

“Lowest Office Rental Rates in Bethesda”



4915 St. Elmo Ave., Bethesda, Maryland 20814

All spaces only \$24.50 p.s.f., except Suite 106 is \$21 p.s.f.

**** 1 MONTH FREE FOR EACH LEASE YEAR ** FOR NEW 5 YEAR 5 MONTH LEASE TERMS!**

Suite 506 is 1,290 s.f. \$2,633/month. 3 windowed offices, 1 interior office, conference room, kitchenette, reception.

Suite 404 is 1,765 s.f. \$3,603/month. 6 windowed offices, 2 entrances, kitchenette, reception, storage. Efficient layout. Can be combined with adjacent suite if needed for up to 3,145 s.f.

Suite 403 is 1,380 s.f. \$2,817/month. 4 offices (3 with windows), large conference, waiting area, kitchenette. Can be combined with adjacent suite if needed for up to 3,145 s.f.

Suite 202 is 1,679 s.f. \$3,428/month. Corner suite, 5 offices, conference, kitchenette, open space. Flexible design.

Suite 206 is 1,332 s.f. \$2,719/month. 3 windowed offices, reception, waiting room, kitchenette.

Suite 204 is 1,012 s.f. \$2,066/month. 4 offices, kitchenette, reception.

Suite 201 is 1,143 s.f. \$2,333/month. 3 windowed offices and a large open area, storage, cabinets and more.

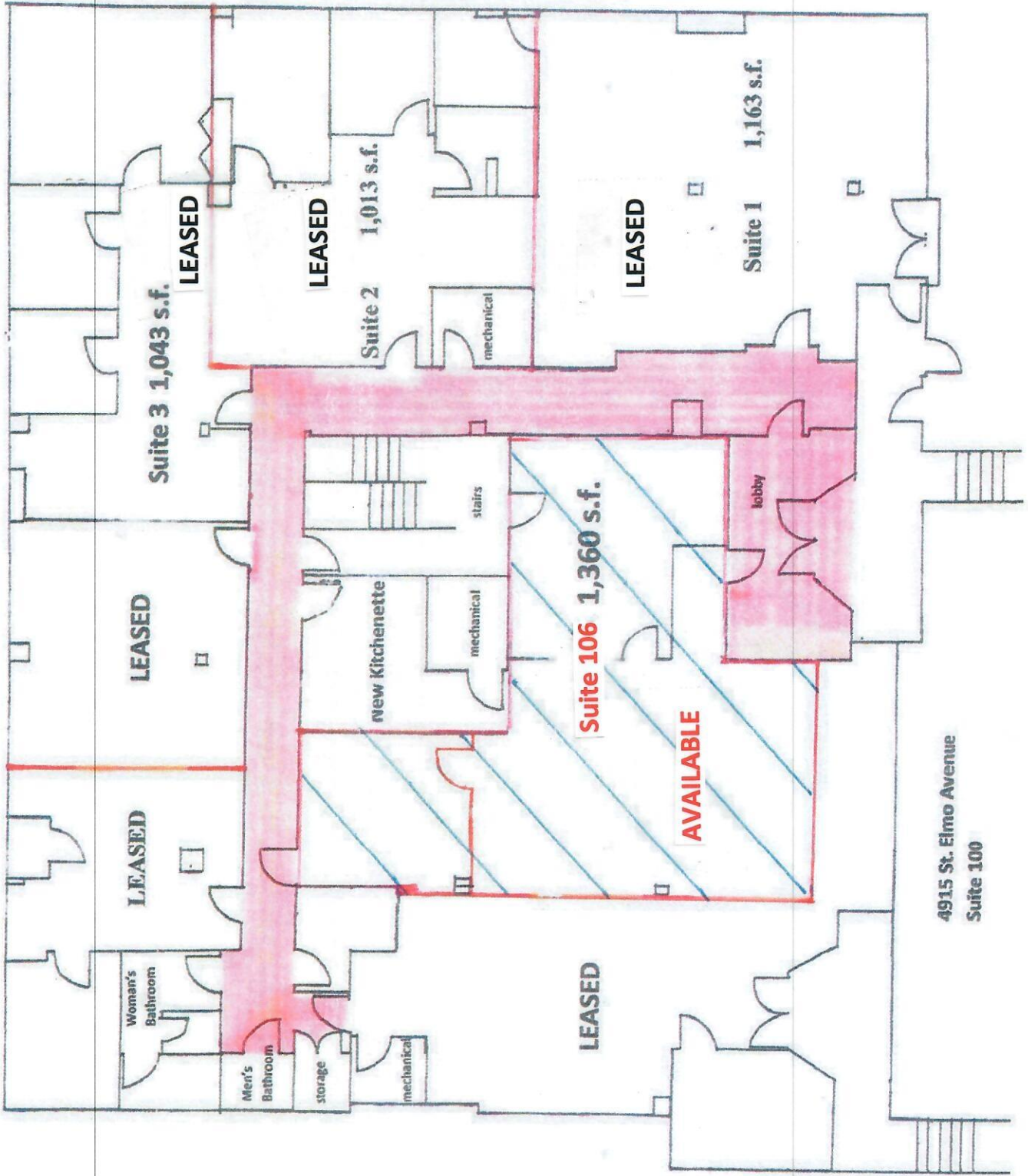
Suite 106 is 1,360 s.f. \$2,380/month. **(ONLY \$21 p.s.f.)** Direct access from building entrance and rear entrance, 1 large room and two big rooms, shared kitchenette access, 3 bathrooms in the hallway.

