

FOR LEASE



23076 THREE NOTCH ROAD #304, CALIFORNIA, MD
20619



Professional Office Building with Excellent Frontage

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PROPERTY DESCRIPTION

Presenting a premier leasing opportunity in California, Maryland. This well-maintained, third-floor office suite offers just over 1,800 square feet of turnkey office space with modern amenities, including elevator access, excellent road frontage, ample parking, and a strong mix of complementary professional tenants. The thoughtfully designed suite features abundant natural light, a welcoming reception area, private offices, a kitchenette, storage, and private restrooms, providing a functional layout for a variety of office users. Ideally located at the busiest intersection in St. Mary's County, this property offers outstanding visibility, accessibility, and a professional environment for businesses looking to establish or expand their presence.

HIGHLIGHTS

- 1,802 SF turnkey office suite with excellent frontage
- Third-floor suite with elevator access
- Abundant natural light throughout



OFFERING



FOR LEASE OFFICE SPACE

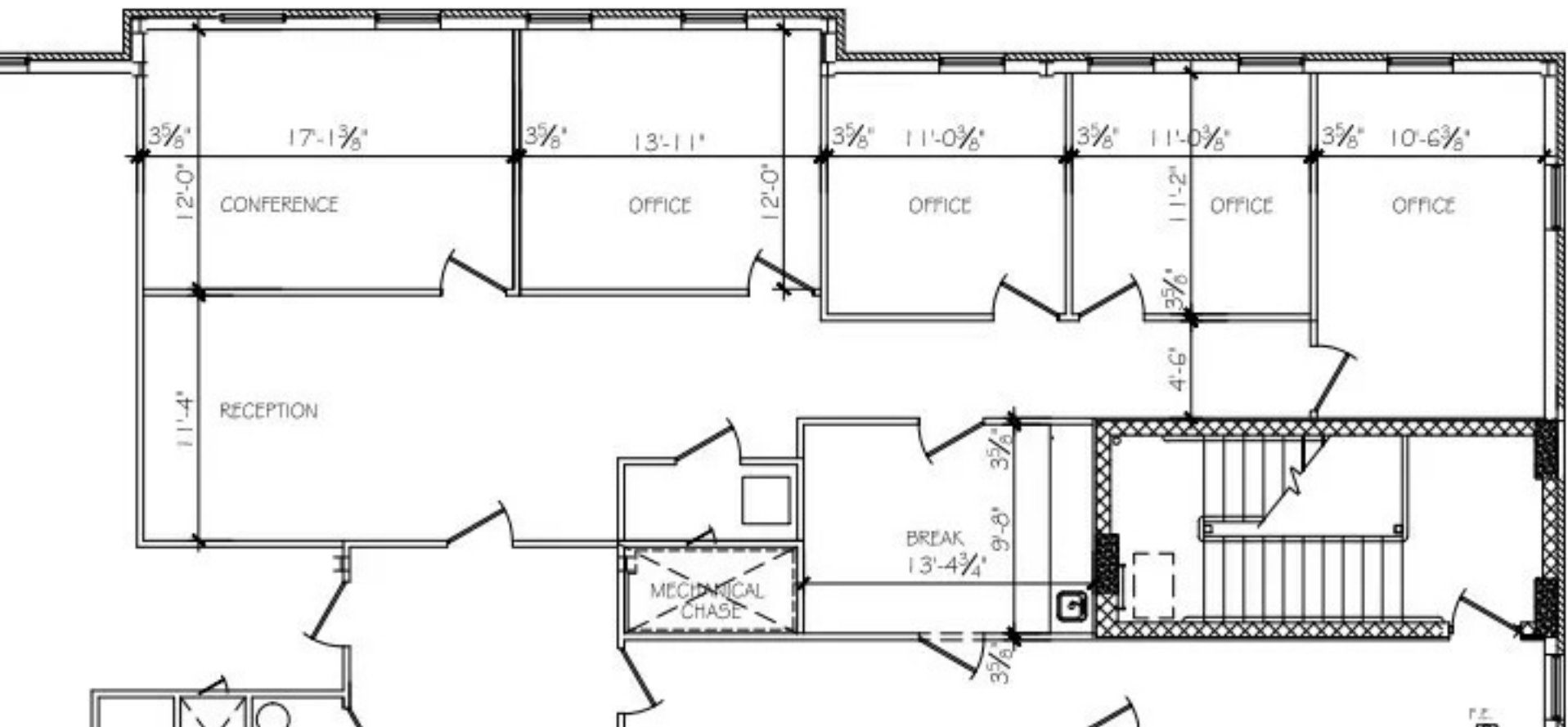
Available Space	1,802 SF
Price	\$3,275 per month including CAM



