

4 STORY BUILDING **FOR SALE**



**CUSHMAN &
WAKEFIELD**

17735
GEORGIA AVENUE



OLNEY, MD 20832

26,764 SF
LOT SIZE: 1.54 AC

PROPERTY HIGHLIGHTS



Built in 1972 and thoroughly renovated in 2018



Site: 1.54 acres (67,083 SF)



Building: 26,764 SF



3 floors + fully built out lower level



50± dedicated parking spaces surrounding the property



Zoning: CRT



Layout:

- 34 offices
- 10 conference rooms (various sizes)
- 60 workstations



Existing furniture can be made available



Prominent location off of major street (Georgia Avenue) and near a major intersection (Georgia Avenue & Sandy Spring Road.)



Easy access to an abundance of retail and dining options

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PROPERTY MAP & DEMOGRAPHICS



	2 Miles	5 Miles	10 Miles
2024 Population	30,656	119,681	758,993
2029 Population Projection	30,115	118,106	751,442
2024 Households	10,325	42,984	270,068
2029 Household Projection	10,119	42,391	267,152
Average Household Income	\$179,700	\$146,135	\$143,350
Median Household Income	\$159,427	\$116,414	\$115,002
Median Home Value	\$659,615	\$657,533	\$560,823

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PROPERTY PHOTOS



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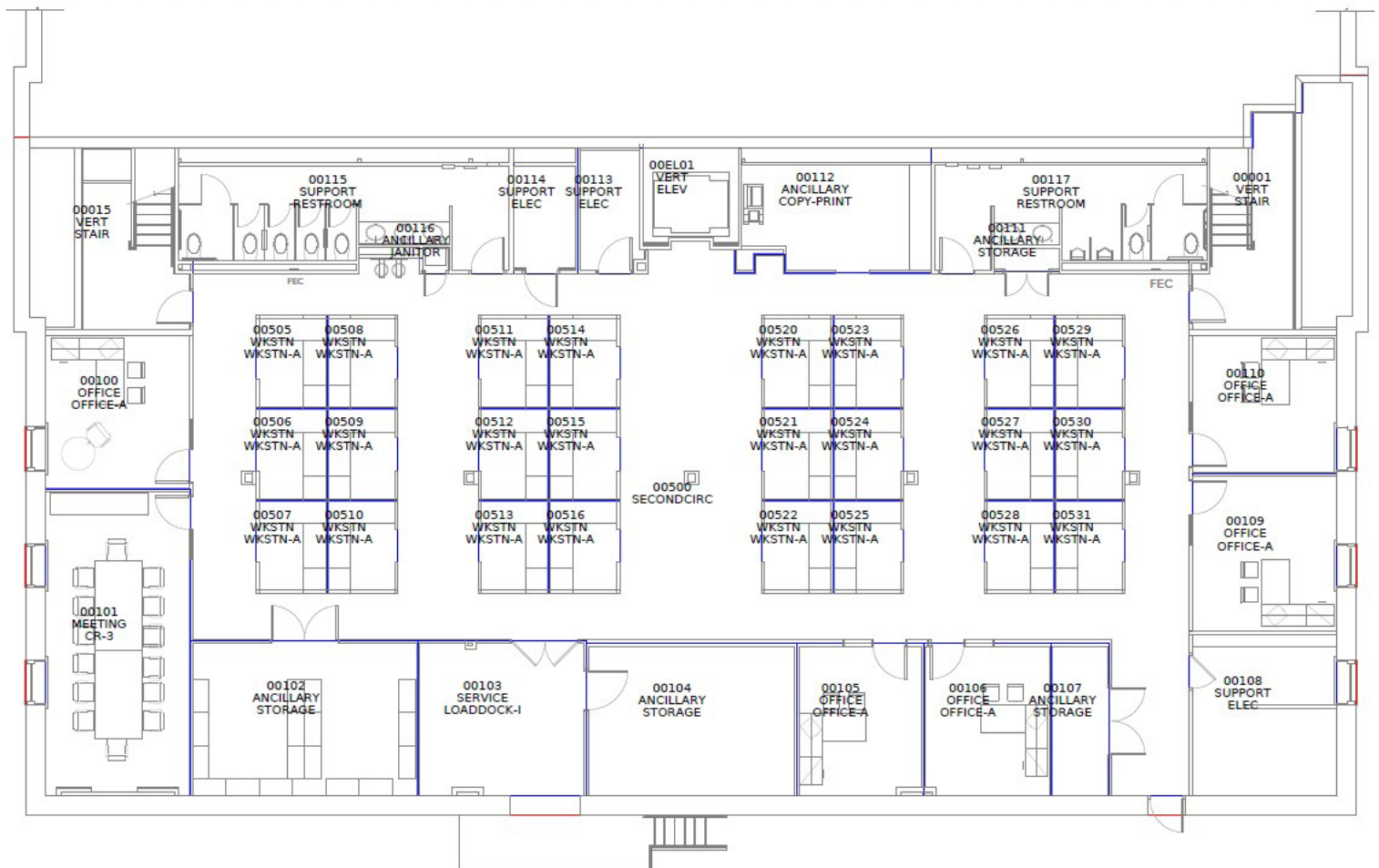


