7,140 SF | Leased Through 2027 | $135,000 NOI

Established income-producing office/medical condominium located along the I-270 corridor in Montgomery County. First-floor suite with prominent lobby entry and long-term in-place tenancy.
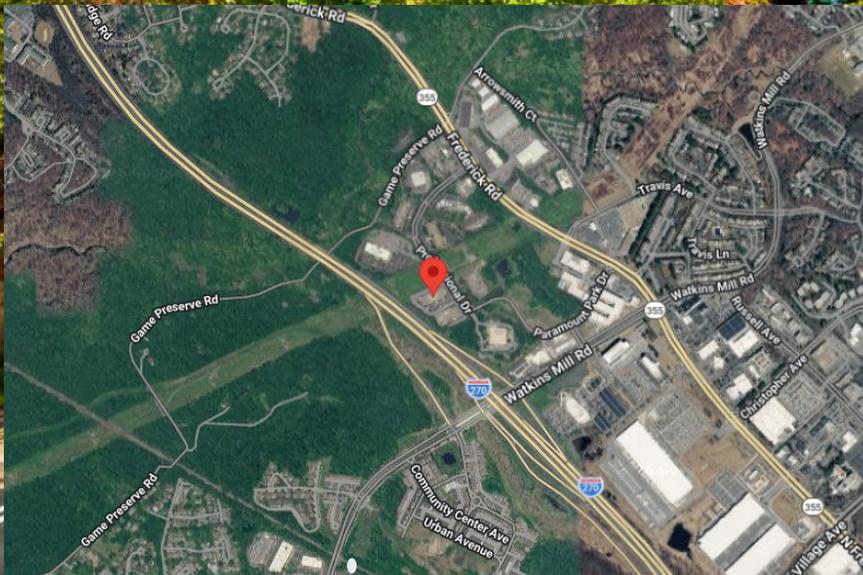
For More Information

Deniz Yener

(202) 468-9313
dyener@tta-re.com

the**tenant**agency

4800 Montgomery Lane, 11th Floor | Bethesda, MD 20814
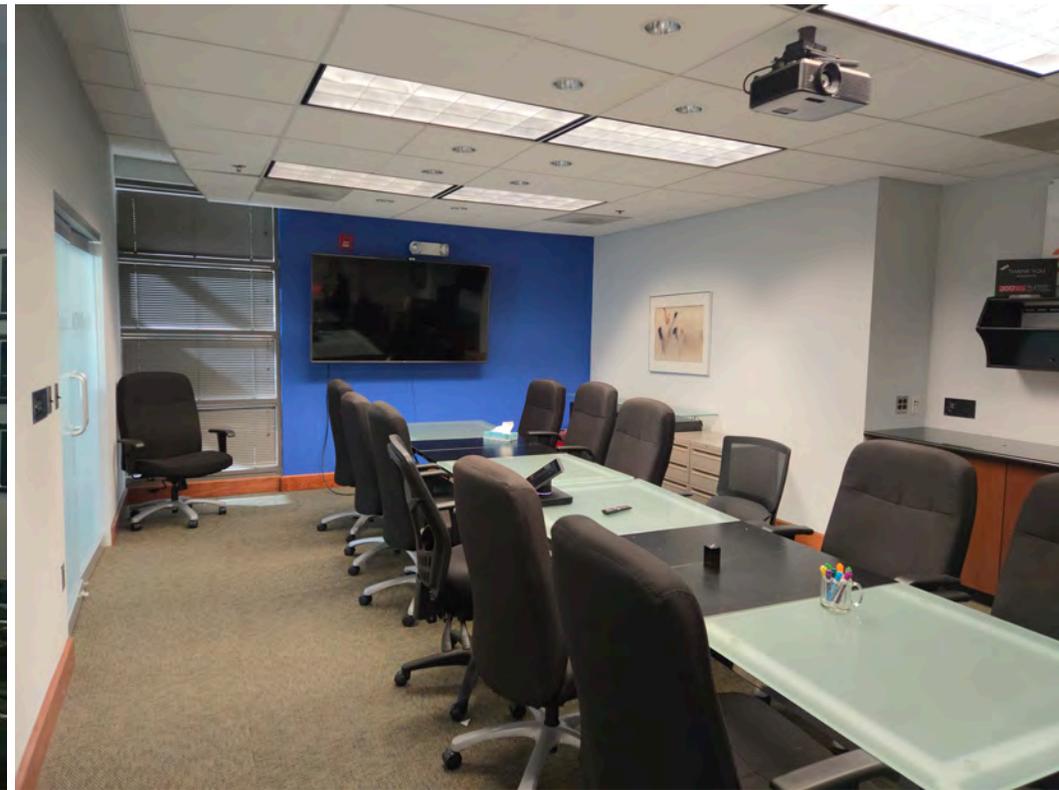(301) 754-6166 | thetenantagency.com

Investment Summary

- Price: $1,535,100 ($215/SF)
- $135,000 Annual NOI
- Lease Expiration: 12/2027 (Renewal Options)
- First-Floor Prominent Entry
- 7,140 SF Institutional-Quality Buildout
- Condo Fee Includes Utilities

Property Description

- Building Area: 62,000 SF
- Shared Conference Amenity
- Parking Type: Surface
- Built: 2001
- Zoning: MXD; Gaithersburg

- Minutes from Retail Destinations, I-270, and Rte 355
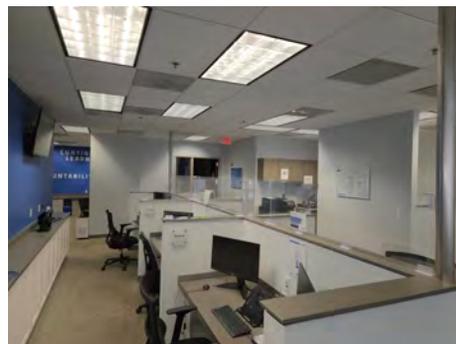- Easy Access to Washington DC and Frederick MD

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Suite Description

- 7,140 SF
- First-floor presence
- Prominent entry
- 8 Offices
- 42 Built-in Cubes
- Large Conference Room
- Kitchen & Breakroom

- Condo Fee: $4,760 Monthly (includes Utilities)
- Property Taxes: $18,086.53 Annually

Shared Conference Amenity

Access to Shared Conference Room on First Floor

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