



6259 Executive Blvd North Bethesda, MD 20852

5 OFFICE ROOMS | 2 BATHROOMS | ~ 2,999 FINISHED SQ FT



KENNETH ROSE
Principal Broker





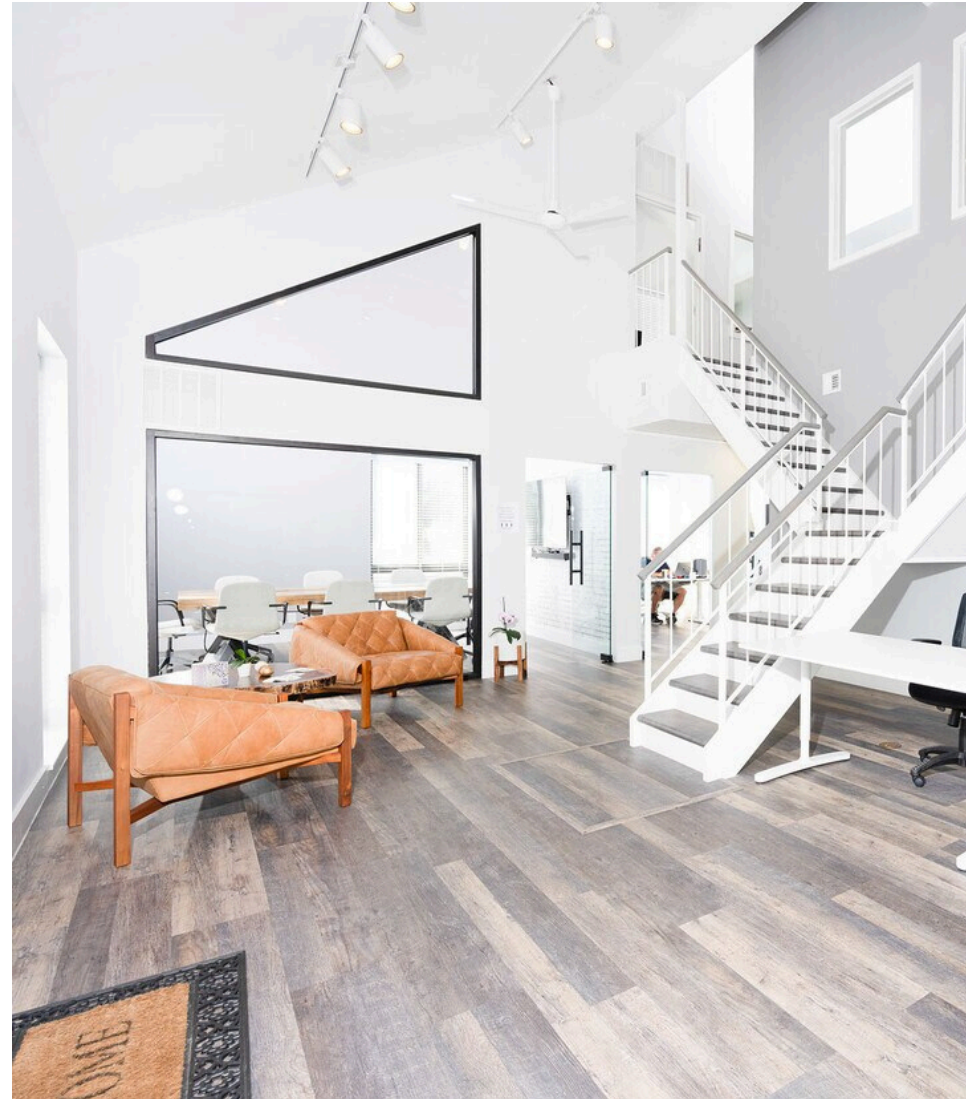
- Two Story Ceilings With Skylights
- His and Her Bathrooms and Five Individual Offices
- Condo Fee Monthly \$563.00 Includes Common Area Maintenance, Parking Lot Maintenance.
- Corner Unit
- Loads of Free Parking for Employees and Guests
- Vacant and Ready for Occupancy by Jan 2026

This two-story office condo is situated in a prime North Bethesda location near Pike & Rose and is only one mile from the North Bethesda Metro station on the Red Line.

