

1,500 SF 2nd-Fl Office For Lease

## CRABBS BRANCH OFFICE CONDO

15736 Crabbs Branch Way, Rockville, MD 20855

**CapStar**  
Commercial Realty



### PROPERTY HIGHLIGHTS

- Size: 1,500 SF finished office.
- Rent: \$1,625./mo., net of electricity.
- Feature an open area, three offices, one bathroom, and one kitchenette.
- New hardwood floor.
- On the second floor, with one flight of steps, Access from the front.
- Plenty of parking at the front and rear.
- Tenant controls heating and cooling.
- 24/7 access

### LOCATION DESCRIPTION

- Just 1/2 mile to Metro rail, 1 mile to Intercounty Connector (ICC), and 2 miles to I-270.
- Close proximity to Shady Grove Rd, E Gude Drive, Rte. 355.
- Within Rockville's growing tech and life sciences corridor in the heart of Montgomery County.

CapStar Commercial Realty  
O: 301.738.7777  
438 N. Frederick Avenue, #450  
Gaithersburg, MD 20877

### Dacheng(DC) Weng

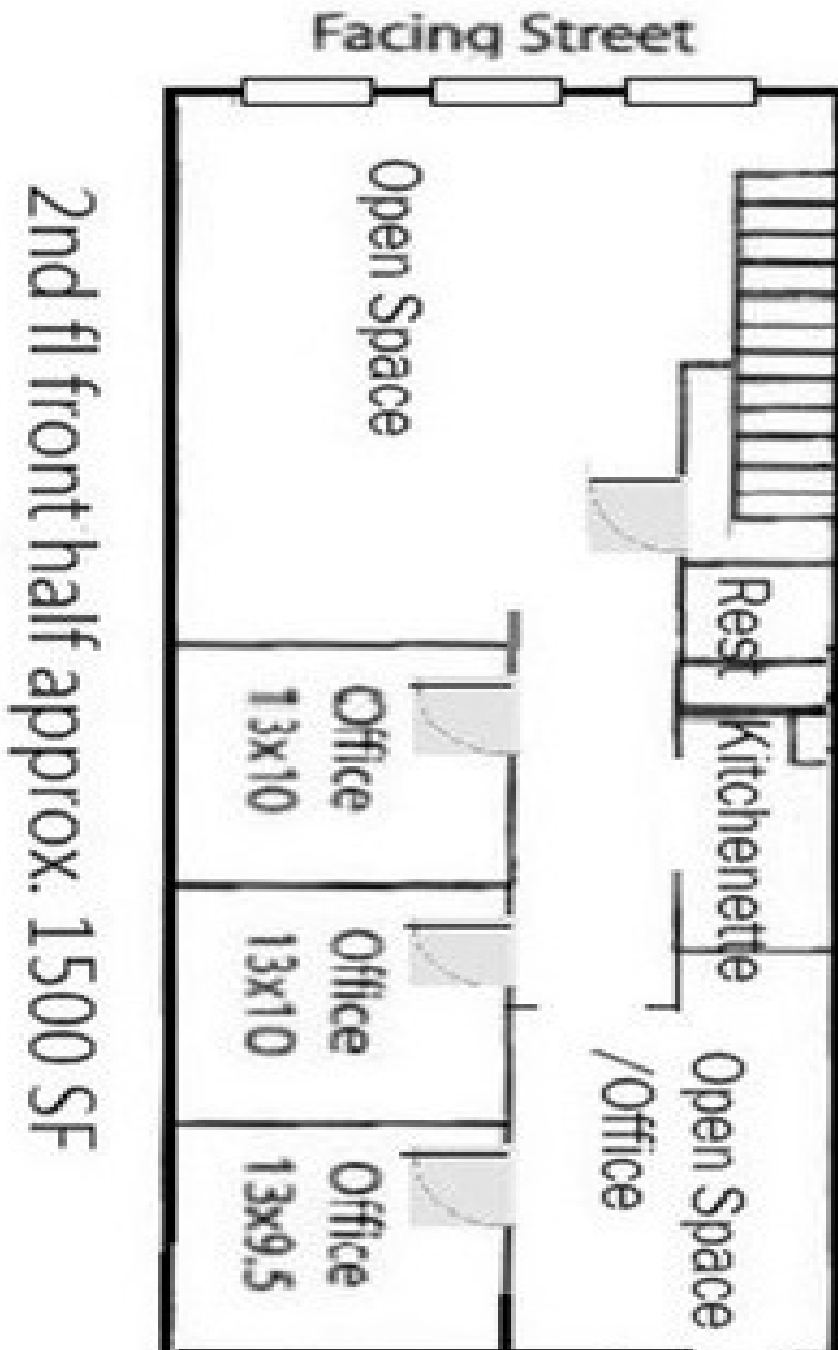
(Cell) 301-919-2828  
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1,500 Second Floor Office For Lease