**** Free Rent**** Dependent upon length of lease, guarantee, etc.

Phillips Building: Located between Old Georgetown Road and Norfolk Avenue on St. Elmo Ave. Landlord will build to suit tenant needs. Front doors open 8-6 Monday thru Friday and 8 -1 on Saturday. All other times accessible with a pass card or one could dial up to a suite and can be buzzed in. Handicapped accessible & sprinklered building. Occupants are allowed signage on the directory sign. Engineer on site daily. County garage located on St. Elmo Ave. 100 yards away / Metro 3 blocks away.

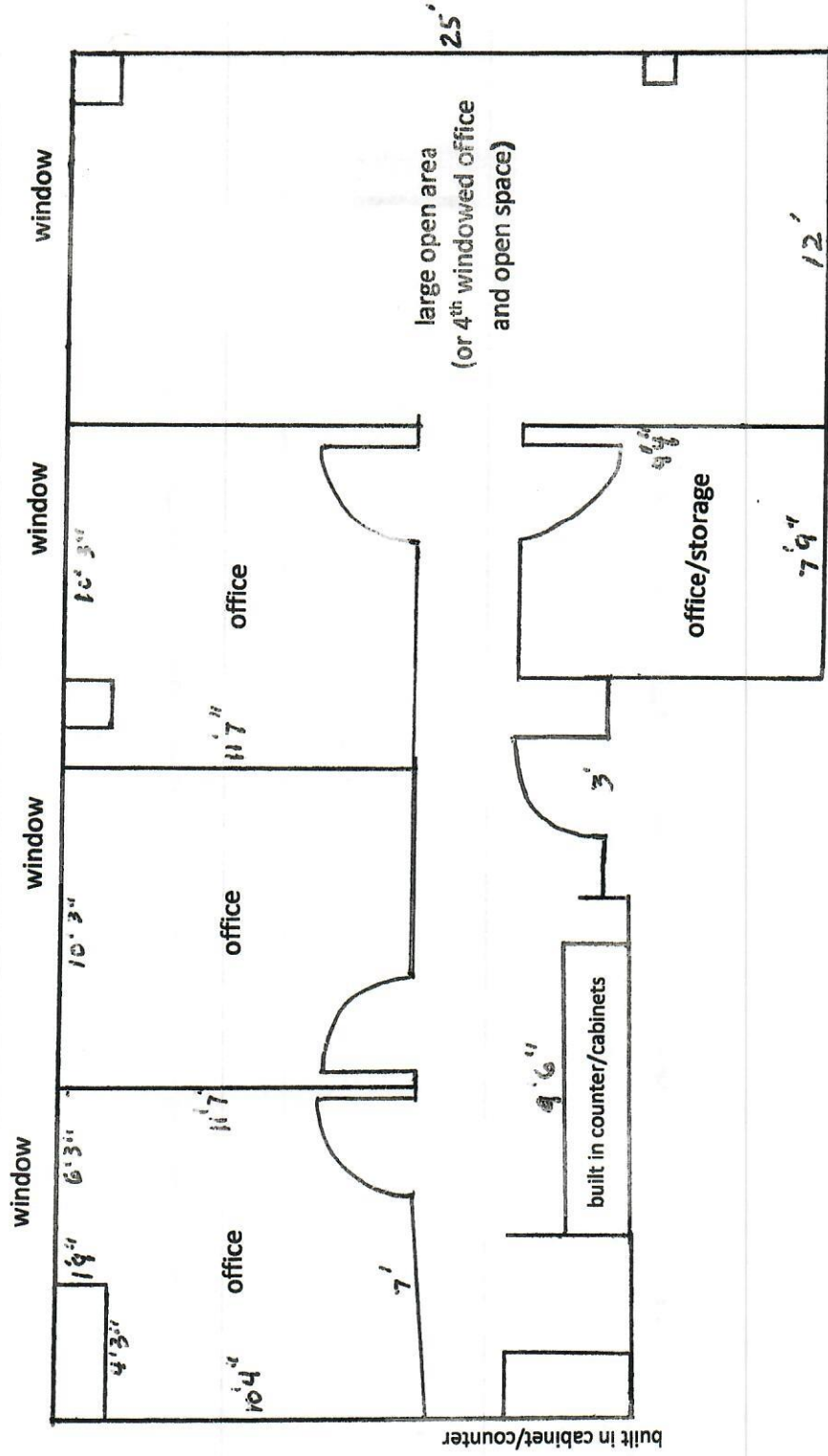
This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior lease or withdrawal from the market without notice.

This is the current floor plan showing the space divided up into as many as 8 separate offices. We can combine spaces to create larger leaseable offices. A new kitchenette will be constructed for shared use by all tenants. These are approximate sq. ft. and are subject to final measurement by landlord.