The interior features vaulted ceilings and skylights. As an end unit located on the backside of the complex, it also benefits from ample parking.

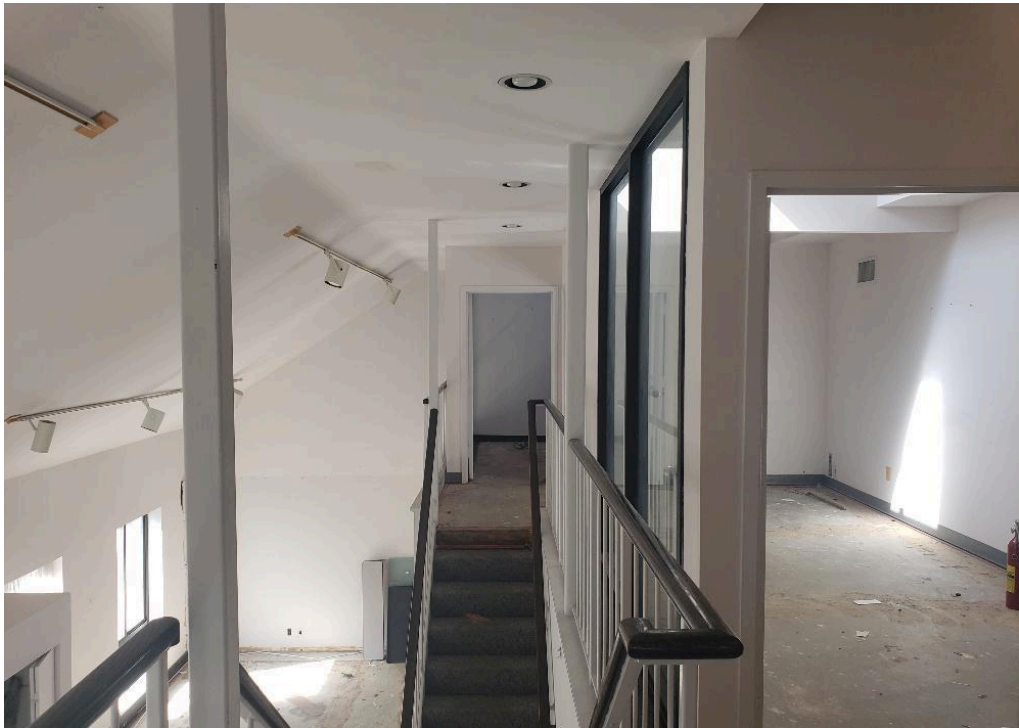
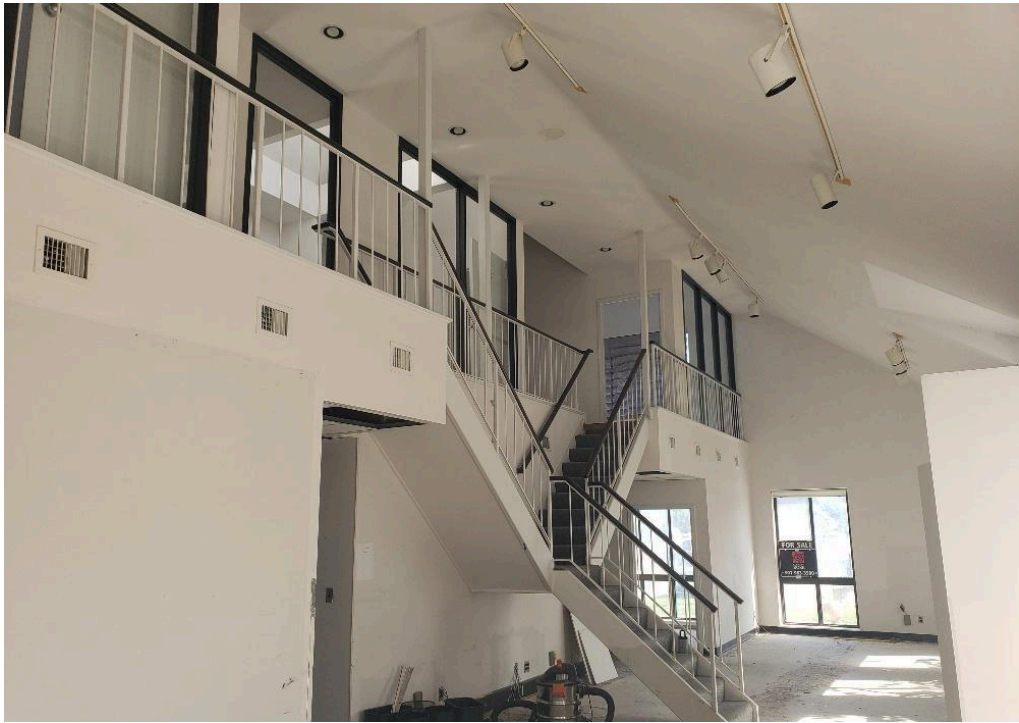
The monthly condo fee is \$563.00, which includes common area and parking lot maintenance; water and electric are additional. The property is ready for immediate possession at closing, as there is no existing lease, so you can get your business going by January 2026.