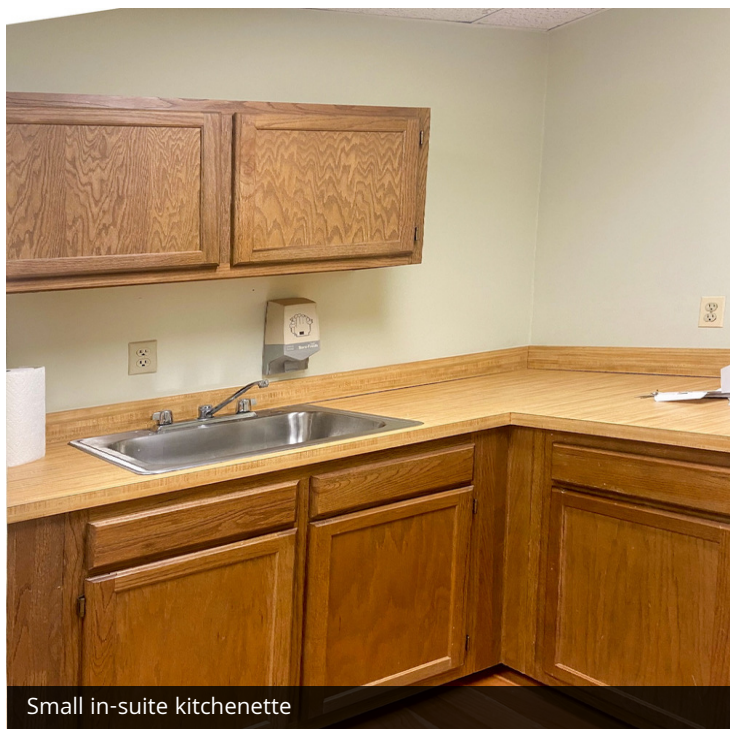
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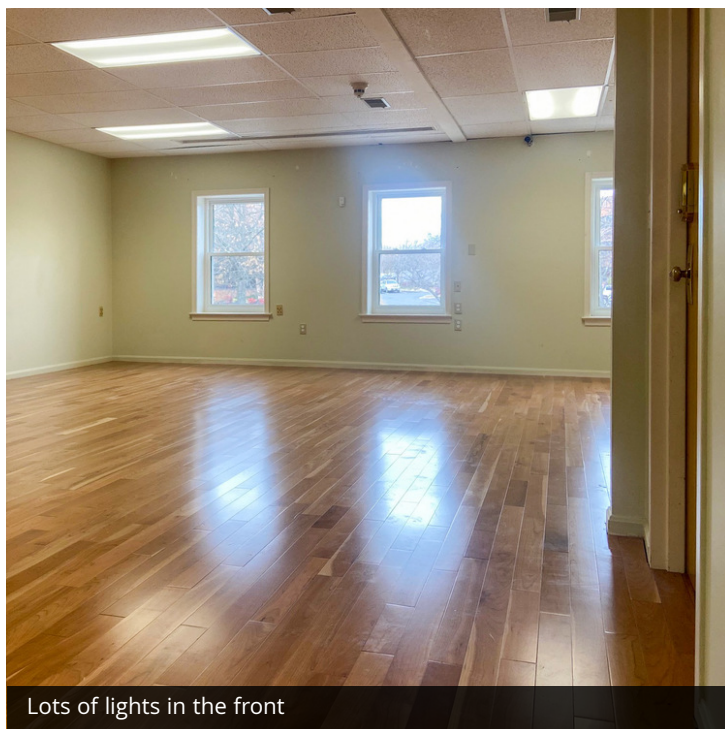
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15736 Crabbs Branch Way Unit 200 - Front open space



