

EXTREMELY COST EFFECTIVE SUBLEASE IN ROCKVILLE

405 East Gude Drive, Rockville, MD 20850

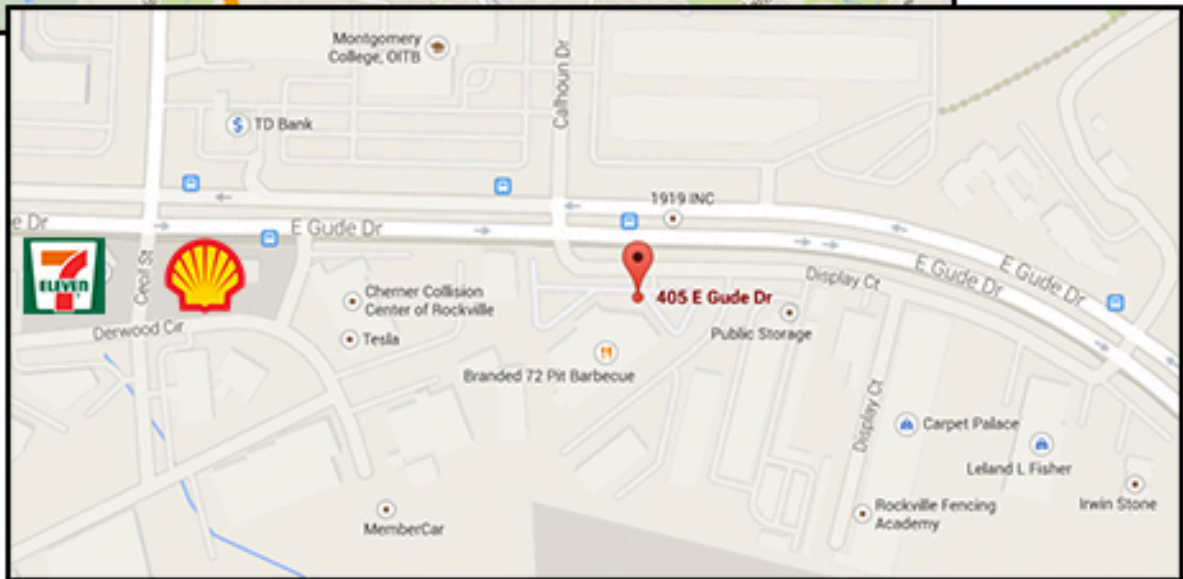
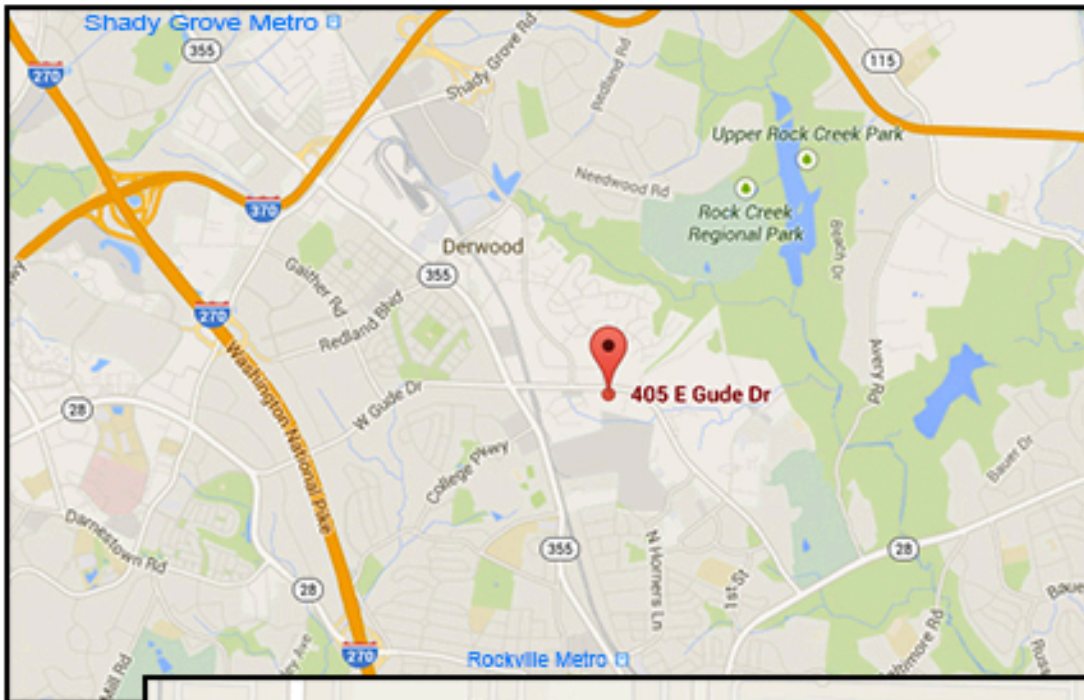


Property Details:

