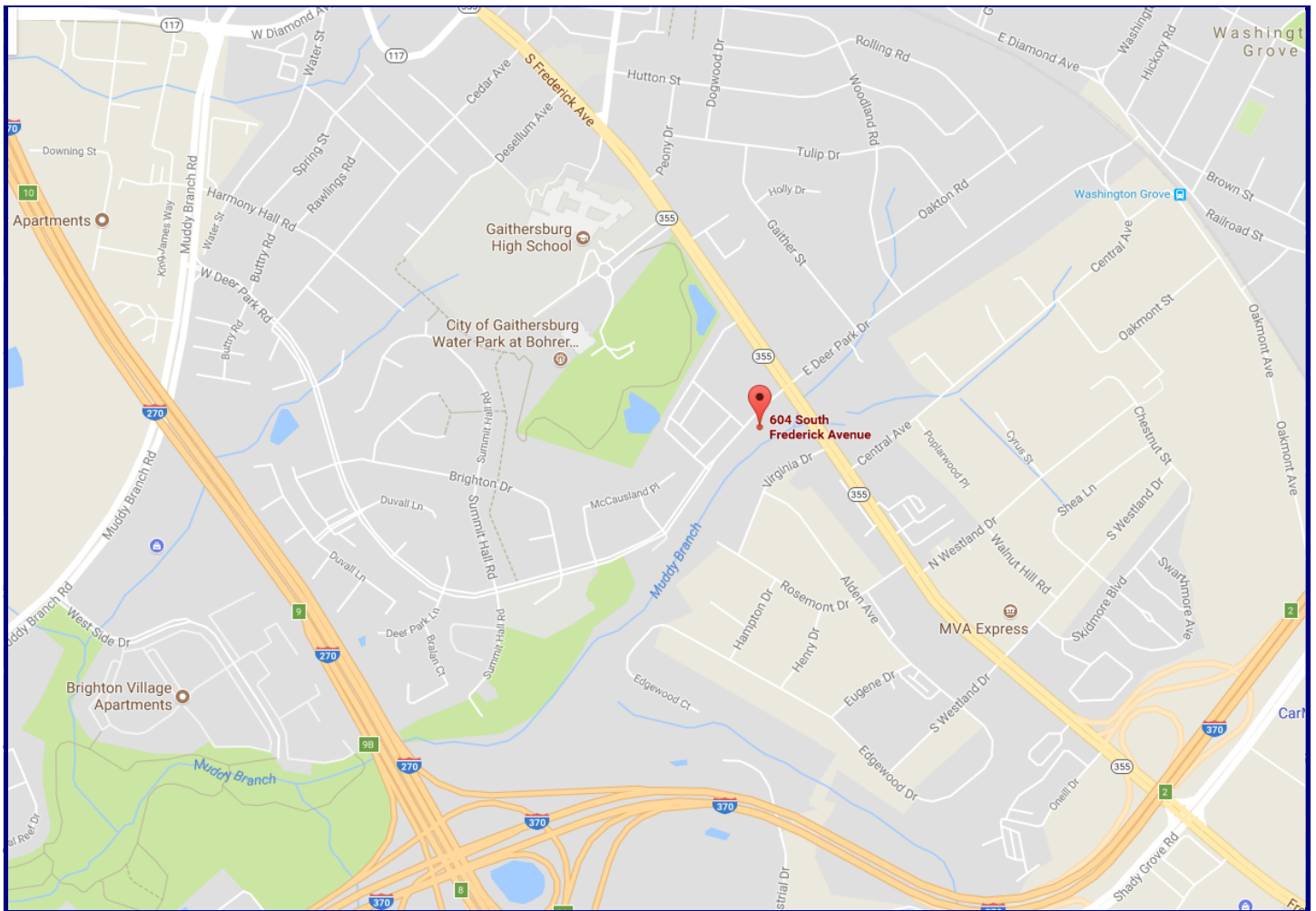


Office #4 (16X13)



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## Location and Other:

- Address: 604 S. Frederick Avenue, Unit #105 Gaithersburg, MD 20877
- Intersection: Located at Route (355) Frederick Road and Deer Park Drive
- Located only a 1/2 mile to the ICC (I-370) and I-270
- Condo Fee: \$3,344 semi-annually
- Taxes: \$3,881 per year

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