

**ENTIRE FIRST FLOOR AVAILABLE**



**OFFICE CONDOS FOR SALE**

## **MEDICAL OFFICE CONDOS FOR SALE**

14801 PHYSICIANS LANE, UNITS 171-B & 171-C, ROCKVILLE, MD 20850



## MEDICAL OFFICE CONDOS FOR SALE

### PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 6,142 SF first floor medical/professional office condo space
- One unit is fully built out as a Doctor's office
- Located within the established Shady Grove medical and professional corridor
- Ample free surface parking throughout the complex
- Modern, turnkey buildout suitable for a variety of medical and professional uses
- Highly desirable Rockville location near major healthcare and biotech employers
- Excellent access to I-270, Shady Grove Road, Key West Avenue, and Rt. 355
- Strategic location within the I-270 Life Sciences and Medical District
- Reasonable condo fees within a well-maintained professional center

### PROPERTY DESCRIPTION

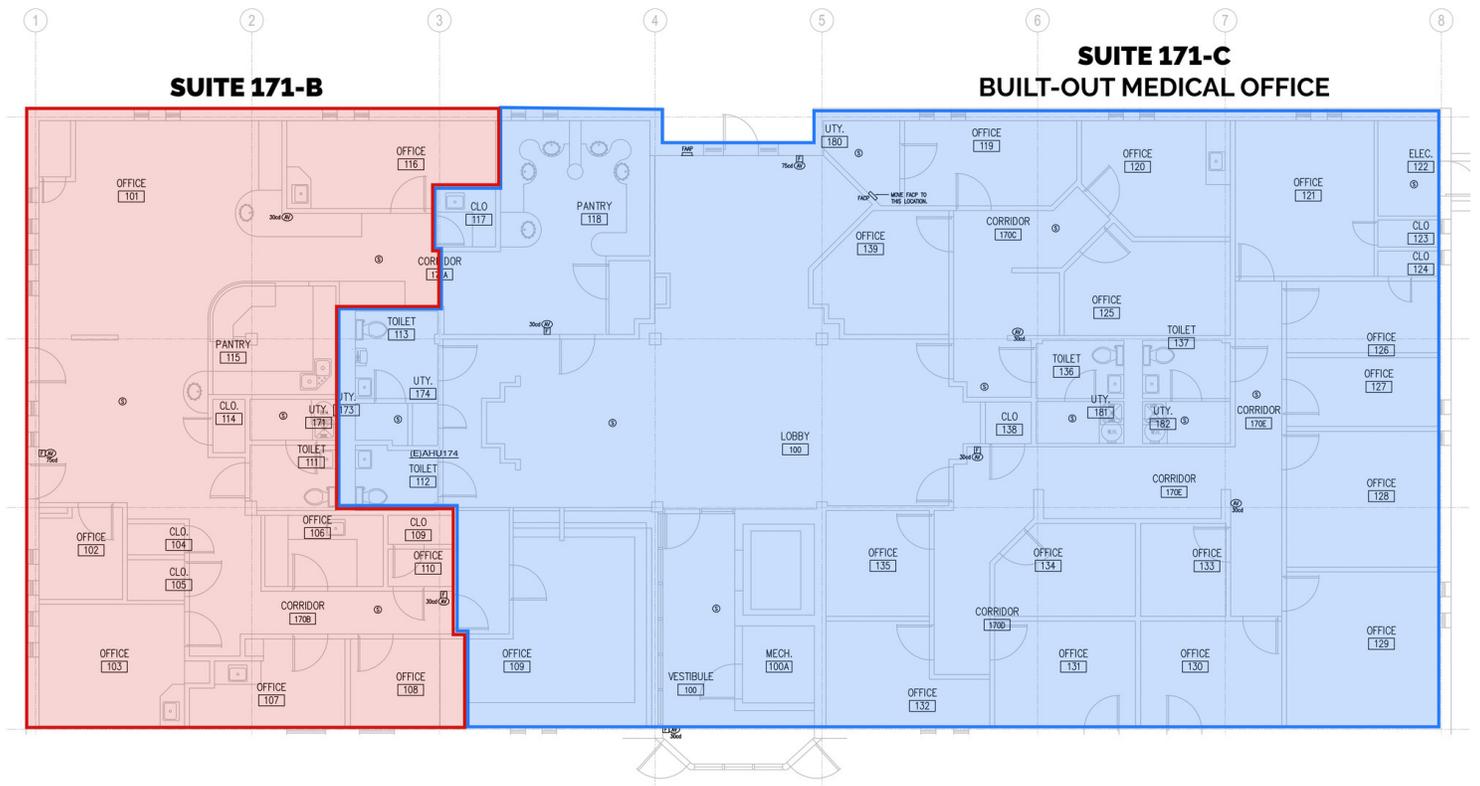
Two first-floor units totaling 6,142 SF, a reception area, multiple private offices and bathrooms, abundant free surface parking, and an optional owner leaseback of one unit at closing. Built in 1984 and zoned Commercial/Residential (CR) in Montgomery County, the property supports a mix of office and medical uses within a walkable, mixed-use environment surrounded by established professional, medical, and retail amenities.