Please call the listing agent regarding buyer agent compensation.



NOTE: Above staged photo depicts a similar unit fully renovated and is not the actual unit for sale.





Property Highlights

- **Property Type:** Two-Level End-Unit Office Condominium
- **Location:** Iconic Executive Blvd address in Rockville, MD
- **Proximity:** Stone's throw from Pike & Rose; blocks to North Bethesda Metro
- **Interior:** 2,990 Net Square Feet
- **Key Features:** Soaring two-story ceilings, brick construction
- **Condo Fee Monthly \$563.00 Includes Common Area Maintenance, Parking Lot Maintenance.**

Use & Zoning

- **Current Use:** Office
- **Possible Use:** Medical / Dental
- **Zoning:** I-3 (Industrial)
- **Sub Type:** Office

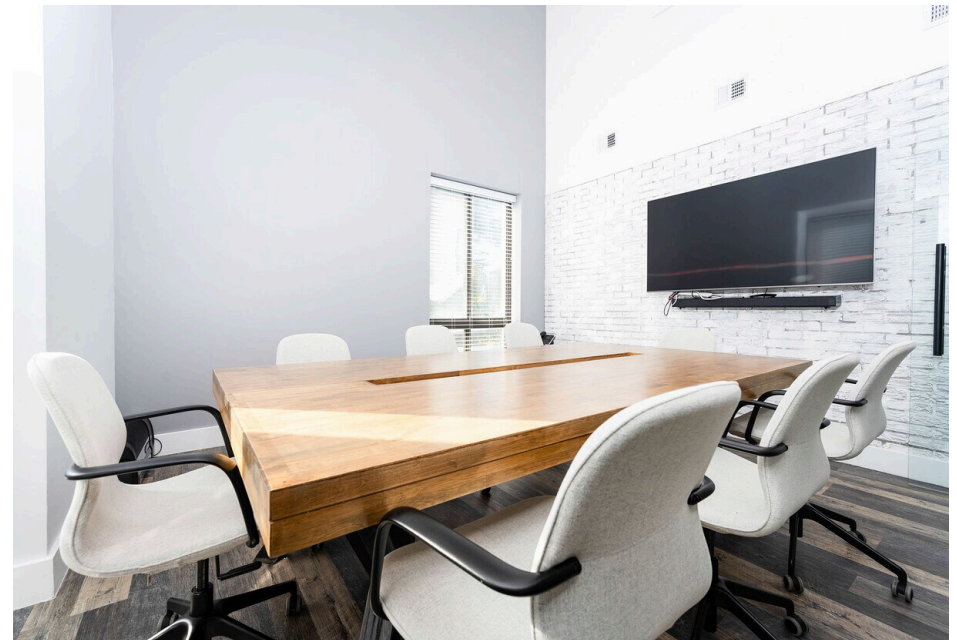
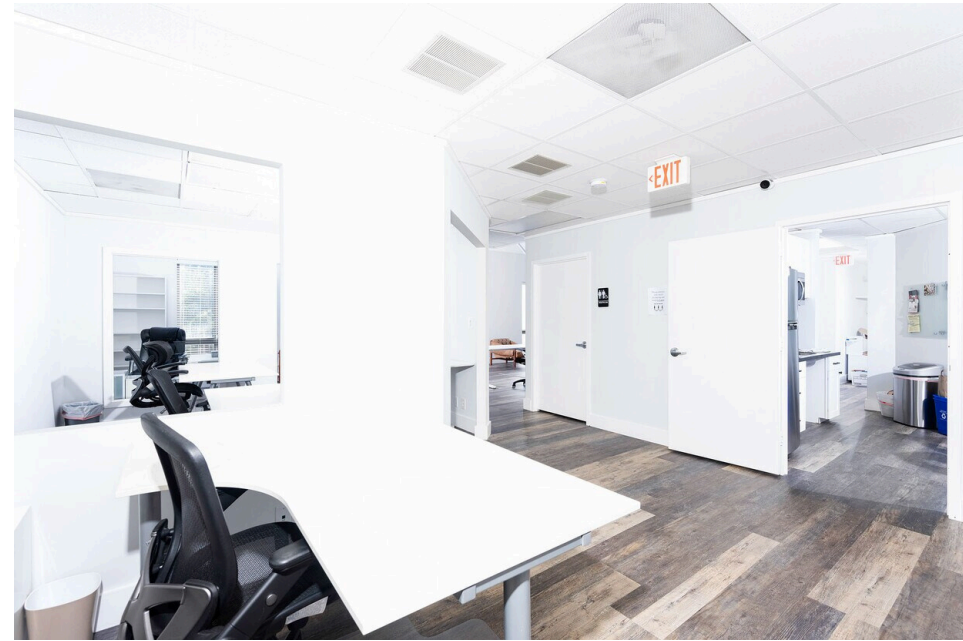
Financial & Transaction Details