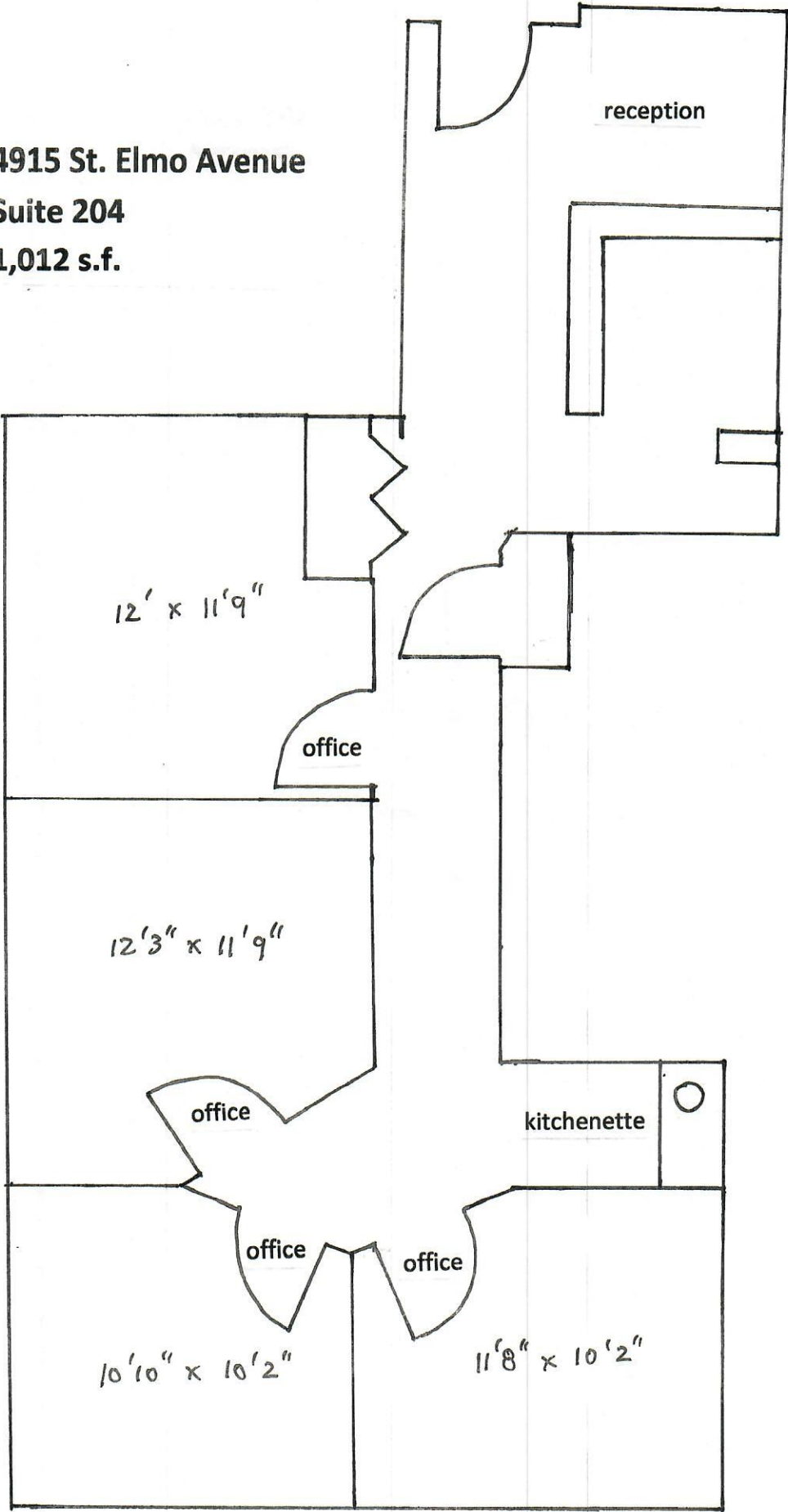
4915 St. Elmo Avenue SUITE 201

St. Elmo Avenue Frontage



This is an approximate interior layout of the space for lease.
If exact measurements are required one should remeasure for accuracy.

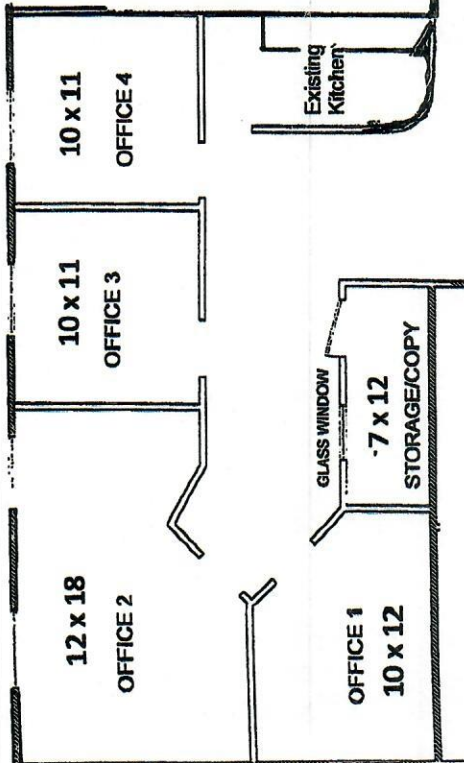
4915 St. Elmo Avenue
Suite 204
1,012 s.f.