### OFFERING SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Property Tax (2025):</b>	\$21,925.43
<b>Condo Fees:</b>	\$36,299.22
<b>Size:</b>	6,142 SF
<b>Building Size:</b>	12,284 SF

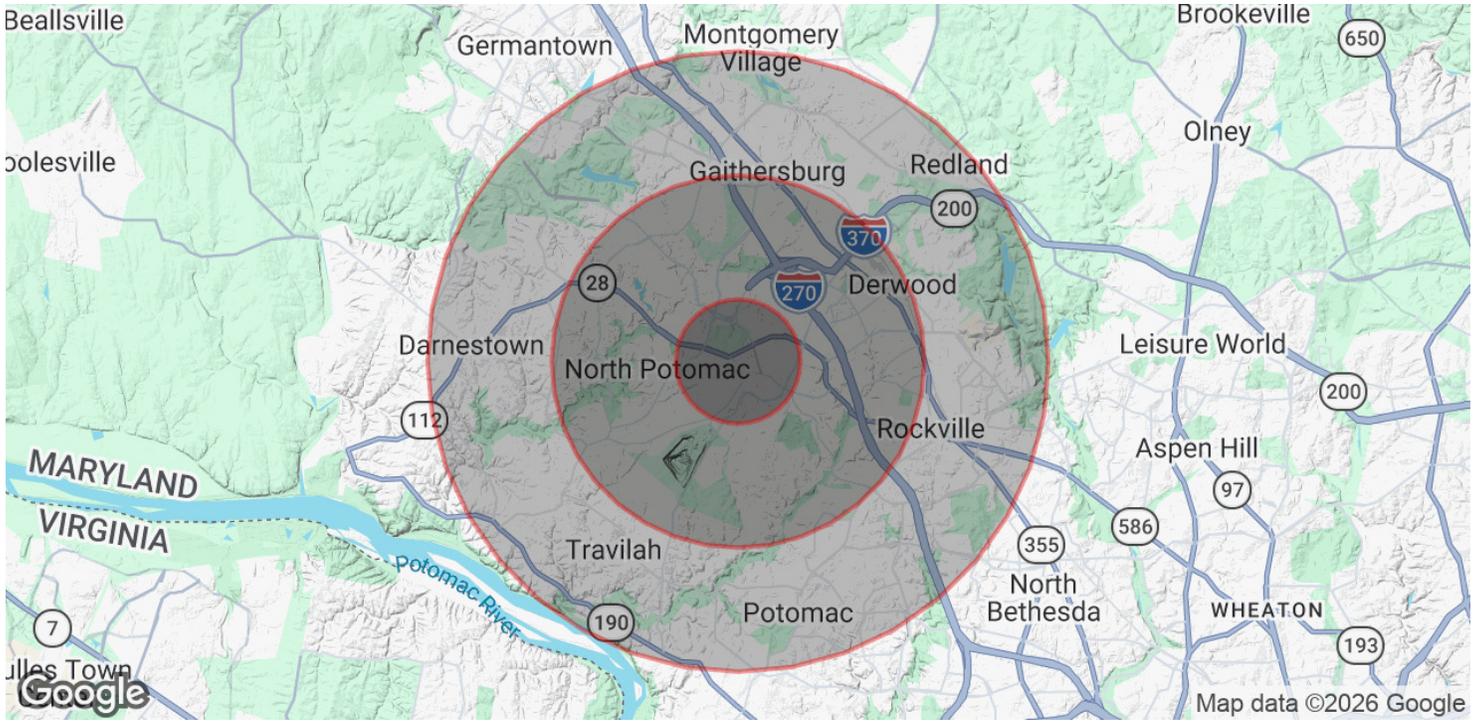
# MEDICAL OFFICE CONDOS FOR SALE

## FLOOR PLAN



# MEDICAL OFFICE CONDOS FOR SALE

## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	17,319	106,735	273,139
