

MONTVALE CENTER

18310 MONTGOMERY VILLAGE AVE
GAITHERSBURG, MD 20879

Kenneth E. Fellows
301.222.0210
kfellows@edgecre.com

Robert E. Pugh
301.222.0211
rpugh@edgecre.com





Building Features

- On-site engineer
- Self-servicing micro market in lower lobby
- On-site fitness center on the first floor
- Potential exterior building signage available
- 13,000 sf available on top floor with beautiful views
- Tree lined & sun filled panoramic views
- First class finishes
- Storage available on site

LOBBY



MARKET



FITNESS CENTER





NIST

DIAMOND SQUARE

GAITHERSBURG SQUARE

LAKEFOREST MALL
SLATED FOR REDEVELOPMENT

MONTVALE CENTER

MONTGOMERY VILLAGE AVE



FUTURE WATKINS MILL INTERCHANGE

I-270 WASHINGTON NATIONAL PIKE

NORTH FREDERICK AVENUE

Accessibility

1 mi.
to I-270
(4 min. drive)

3.5 mi.
to I-370
(6 min. drive)

4.4 mi.
to Shady Grove
Metro Station
(13 min. drive)

5.5 mi.
to ICC / MD-200
(8 min. drive)

Amenities

◆ Retail

1. 7-Eleven
2. Weis
3. Costco Wholesale
4. Marshalls
5. Sam's Club
6. CVS
7. 7-Eleven
8. FedEx Office
Print & Ship Center
9. Giant Food
10. The UPS Store
11. ALDI
12. Staples
13. Lotte Plaza Market
14. Weis Market

○ Restaurant

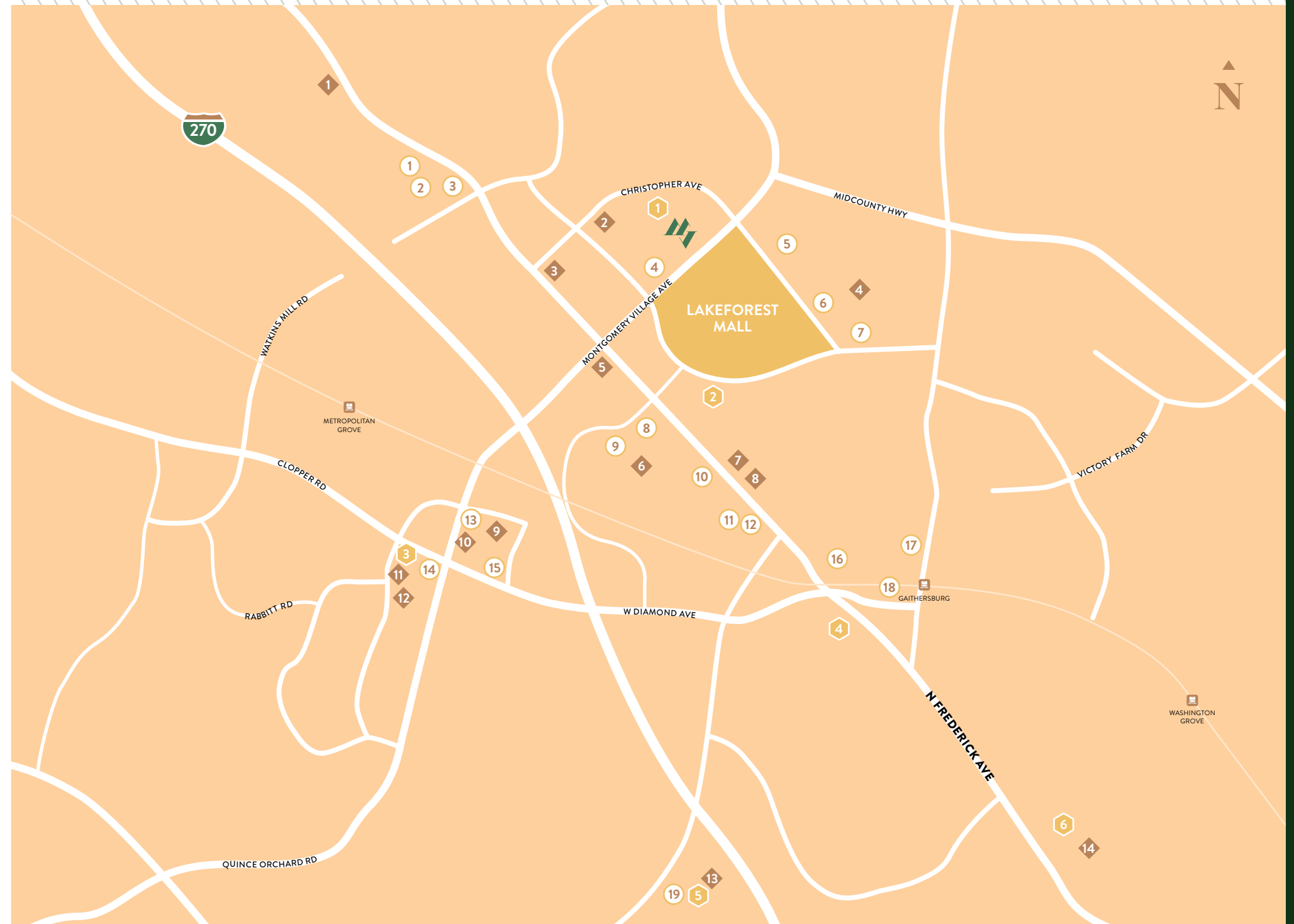
1. Barking Mad
2. California Tortilla
3. Firebirds Wood
Fired Grill
4. Dunkin'
5. Wendy's
6. Little Caesars Pizza
7. Roy Rogers
8. Panera Bread
7. Chipotle
Mexican Grill
8. KFC
9. Domino's Pizza
10. IHOP
11. Starbuck's
12. Buffalo Wild Wings
13. Dogfish
Head Alehouse
14. La Casita Puseria
& Cocina CA
15. Olde Towne Cafe
16. Subway
17. Pizza Hut

