

 555 QUINCE
ORCHARD

FOR SALE

SUBURBAN OFFICE WITH OPTIONALITY



 TRANSWESTERN[®]

MID-ATLANTIC CAPITAL MARKETS GROUP

THE OFFERING

Transwestern is pleased to offer investors the opportunity to acquire the fee simple interest in 555 Quince Orchard Drive, a strategically located corner asset in the heart of Gaithersburg, Maryland (“The Property”). This 108,989-square-foot, six-story office building is currently 37% leased, providing significant upside through repositioning or redevelopment.

Situated on a high-profile infill site just off Interstate 270, the Property offers exceptional accessibility and is surrounded by a strong mix of retail, residential, and employment drivers. Its location makes it ideally suited for alternative uses, including residential or retail redevelopment, allowing investors to capitalize on shifting market dynamics and demand trends.

The Gaithersburg submarket has evolved into a thriving live-work-play environment, boasting over 5.4 million square feet of retail and 14,000+ multifamily units within a two-mile radius of the Property. This concentration of amenities, along with the area's expanding residential base, enhances long-term demand for both commercial and mixed-use projects.

The Property also benefits from its proximity to major public and private sector employers. It is located directly next to the National Institute of Standards and Technology (NIST) and near other prominent institutions such as the National Institutes of Health (NIH), Lockheed Martin Headquarters, and Marriott International Headquarters. These economic drivers provide a stable employment base and support a broad range of potential uses, making 555 Quince Orchard Drive a versatile and value-add investment opportunity in one of Montgomery County's most dynamic corridors.

PROPERTY OVERVIEW

Address

555 Quince Orchard Rd,
Gaithersburg, MD

RBA

108,989 SF

Lot Size

2.37 AC (103,237 SF)

Zoning

C-2 (General Commercial)

Year Built

1990

Occupancy

37%

WALT

3.3 Years

Parking

400 Spaces - 3.7/1,000 SF
(268 below-grade and
132 surface)

Stories

6

INVESTMENT HIGHLIGHTS



**Value-Add Office with
In-place Cash Flow**
37% leased with 3.3 Yrs
of WALT



Ideal Redevelopment Site
2.37 acre corner site ideal for
multitude of uses including
residential, retail, self storage, hotel,
or auto dealership



**Thriving
Live-Work-Play Submarket**
5.4MM SF of retail and 14,000+
multifamily units within 2 miles



**Acquire at Historically
Low Basis**
Attractive opportunity at
a substantial discount to
replacement costs



Multi-Modal Accessibility
Immediate access to I-270, less than
1-mile to MARC train, and within
walking distance to multiple stops of
Bus Rapid Transit (BRT)



**Nation-leading Montgomery
County Demographics**
One of the highest-educated labor
pools and highest-rated school
districts in the nation



Medical Office Conversion
Build on existing medical tenancy
anchored by Children's National.
Strong parking ratio of 3.7/1,000 sf
and excellent visibility



User Opportunity
Occupy space as needed and
lease up the remaining vacancy
or hold for future expansion

COMPLETE OPTIONALITY

The 2.37-acre corner site offers optionality on future use given the proximity to interstate access, surrounding retail, and growing residential population. Furthermore, utilizing the existing parking garage presents a cost-saving opportunity.



CARRY AS OFFICE

- With a reset basis, keeping the building as office and continuing to lease is a viable strategy
- There are pre-built spec suites available to lease
- New ownership could shift tenants around in the building to create maximum flexibility



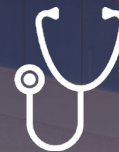
DEMOLISH AND BUILD RESIDENTIAL, RETAIL, SELF STORAGE, OR HOSPITALITY

- The prime corner site provides the alternative option to raze the existing structure and construct residential, retail, self storage, or hotel
- The opportunity presents an attractive land basis and the existing parking structure can be preserved to reduce development costs



CONVERT TO RESIDENTIAL

- With the existing floor plate size and below grade parking, the existing building envelope sets up well for a residential conversion
- Low WALT and limited amount of tenants provides a clear path forward to a vacant building



CONVERT TO MEDICAL OFFICE

- Build on existing medical tenancy anchored by Children's National
- Excellent visibility coupled with unrivaled demographics are ideal for medical tenants
- Strong parking ratio of 3.7/1,000 sf provides ample visitor parking
- Building equipped with gurney-sized elevator

AMENITY RICH LOCATION

This property offers immediate access to I-270, connecting to Washington, D.C., and nearby regions. It is within a mile of a MARC train station and close to multiple Bus Rapid Transit (BRT) stops, ensuring excellent public transit access.



FIRSTFIELD SHOPPING CENTER



T Mobile



FIVE GUYS
BURGERS and FRIES



DIAMOND SQUARE



SUBWAY



QUINCE ORCHARD PLAZA



Walgreens



DUNKIN'

NIST

National Institute of
Standards and Technology
U.S. Department of Commerce

TOP-TIER DEMOGRAPHICS & WORKFORCE

Montgomery County boasts a highly educated, diverse, and affluent population that makes it one of the most desirable markets for investment in the nation.

**STRONG MIX OF FEDERAL GOVERNMENT,
LIFE SCIENCE, AND PRIVATE SECTOR LEAD
MONTGOMERY COUNTY EMPLOYMENT**



National Institutes
of Health

NIST



Within 5-Mile Radius of 555 Quince Orchard

1,072,300

Population

\$130,510

Median Household Income

62.2%

Household Incomes Over \$100K

40.2

Median Age

#2

STEM Employment Concentration Rank





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