<b>Average Age</b>	35	39	40
<b>Average Age (Male)</b>	35	38	39
<b>Average Age (Female)</b>	36	40	41

### HOUSEHOLDS & INCOME

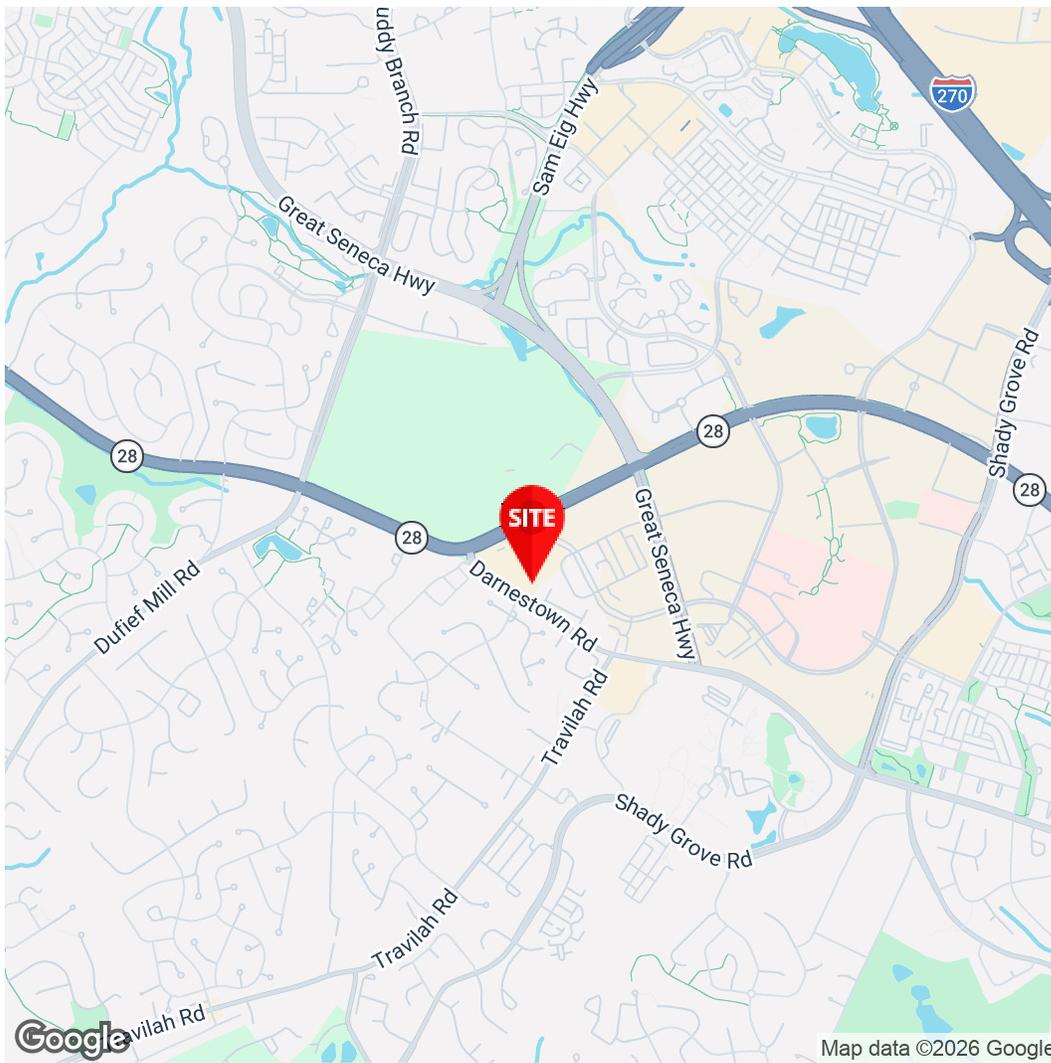
	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,081	36,243	94,851
<b># of Persons per HH</b>	4.2	2.9	2.9
<b>Average HH Income</b>	\$179,912	\$192,293	\$210,676
<b>Average House Value</b>	\$833,105	\$801,563	\$813,097