INTERIOR PHOTOS



FLOOR PLAN



DEMOGRAPHICS

2025 SUMMARY

	5 MILES	10 MILES	15 MILES
Population	47,108	104,584	132,784
Households	17,973	38,832	49,515
Average Household Size	2.6	2.7	2.7
Average Age	37.2	37.4	38.8
Average Household Income	\$130,736	\$139,211	\$140,020



132,784

Population



2.7

Average HH Size



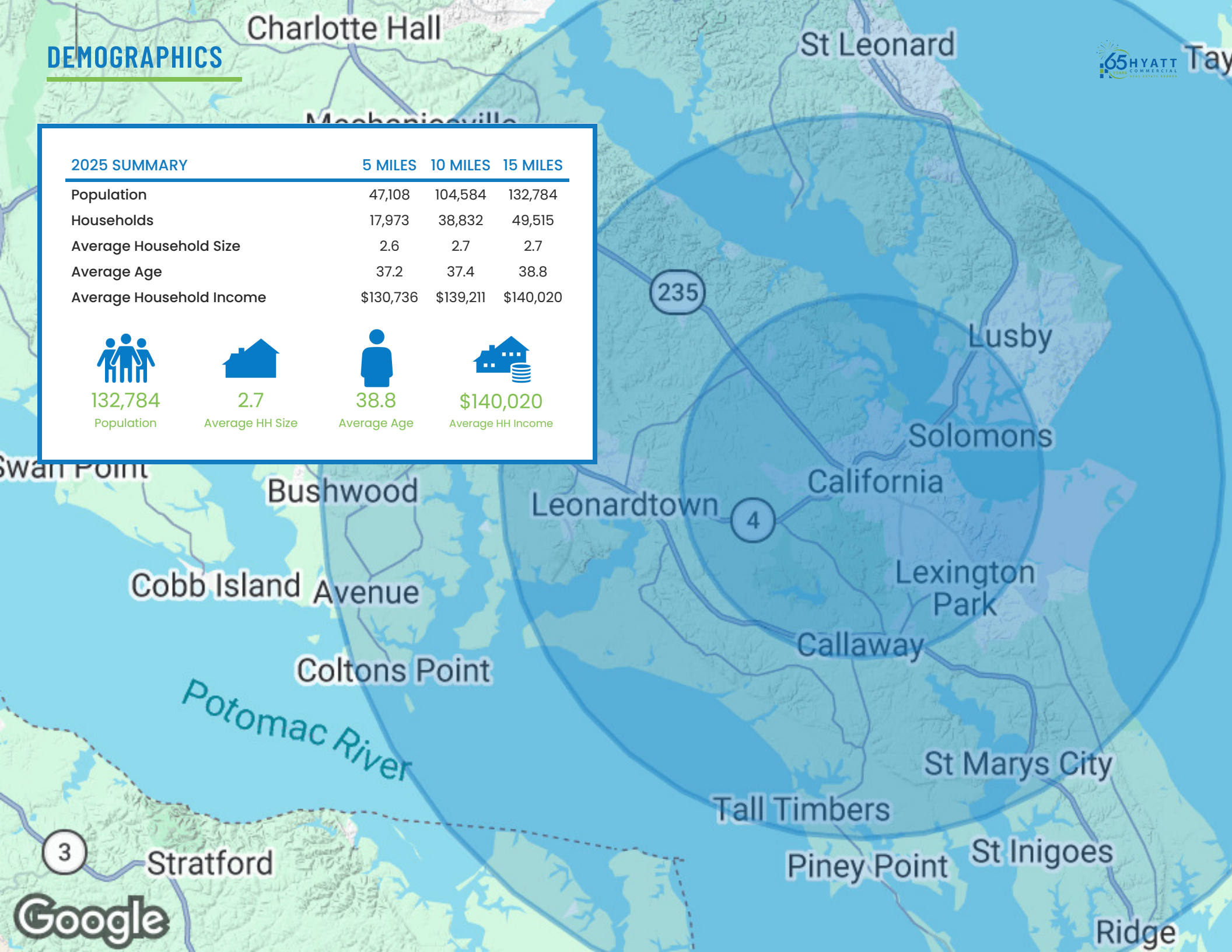
38.8

Average Age



\$140,020

Average HH Income



CONTACT

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