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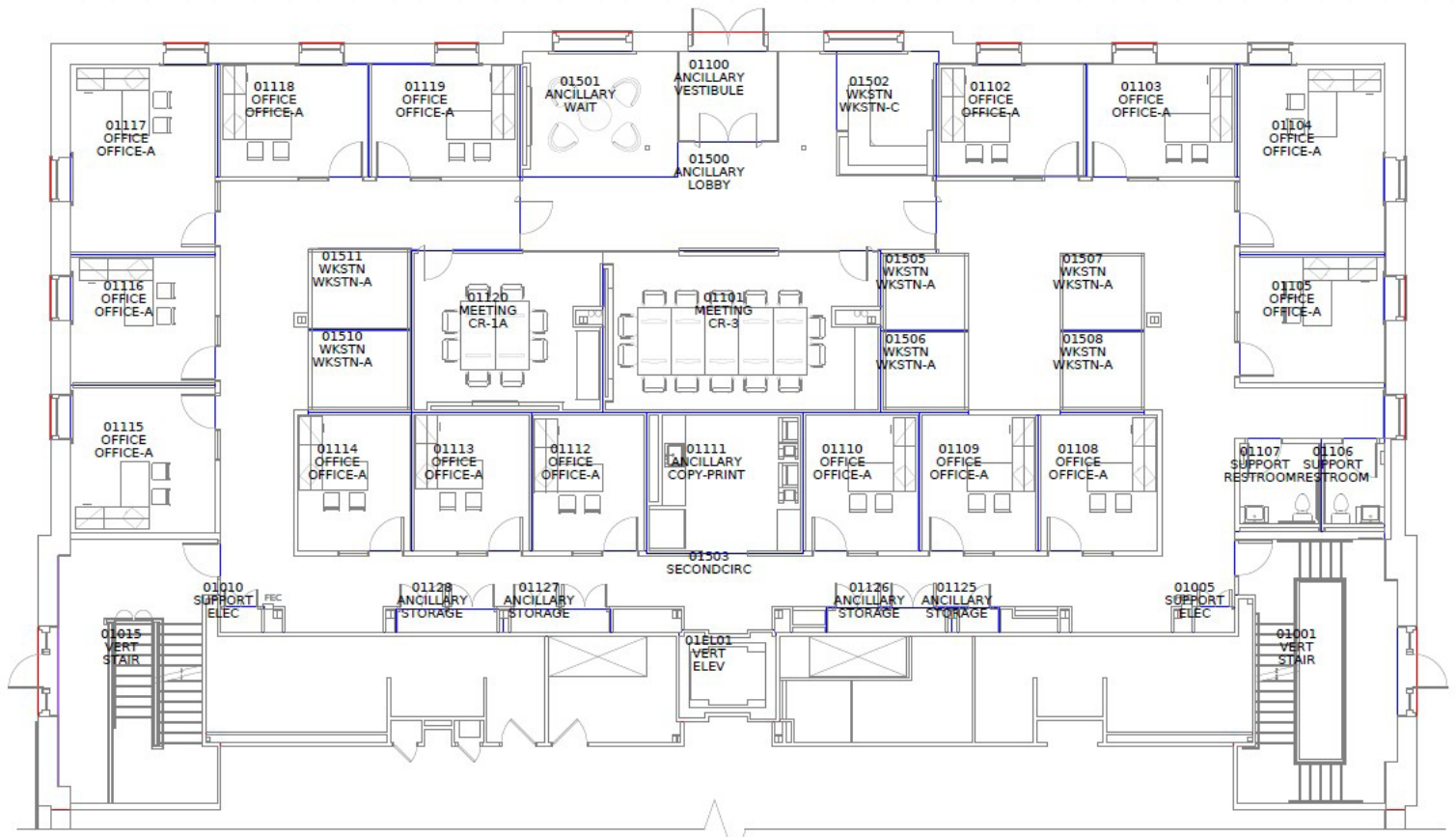
FLOOR PLAN