Demographics data derived from AlphaMap

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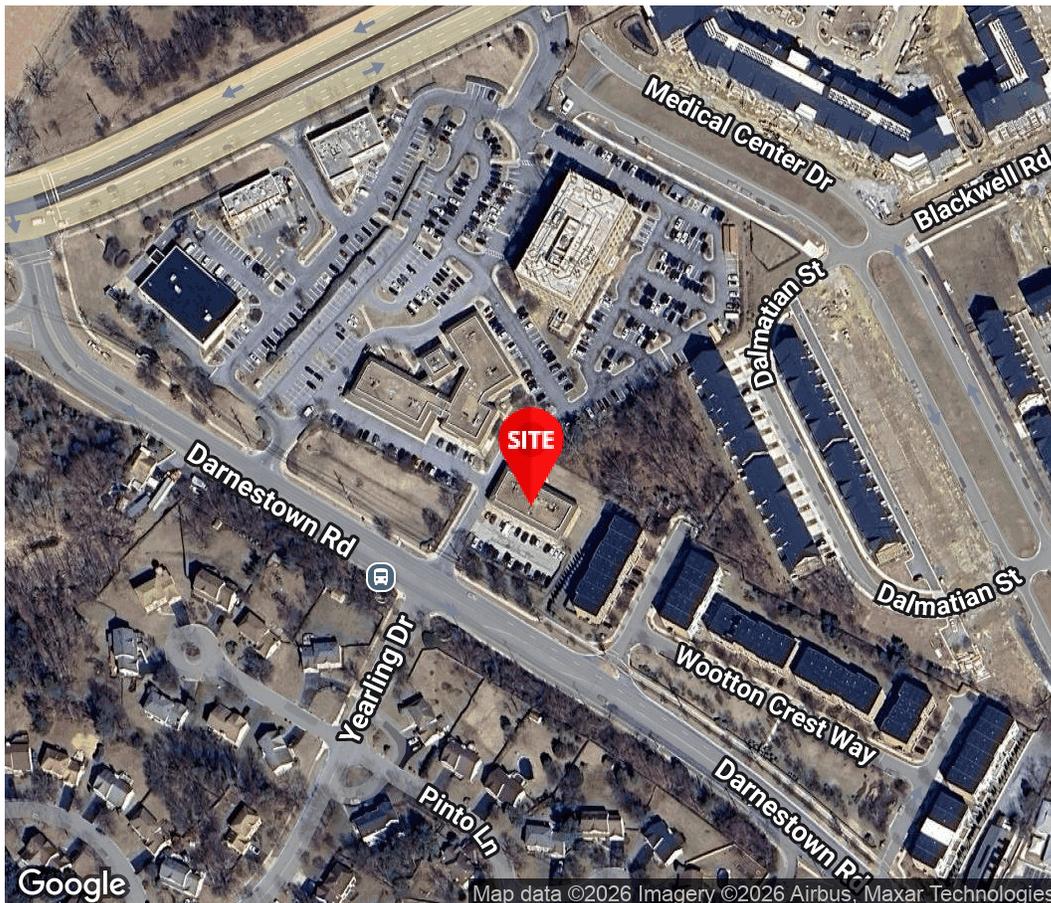
RETAILER MAP





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