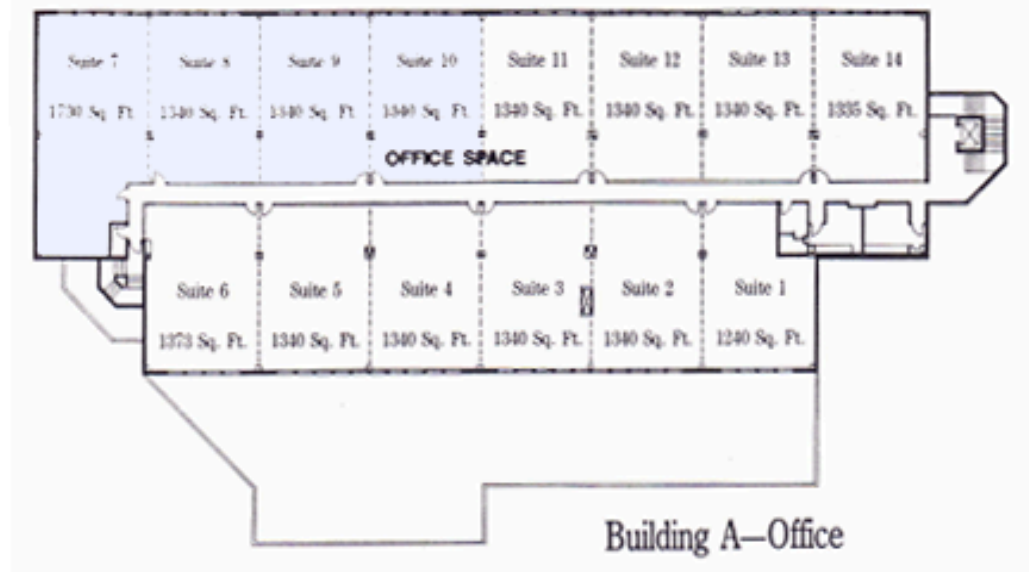
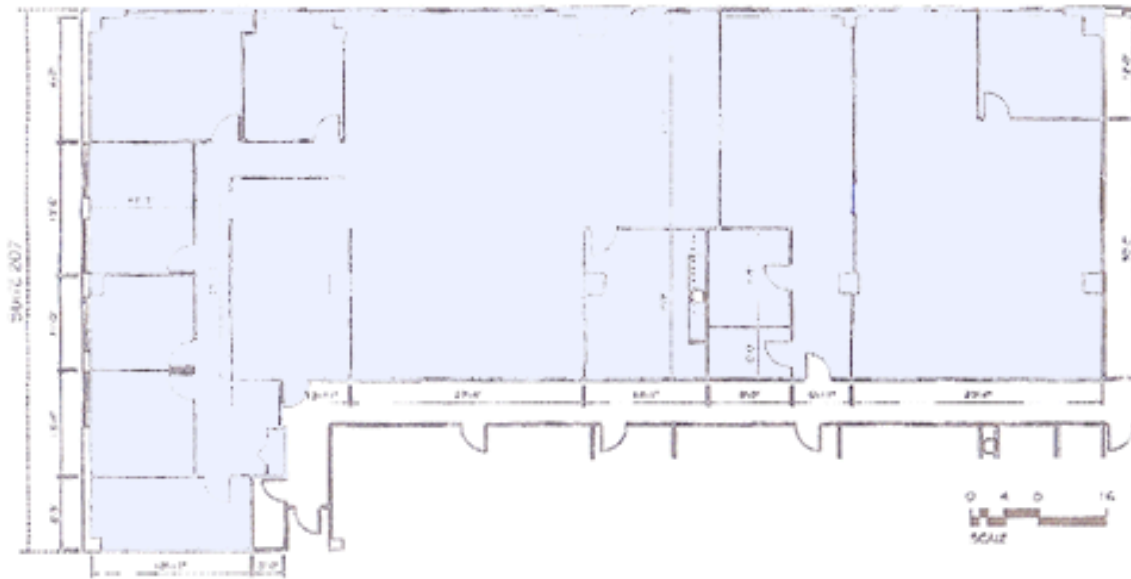
- Total SF 6,324 rentable
- Contains suites 207, 208, 209 & 210 (combined)
- **Sublease through 6/30/2018**
- **Cost is \$16.50 per sf full service**
- Space is divisible – call to discuss
- Abundant surface parking
- Restaurant/Bar on first floor of bldg.
- Convenient to Rte. 355, I-270 corridor & I-370 Sam Eig Highway
- Close to Shady Grove and Rockville stations on Subway Redline
- Building has access control systems
- Forced Air throughout
- Opportunity to expand within the park and lease term
- Excellent family management and ownership
- Secured Building
- Excellent Lighting
- High Speed internet
- Open floor plan
- Some Furniture Available possibly
- Plug and Play ready

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Gude Center is situated in the middle of one of the County's most actively growing high tech areas, offers an ideal business location. The center is easily accessible from both I-270 and the Beltway, and conveniently located between route 355 and route 28. Abundant on-site FREE parking is available for all tenants.



Recent Improvements to 405 East Gude: The roof and HVAC units were recently replaced and the building has an elevator and access controls at the front and rear entrances

Professional Office Space: East Gude Center features flexible office space designed to accommodate small to medium sized office users ranging from 1,250 to 22,000 sf. Office tenants will particularly enjoy the desirable amenities incorporated into the building. Each office has its own individual controlled HVAC. An impressive polished stone and tile lobby leading to a corridor filled with skylights puts the crowning touch on this space and helps to create a pleasant office environment.

Flexible Space: The project is rounded out by the 52,000 square feet of flex space incorporated throughout the center's three buildings.