- Offices - 5
- Workstations - 24
- Conference Room - 1

LOWER LEVEL

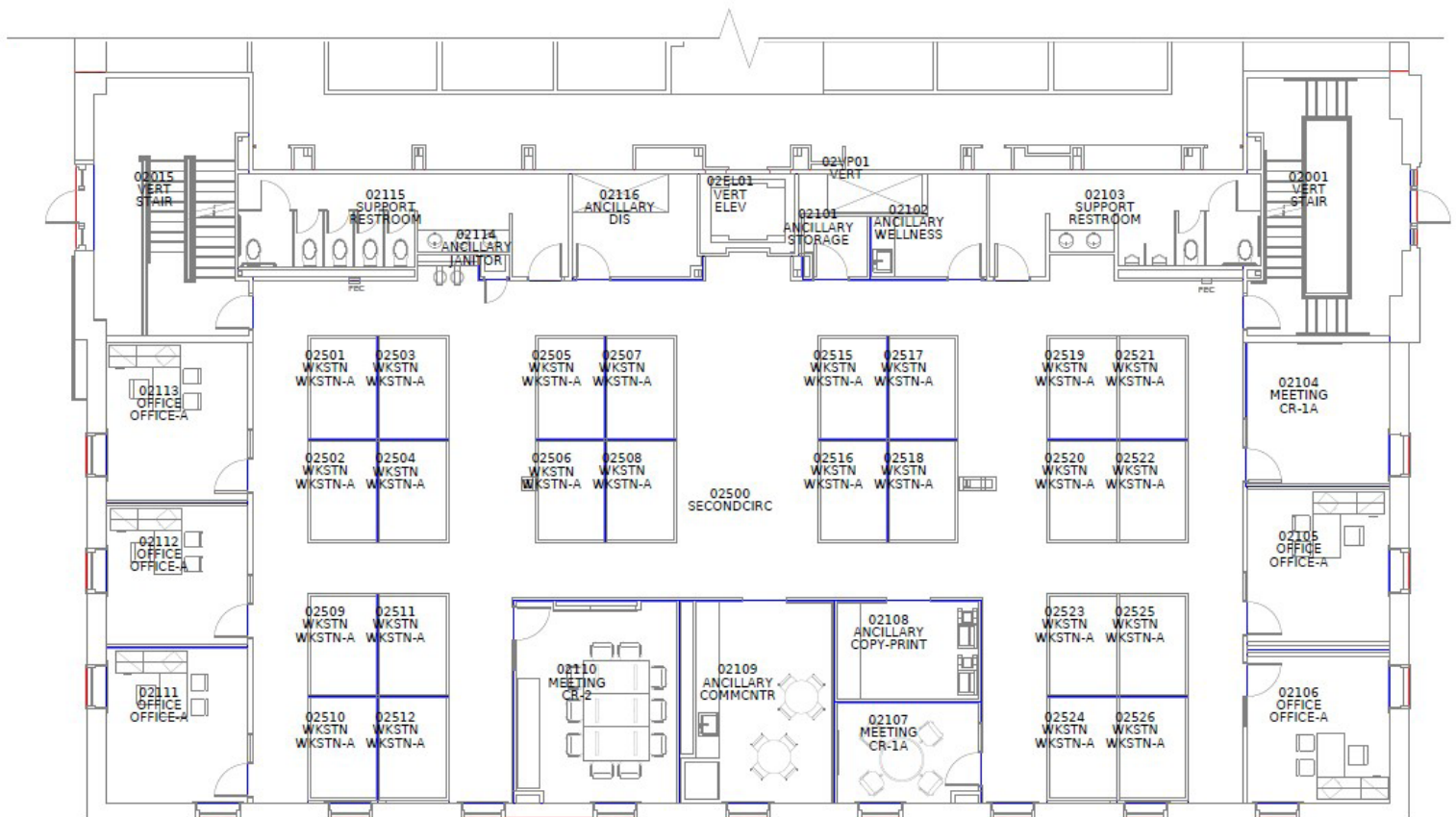
FLOOR PLAN



- Offices - 15
- Workstations - 7
- Conference Rooms - 2