◆ Fitness

1. Body Right Fitness
2. Sport & Health
3. LA Fitness
4. Swift Fitness
5. Planet Fitness
6. Warrior Fitness

LAKEFOREST MALL

- H&M
- Victoria's Secret & PINK
- Finish Line
- Zales
- Macy's
- Hollister Co
- Bath & Body Works
- Ruby Tuesday
- Pollo Campero
- Texas Barbecue Factory
- Kelly's Cajun Grill
- Grill Kabob
- Panda Express





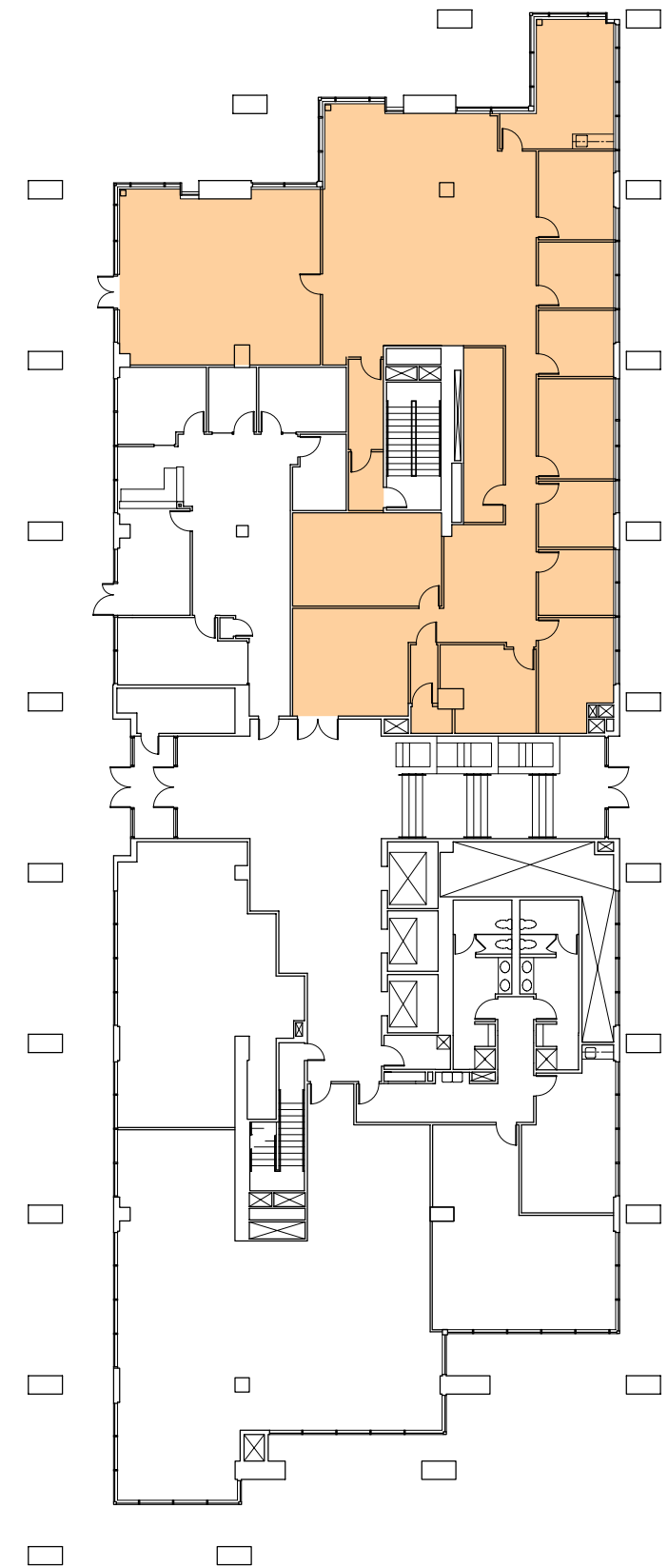
Availability

7	SUITE 700 4,500 SF - 13,105 SF		LEASED	
6	SUITE 650 4,870 SF	PARTIAL 1,349 SF	LEASED	
5	SUITE 500 11,935 SF		LEASED	
4	SUITE 420 1,645 SF	SUITE 440 1,516 SF	SUITE 450 5,456 SF	LEASED
3	LEASED			
2	SUITE 250 2,637 SF	LEASED		
1	SUITE 100 5,467 SF	LEASED	FITNESS CENTER	



