

Lease Availability Report

7851 Beechcraft Ave - Beechcraft Industrial Condominiums
 Gaithersburg, MD 20879 - Gaithersburg Ind Submarket



BUILDING

Type:	Class B Flex Condo
Tenancy:	Multiple
Year Built:	1989
RBA:	25,000 SF
Floors:	2
Typical Floor:	12,500 SF
Ceiling Ht:	22'-24'

AVAILABILITY

Min Divisible:	2,618 SF
Max Contig:	2,682 SF
Total Available:	5,300 SF
Asking Rent:	\$9.00/NNN

EXPENSES PER SF

Taxes:	\$2.28 (2014)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	F	Flex	Relet	2,682	2,682	2,682	\$9.00/NNN	Vacant	Negotiable
<i>Northern Virginia Commercial - Reza Rofougaran (703) 734-0400</i>									
P 1st	G	Flex	Relet	2,618	2,618	2,618	\$9.00/NNN	Vacant	Negotiable
<i>Northern Virginia Commercial - Reza Rofougaran (703) 734-0400</i>									

LEASING COMPANY

Company:	Northern Virginia Commercial
Contacts:	Reza Rofougaran (703) 734-0400

LOADING

Docks:	None	Drive Ins:	6 tot./10'w x 12'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	200a 3p
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

FEATURES

Bio-Tech/ Lab Space

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LAND

Land Area: **1.57 AC**

Zoning: **IL**

PARCEL

01-02839237, 01-02839248, 01-02839250, 01-02839261, 01-02839272, 01-02839283, 01-02839294, 01-02839306

TRANSPORTATION

Parking: 20 free Surface Spaces are available; Ratio of 2.00/1,000 SF

Commuter Rail: 9 minute drive to Washington Grove Commuter Rail (Brunswick Line)

Airport: 47 minute drive to Ronald Reagan Washington National Airport

Walk Score ®: Car-Dependent (34)

Transit Score ®: Some Transit (38)

BUILDING NOTES

Abundant free surface parking, units sprinklered, drive in overhead doors, 18' ceilings. Owner will help with financing.