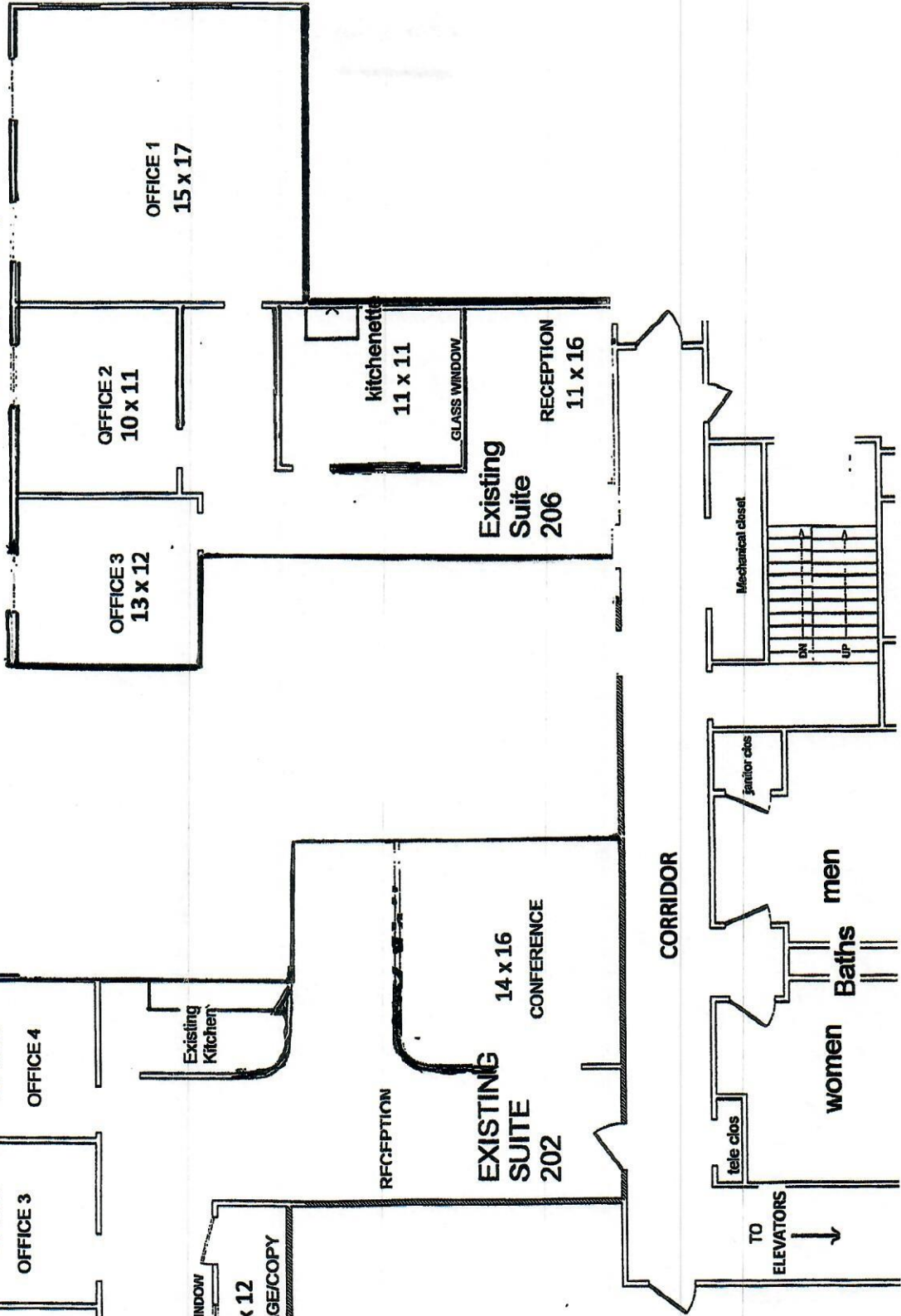
This is an approximate sketch of the space. If exact measurements are required one should re-measure for accuracy.