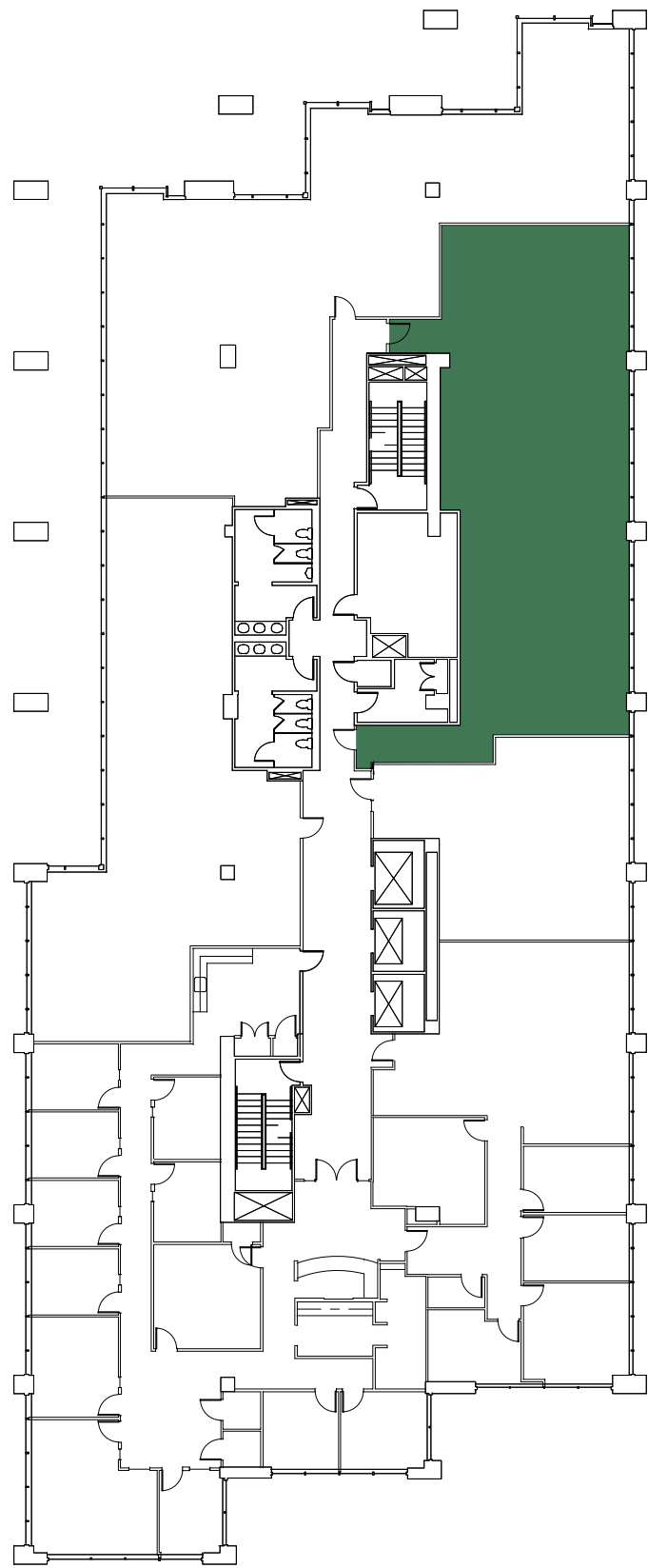
1st Floor

Suite 100- 5,467 SF



2nd Floor

■ Suite 250 - 2,637 SF



4th Floor

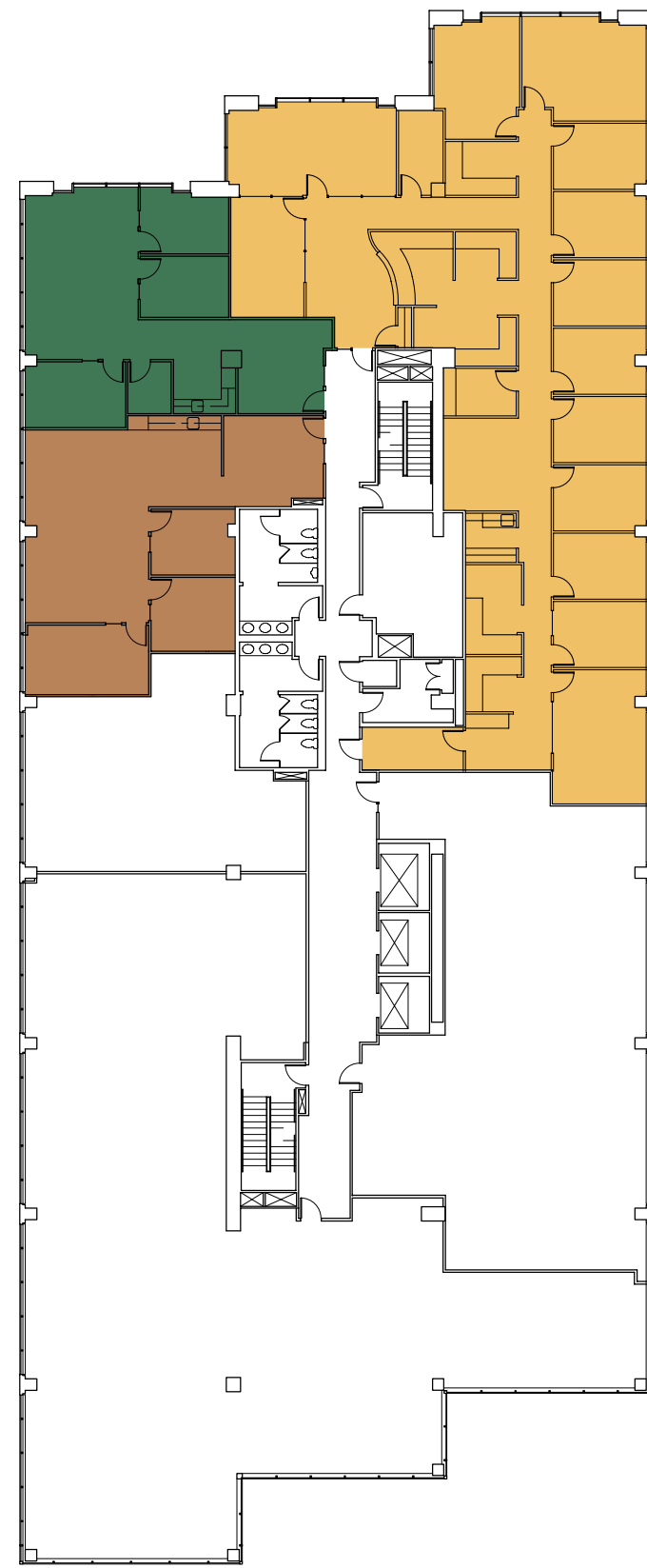
■ Suite 450 - 5,456 SF

Spec Suites