- **List Price:** \$1,049,000
- **Price per Sq Ft:** \$349.78
- **Annual Taxes (2024):** \$11,296.00
- **Financing:** Cash, Conventional
- **Seller Concessions:** Yes
- **Possession:** 0-60 Days

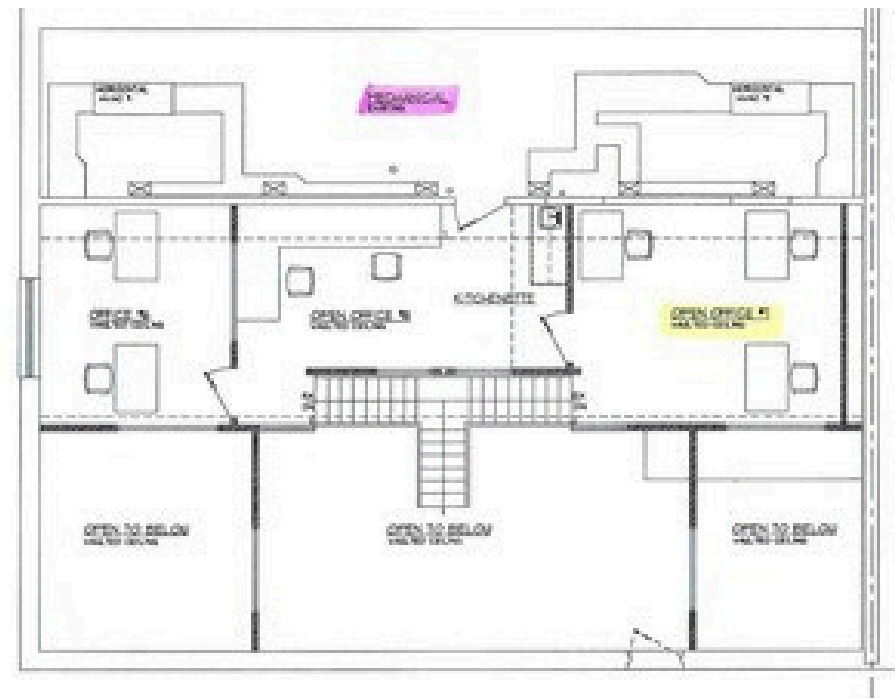
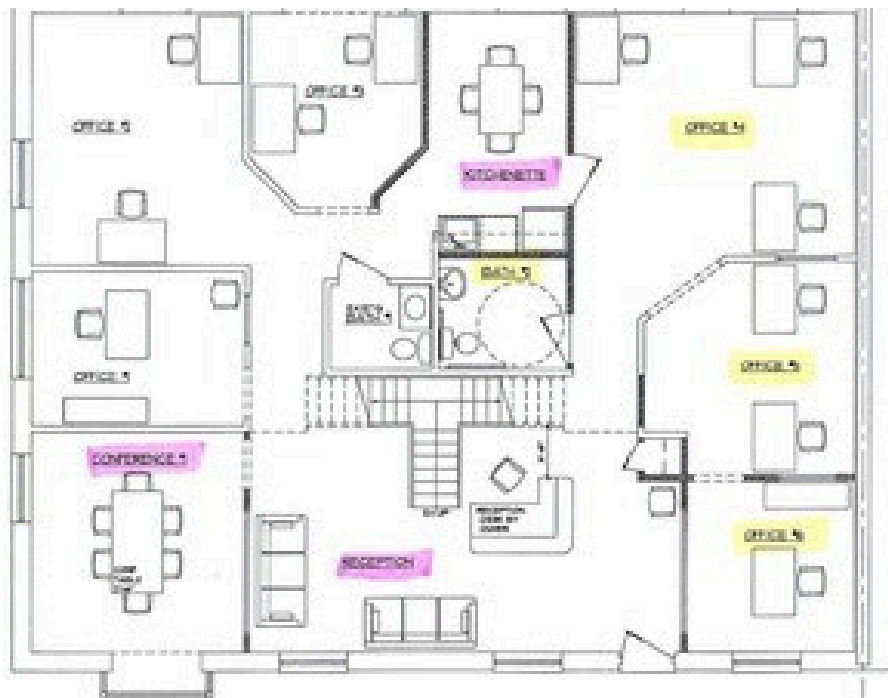
Building & Utilities