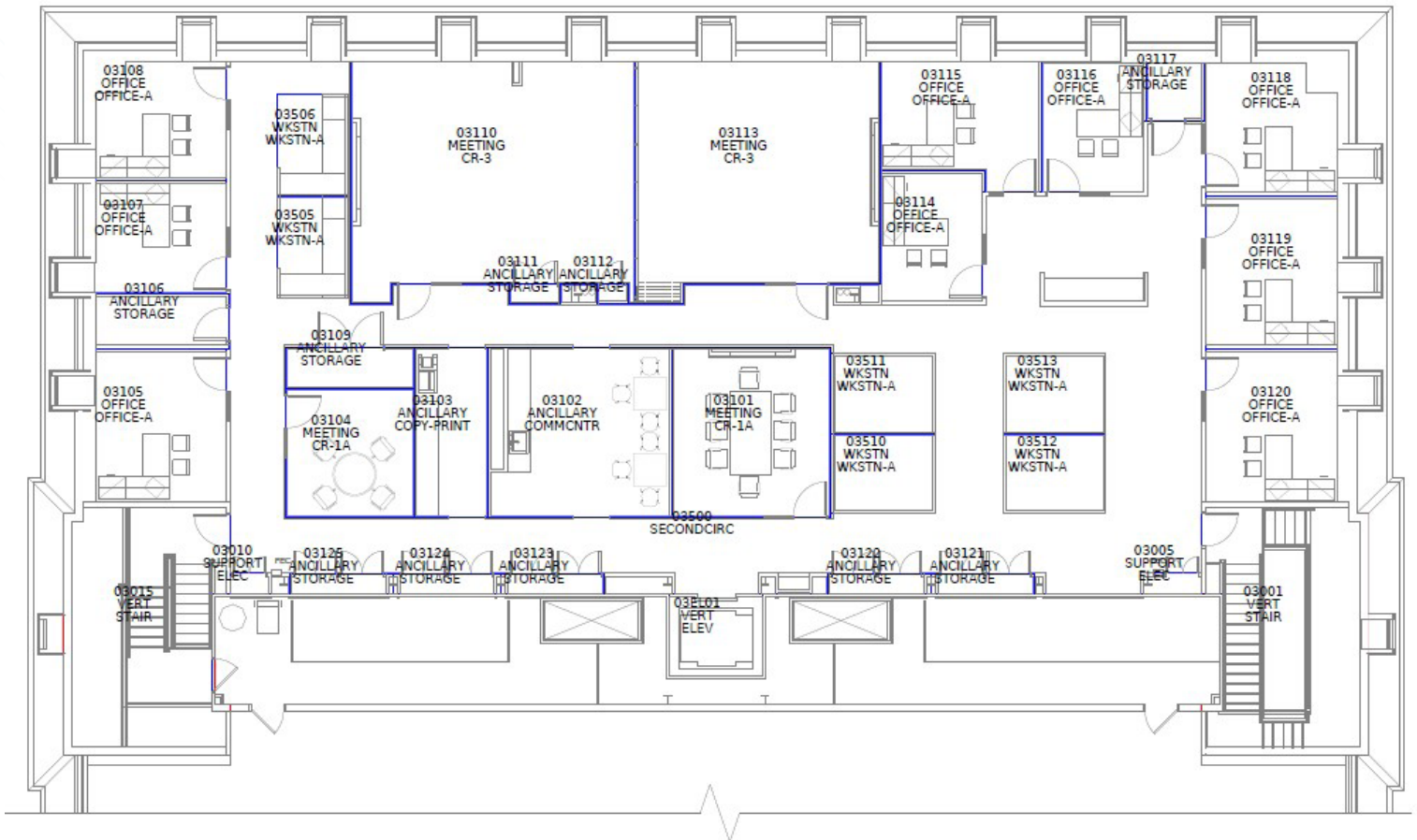
FIRST FLOOR

FLOOR PLAN



- Offices - 5
- Workstations - 24
- Conference Rooms - 2

SECOND FLOOR



- ## THIRD FLOOR

17735

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