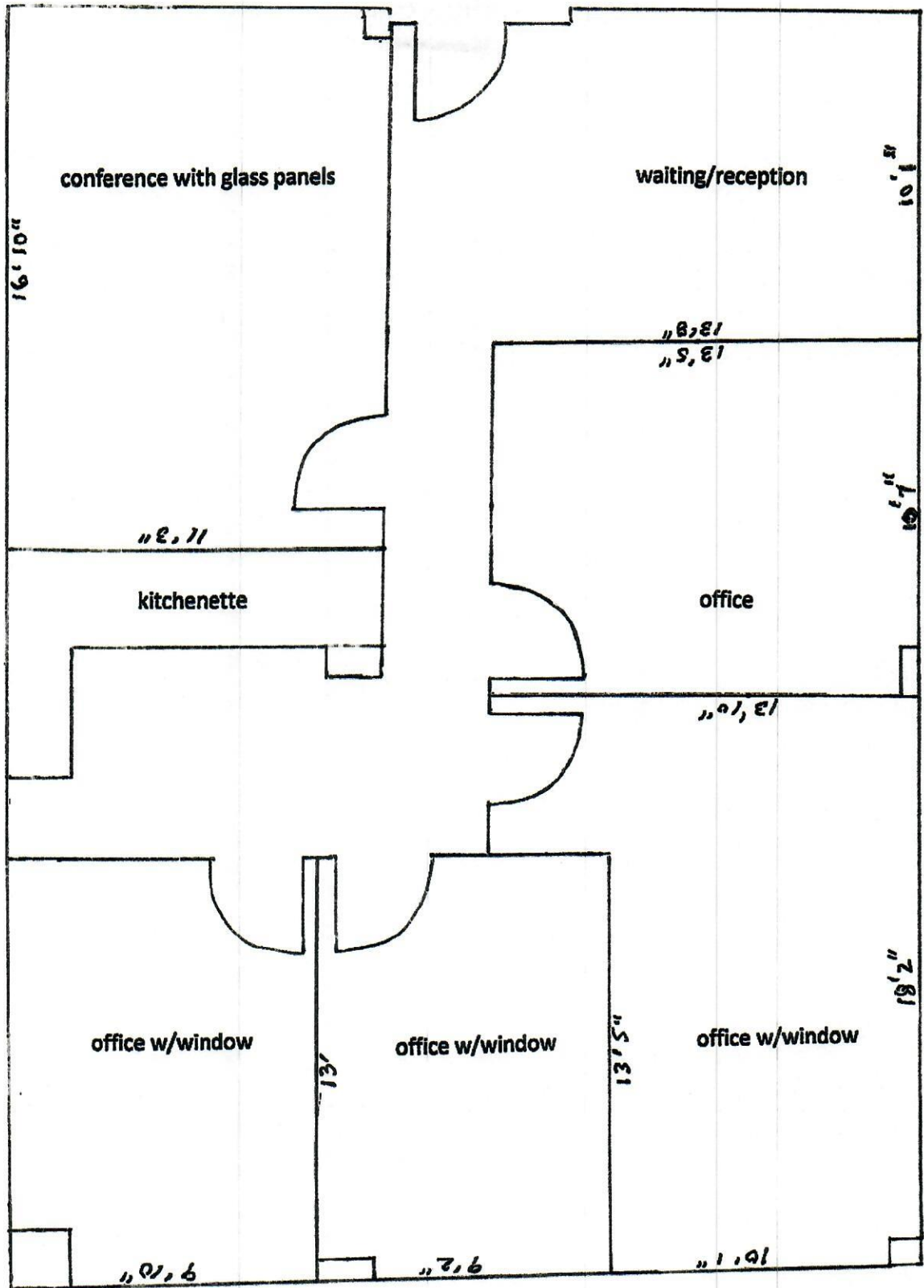
Diagram below shows current as-is plan, but spaces can be reconfigured to suit tenants needs.
Suite 202 is 1,679 s.f. and Suite 206 is 1,332 s.f. Dimensions shown on plan are approximate.

Suite 202 is (1,679 s.f.)



