

***FOR  
LEASE!***

**HIGHLIGHTS**

*Available Immediately:*

**1,200 SQUARE FEET OF OFFICE SPACE  
2<sup>ND</sup> FLOOR**

*~Available furnished at no extra charge~*

**FEATURES:**

- **Combination of private offices and open work areas**
- **Kitchenette and bathroom**
- **Private / direct entrance from the parking lot**
- **Plentiful parking**
- **Freshly painted & cleaned**
- **Desks and other furnishings available at no cost**



This space is perfect for a small office user, as it's easily accessible, has a flexible landlord, a great parking situation, easy access to the Shady Grove Metro and close proximity to 355, 370 (ICC) and 270.

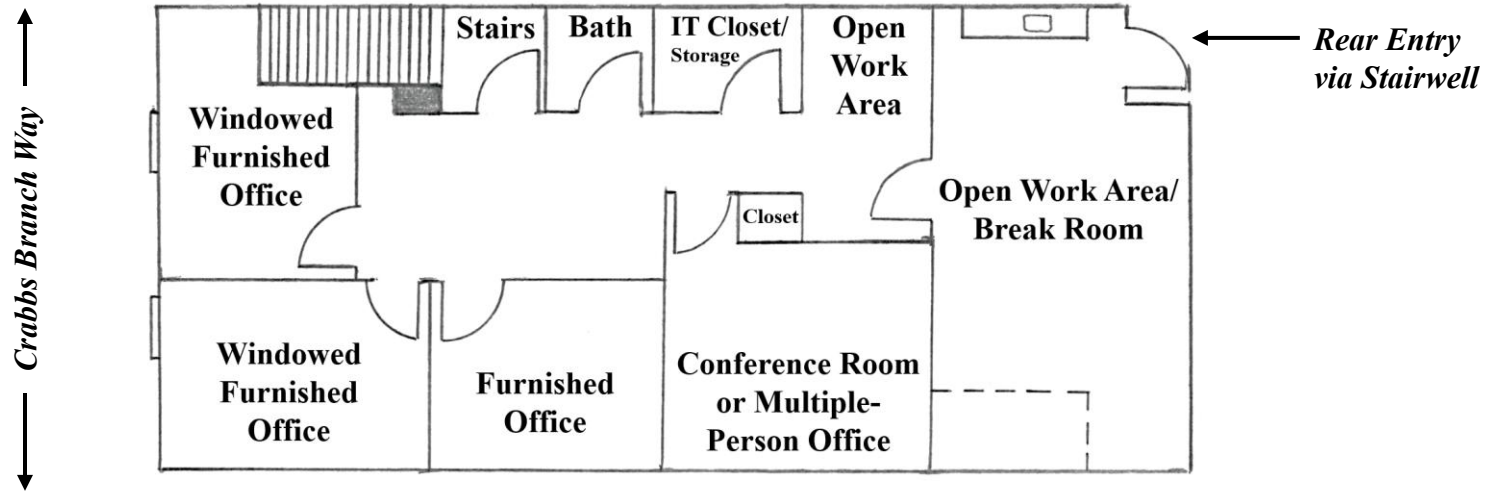
***For more details or to arrange a tour please contact:***

**Rick Kelly**

**rkelly@amrcommercial.com**

**301.961.9696 (O)**

**301.367.1033 (C)**



NOT TO SCALE | MEASUREMENTS APPROXIMATE



**Front Left Windowed Office**



**Front Right Windowed Office**



**Rear Open Work Area**



**Open Area / Break Room / Kitchen**

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.