- **Parking:** Ample parking
- **Year Built:** 1982
- **Heating:** Heat Pump (Electric)
- **Cooling:** Central A/C (Electric)
- **Utilities:** Public Water & Public Sewer
- **Condo Management:** COMSOURCE

**3414 Morningwood Dr Olney, MD 20832
(301) 924-7355**



NOTE: Above staged photo depicts a similar unit fully renovated and is not the actual unit for sale.



Section 3.1.6. Use Table

The following Use Table identifies uses allowed in each zone. Uses may be modified in Overlay zones under Division 4.9.

USE OR USE GROUP	Definitions and Standards	Ag AR	Rural Residential R RC RNC			Residential												Commercial/ Residential CR			Employment GR NR LSC EOF				Industrial IL IM IH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
						Residential Detached RE-2 RE-1R-200R-90R-60R-40TLDTMDTHDR-30R-20R-10CRNCR						Residential Townhouse			Residential Multi-Unit																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							

Key: P = Permitted Use L = Limited Use C = Conditional Use Blank Cell = Use Not Allowed

§ 59.3.1.6

USE OR USE GROUP	Definitions and Standards	Ag AR	Rural Residential R RC RNCRE			Residential										Commercial/ Residential CR			Employment GR NR LSC EOF				Industrial IL IM IH					
						Residential Detached E-2RE-2C RE-1R-200R-90R-60R-40TLDTMD						Residential Townhouse THDR-30R-20R-10C			Residential Multi-Unit CRNCRT													
GROUP LIVING	3.3.2																											
Dormitory	3.3.2.B																											
Independent Living Facility for Seniors or Persons with Disabilities	3.3.2.C		C	C	C	C	C	C	C	C	C	C	C	C	C	L	L	L	L	L	L	L	L					
Personal Living Quarters (Up to 50 Individual Living Units)	3.3.2.D															L	L	L	L	L	L	L	L					
Personal Living Quarters (Over 50 Individual Living Units)	3.3.2.D															C	C	C	C	C	C	C	C					
Residential Care Facility (Up to 8 Persons)	3.3.2.E	L	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Residential Care Facility (9 - 16 Persons)	3.3.2.E	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	L	P	P	L	L					
Residential Care Facility (Over 16 Persons)	3.3.2.E	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	L	L	P	L		P	C			
ACCESSORY RESIDENTIAL USES	3.3.3																											
Attached Accessory Dwelling Unit	3.3.3.B	L	L	L	L	L	L	L	L	L	L	L	L	L	L													
Detached Accessory Dwelling Unit	3.3.3.C	L	L	L	L	L	L	L	L	L	L	L	L	L	L													
Dwelling for Caretaker/ Watchkeeper	3.3.3.D																							P		P	P	
Farm Labor Housing Unit	3.3.3.E		L	L	L	L	L	L	L	L	L	L	L	L	L													
Guest House	3.3.3.F		L	L	L	L	L	L	L	L	L	L	L	L	L													
Home Health Practitioner	3.3.3.G	L /	C	L	/	C	L	L	/	C	L	L	/	C	L	/	C	L	L	/	C	L	L	/	C	L	L	/
Home Occupation (No Impact)	3.3.3.H		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L					
Home Occupation (Low Impact)	3.3.3.H		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L					
Home Occupation (Major Impact)	3.3.3.H	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					
Mixed-Income Housing Community	3.3.4															L	L	L	L	L	L	L	L					
Short-Term Residential Rental	3.3.3.I	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L					