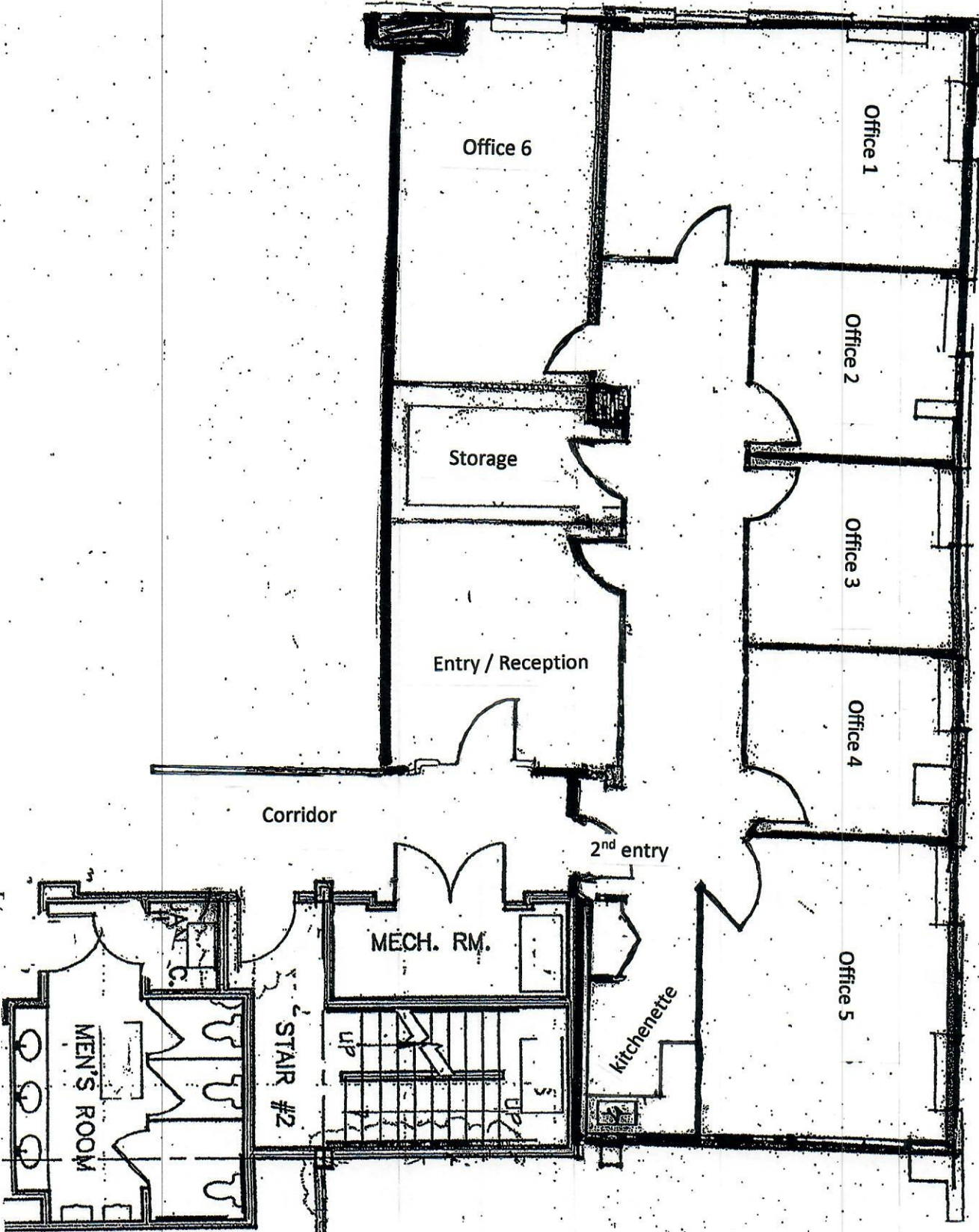
Suite 206 is (1,332 s.f.)



