

FOR SALE / LEASE MEDICAL OR OFFICE USE !

**TRIPLE
UNIT !**

Bethesda Plaza Condominiums 8311 Wisconsin Avenue

This is a unique headquarters office or medical use ownership opportunity with parking ! Features include: an efficient floor plan with 10 private offices, three bathrooms, kitchen, built-in custom millwork, conference room and street level access with 3 private entrances !



Size: 2,086 sq ft (units: A4, A5 and A6)

Purchase Price:

Option A: \$1,199,900 (3 units)

Option B: \$804,343 (2 units)

Condo Fee

\$720 per month

Taxes

\$6.93 per sq ft

Lease Price

\$38 per S.F., Net of Electricity and Cleaning

- Medical or Office use
- Six (6) covered parking spaces (sold separately). Ample public parking nearby
- National Institute of Health (NIH)- 3 blocks away
- Downtown Bethesda Amenities: Hotels, Restaurants and Shops
- Across from the new Harris Teeter and luxury residential apartment complex
- ADA compliant
- Street Level Entrances
- Ready to occupy and furniture available !
- Metro Station @ Medical Station is 8 minutes walk

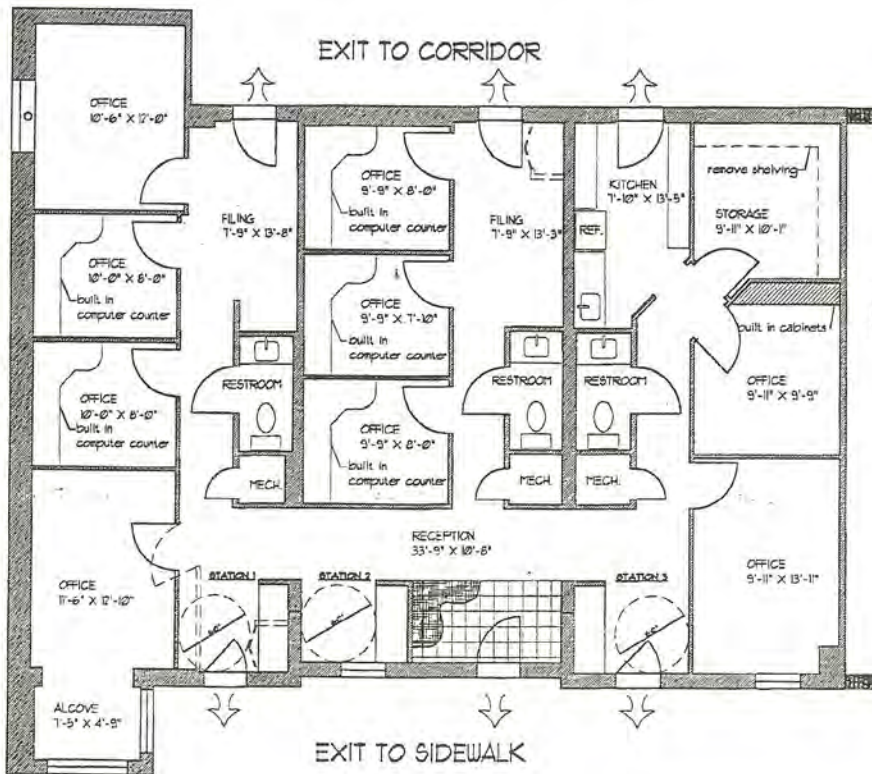
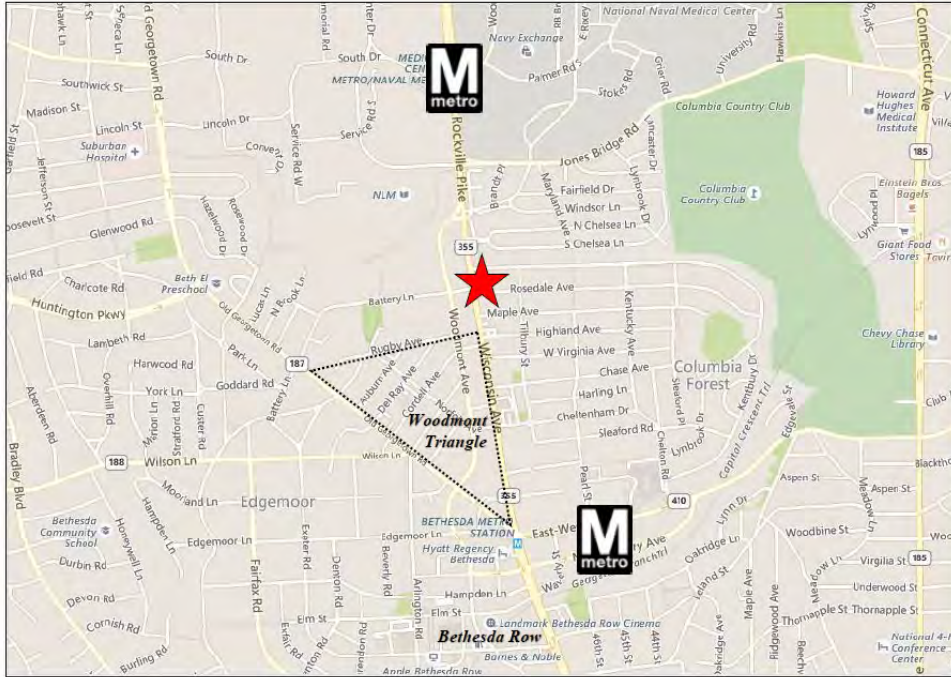
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Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Leasing Information:

James Connelly
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Kevin Connelly
703-965-3876
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Lower Level Suite Plan
8311 Wisconsin Avenue,
Bethesda, Md. 20814

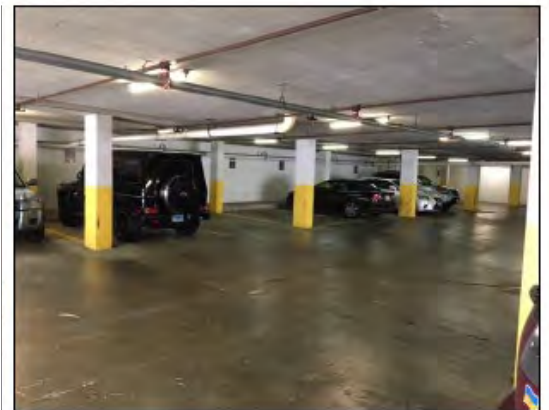
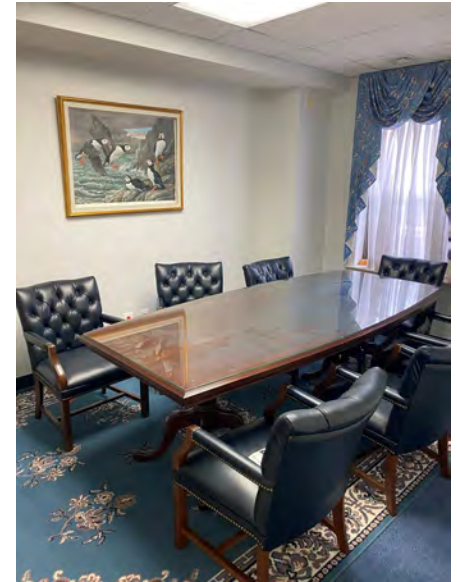
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