Small in-suite kitchenette



Lots of lights in the front

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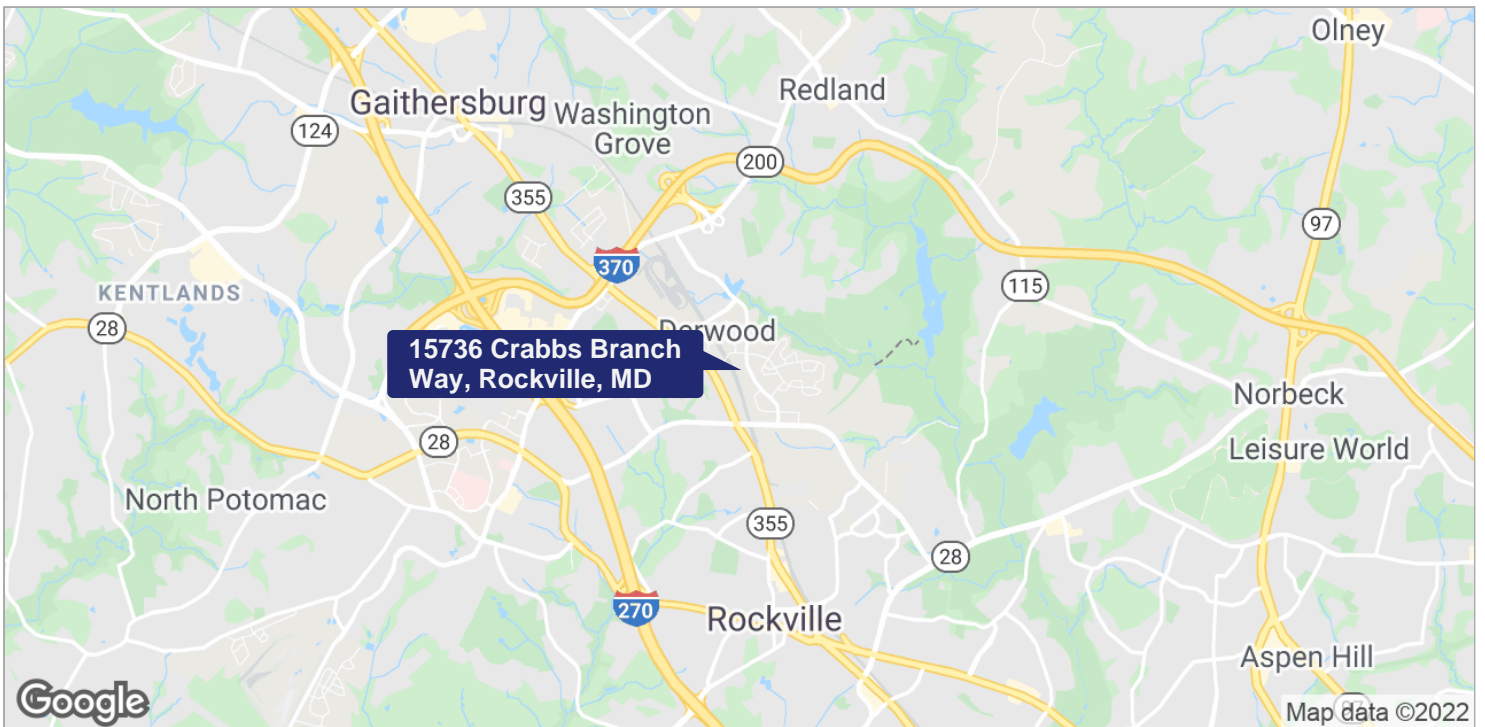
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