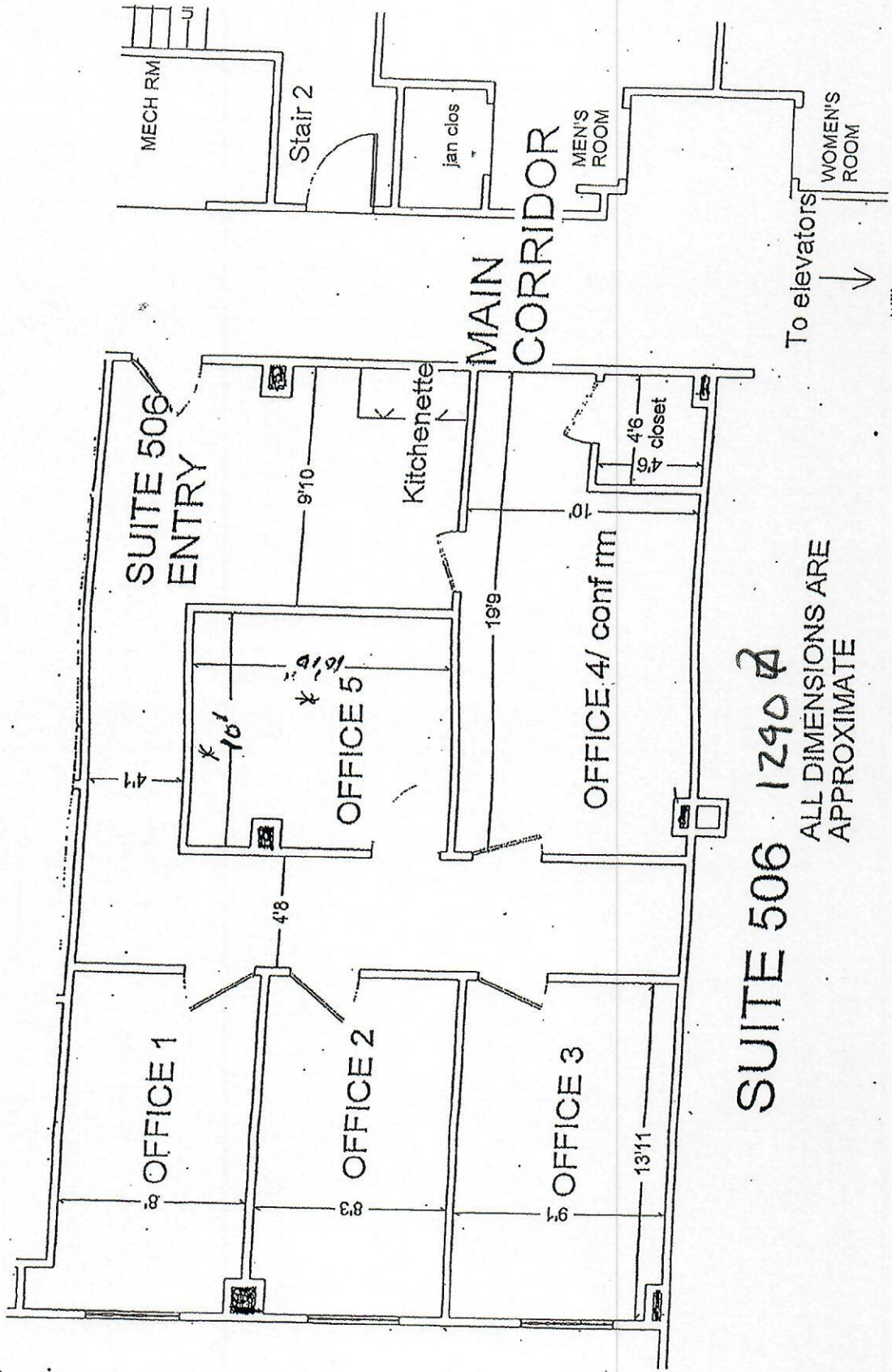


4915 St. Elmo, Suite 403 – 1,380 s.f.

PHILLIPS BUILDING SUITE 404



10/9/2024



SUITE 506 1290 ~~2~~
ALL DIMENSIONS ARE APPROXIMATE