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USE OR USE GROUP	Definitions and Standards	Ag AR	Rural Residential R RC RNCRE-2RE-2C RE-1R-200R-90R-60R-40TLDTMDTHDR-30R-20R-10CRNCRT		Residential						Commercial/ Residential CR		Employment				Industrial				
					Residential Detached				Residential Townhouse				Residential Multi-Unit		GR	NR	LSC	EOF	IL	IM	IH
CIVIC AND INSTITUTIONAL																					
Ambulance, Rescue Squad (Private)	3.4.1											C	C	C	L	P	P	P	P	P	P

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[The next page is Page 3–7.]

USE OR USE GROUP	Definitions and Standards	Ag AR	Rural Residential			Residential										Commercial/ Residential			Employment				Industrial								
						Residential Detached																				Residential Townhouse			Residential Multi-Unit		
						E-2R	RE-2C	RE-1R	200R	90R	60R	40T	LD	MD	TH											DR	30R	20R	10C	R	N
Charitable, Philanthropic Institution	3.4.2	C	C	C	C	C	C	C	C	C	L/C	L/C					P	P	P	P	P	C	P	P							
Cultural Institution	3.4.3			L	L	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P					P	P	
DAY CARE FACILITY	3.4.4																														
Family Day Care (Up to 12 Persons)	3.4.4.C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care Center (13 - 30 Persons)	3.4.4.D	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care Center (Over 30 Persons)	3.4.4.E	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	L	L	P	P	P	P	P	P	P	P	P	P	P	
Educational Institution (Private)	3.4.5		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	L	P	P	P	P	P	P	P	P	P	P	L	L	
Hospital	3.4.6					C	C	C	C	C	C	C	C	C	C	C	C		L	P	C		P	C	C	C	C	C	C	C	
Playground, Outdoor Area (Private)	3.4.7			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Private Club, Service Organization	3.4.8	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	L	P	P	L		P	L	L	L	L	L	L		
Public Use (Except Utilities)	3.4.9	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Assembly	3.4.10	L	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Swimming Pool (Community)	3.4.11		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C			C							
COMMERCIAL																															
ANIMAL SERVICES	3.5.1																														
Animal Boarding and Care	3.5.1.B	C	C	C	C	C	C	C	C									L	L	L	L	C			L	L	L	L			
Veterinary Office/Hospital	3.5.1.C	C	C	C	C	C	C	C	C	C	C							L	L	L	L	L	L	L	L	L	L	L	L		
COMMUNICATION FACILITY	3.5.2																														
Cable Communications System	3.5.2.A		C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	
Media Broadcast Tower	3.5.2.B		C	C	C	C	C	C	C	C		C	C	C	C	C	C	C			C	L	C	C	C	C	C	C	C	C	
Telecommunications Tower	3.5.2.C	L	/C	L	/C	L	/C	L	/C	L	/C	L	/C	L	/C	L	/C	L	/C	L	L	/C	L	L	/C	L	L	/C	L	L	/C
EATING AND DRINKING	3.5.3																														
Country Inn	3.5.3.A		L/C	L/C		L/C		L/C	L/C																						
Restaurant	3.5.3.B																	L	P	P	P	P	P	P	P	P	P	L	L		
FUNERAL AND INTERMENT SERVICES	3.5.4																														
Cemetery	3.5.4.A	C	C	C	C	C																									
Crematory	3.5.4.B																														C
Funeral Home, Undertaker	3.5.4.C	C				C		C	C	C								L	L	P		C									