■ Suite 410 - 1,516 SF

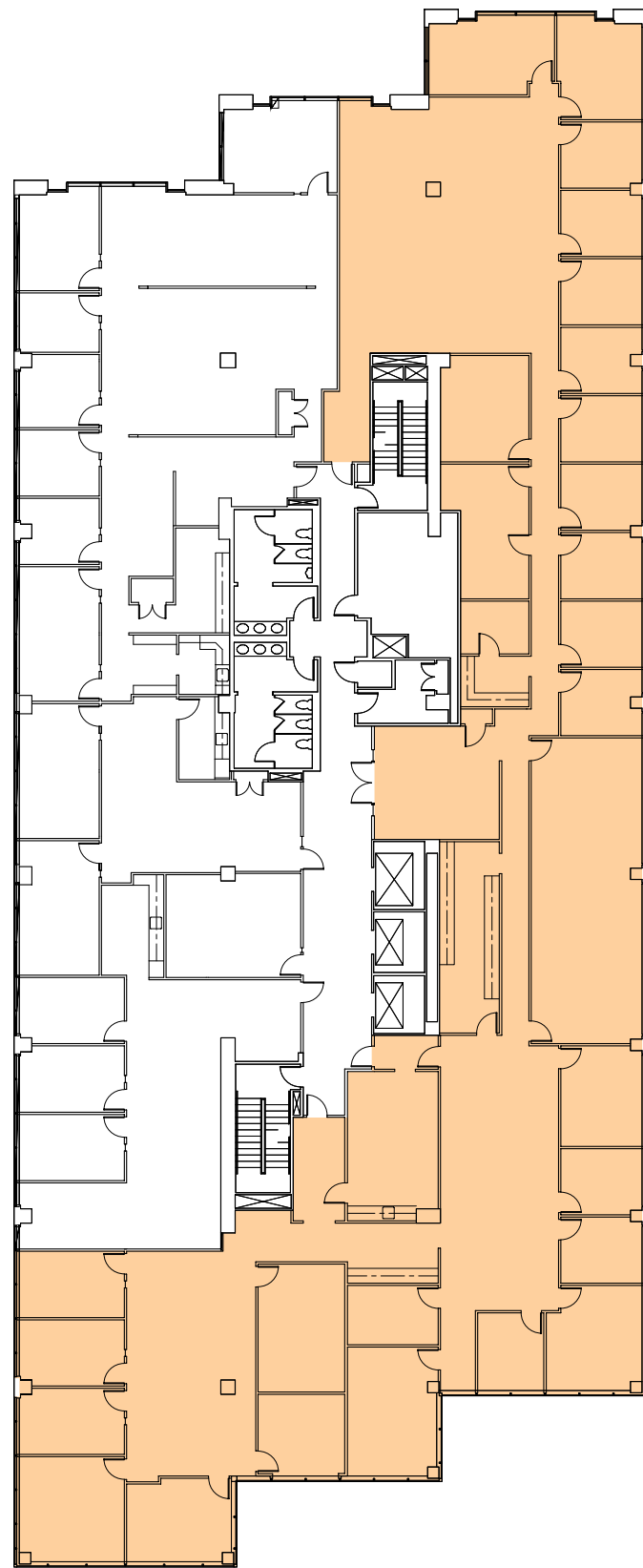
■ Suite 420 - 1,645 SF

8,617 SF Contiguous



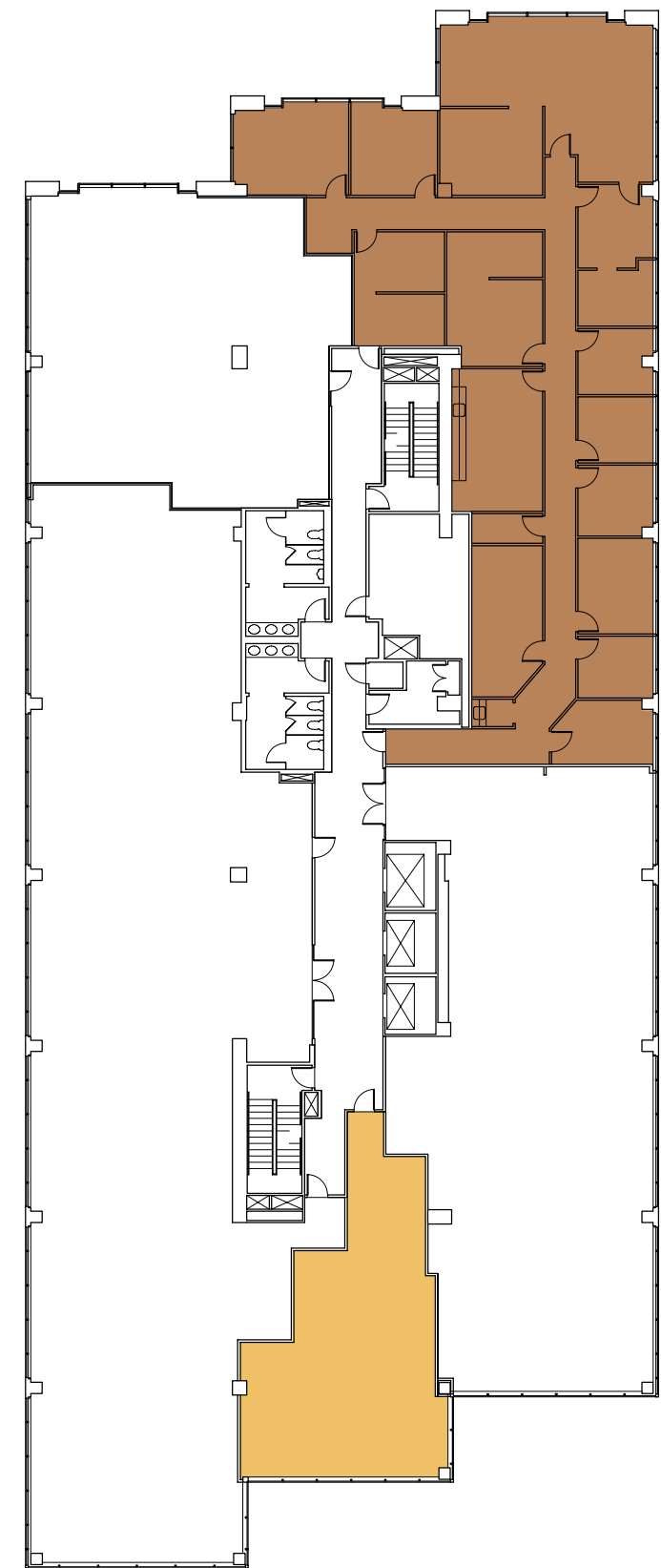
5th Floor

Suite 500 - 11,935 SF



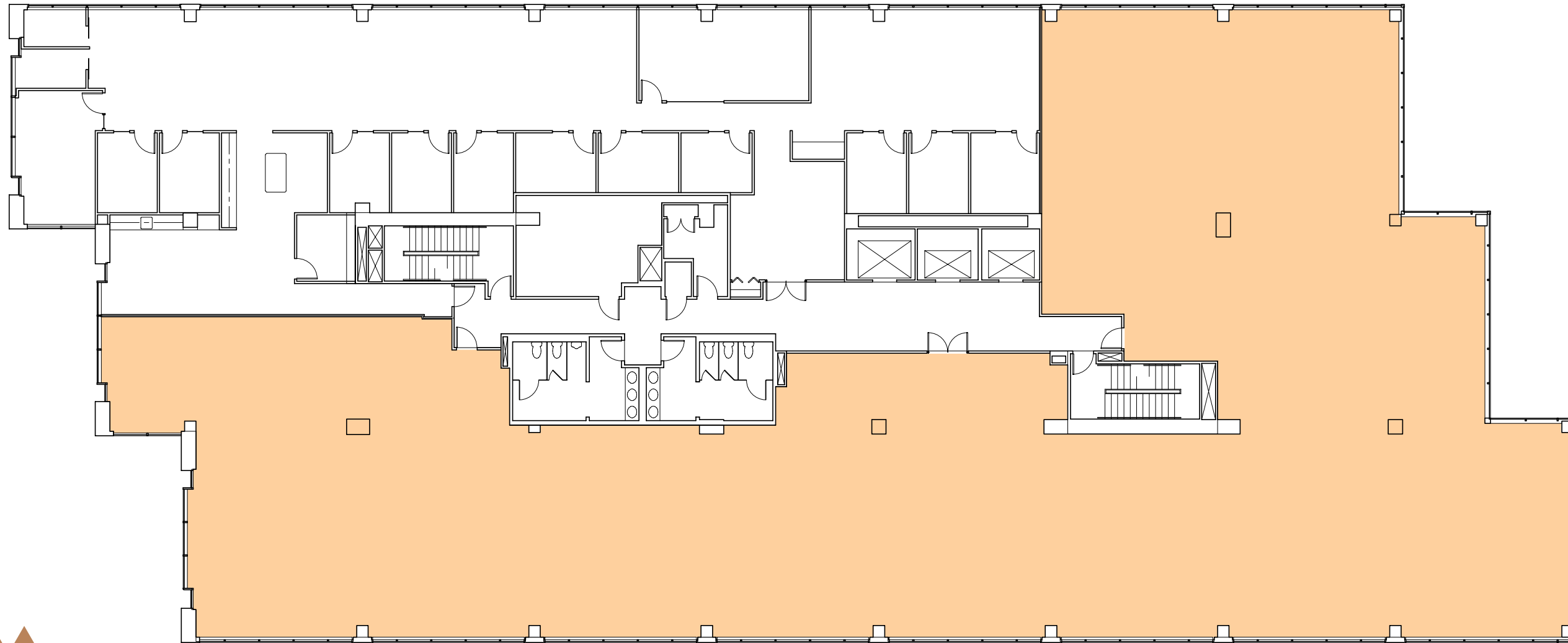
6th Floor

Suite 650 - 4,870 SF
1,349 SF



7th Floor

Suite 750 - 13,105 SF





MARYLAND (HQ)

2273 Research Blvd | Suite 150
Rockville, MD 20850
301.222.0200

VIRGINIA

7900 Westpark Dr | Suite A340
McLean, VA 22102
703.334.5600

WASHINGTON, D.C.

1828 L St, NW | Suite 260
Washington, DC 20036
202.587.9600

PENNSYLVANIA

235 Fort Pitt Blvd
Pittsburgh, PA 15222
412.894.1818

WWW.EDGECRE.COM