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Landscape Contractor	3.5.5	C	C	C	C	C	C	C	C																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</

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Recreation and Entertainment Facility, Major (Capacity over 1,000 Persons)	3.5.10.H						C						C	P		C	C	C		C	C	
Shooting Range (Indoor)	3.5.10.I															C				C	C	C
Shooting Range (Outdoor)	3.5.10.J	C	C	C																		
RETAIL SALES AND SERVICE	3.5.11																					
Combination Retail	3.5.11.A												C	C		C	C					
Retail/Service Establishment (Up to 5,000 SF)	3.5.11.B										L	P	P	P		P	P	L	L	L	L	L
Retail/Service Establishment (5,001 - 15,000 SF)	3.5.11.B										L	L	P	P		P	P	L	L	L	L	L
Retail/Service Establishment (15,001 - 50,000 SF)	3.5.11.B											L	P	P		P	P	L	L	L	L	L
Retail/Service Establishment (50,001 - 85,000 SF)	3.5.11.B												L	L		P	P			L	L	L
Retail/Service Establishment (85,001 SF and Over)	3.5.11.B												L	L		L	L			L	L	L
Rural Antique Shop	3.5.11.C	C	C	C	C	C		C	C													
Rural Country Market	3.5.11.D	L /	C	L /	C	L L /	C CL /	C LL /	C C	L /	C											
Vape Shop	3.5.11.E												L	L	L	L	L	L	L	L	L	L
VEHICLE/EQUIPMENT SALES AND RENTAL	3.5.12																					
Heavy Vehicle Sales and Rental	3.5.12.A															L					P	P
Light Vehicle Sales and Rental (Indoor)	3.5.12.B												L	P		P	L		L	P	P	
Light Vehicle Sales and Rental (Outdoor)	3.5.12.C												L	P		L	C		L	P	P	
VEHICLE SERVICE	3.5.13																					
Automobile Storage Lot	3.5.13.A															C				L	L	L
Car Wash	3.5.13.B												C			L				L	L	L
Filling Station	3.5.13.C												C	C		C	C	C	C	C	C	
Repair (Commercial Vehicle)	3.5.13.D																			P	P	P
Repair (Major)	3.5.13.E												C	C		L		C	L	P	P	P
Repair (Minor)	3.5.13.F												L	L		L	C	C	L	P	P	P

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ACCESSORY COMMERCIAL USES	3.5.14																											
Amateur Radio Facility (Up to 65 Feet in Height)	3.5.14.A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Amateur Radio Facility (Over 65 Feet in Height)	3.5.14.B	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Antenna on Existing Structure	3.5.14.C	L	L	L	L	L	L	L	L	L	L	L				L	L	L	L	L	L	L	L	L	L	L	L	L
Commercial Kitchen	3.5.14.D																											
Drive-Thru	3.5.14.E																											
Helistop	3.5.14.F																											
Lawn Maintenance Service	3.5.14.G	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Live/Work Unit	3.5.14.H																											
TEMPORARY COMMERCIAL USES	3.5.15																											
Construction Administration or Sales Office	3.5.15.A	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Special Event Parking	3.5.15.B																											
Transitory Use	3.5.15.C	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
INDUSTRIAL																												
Animal Research Facility	3.6.1																					P						
Contractor Storage Yard Dry	3.6.2																									L P		
Cleaning Facility (Up to 3,000 SF)	3.6.3.A																					L L L				P P P		
Dry Cleaning Facility (Over 3,000 SF)	3.6.3.B																									P P P		
MANUFACTURING AND PRODUCTION	3.6.4																											
Artisan Manufacturing and Production	3.6.4.A																					P P P				P P		
Heavy Manufacturing and Production	3.6.4.B																									P		
Light Manufacturing and Production	3.6.4.C																					L L L				P P P		
Medical/Scientific Manufacturing and Production	3.6.4.D																					L P				P P		
Mining, Excavation	3.6.5	C	C	C		L/C																			P			

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