



Exterior view of bldg. & sign



1019 University - Laminate floors



Laminate floors

Office/Retail/Service Uses - For Lease

1017 & 1019 University Blvd., Takoma Park

1019 University Suite 201 – 840 s.f. 2nd floor walkup space with 2 large offices, open area, full bath, kitchenette and front and rear entrances. Ideal for office, retail and service uses. Was previously a braiding salon. Signage available on the building. \$1,995 1st year, \$2,195 2nd year and \$2,395 3rd year, plus utilities. Laminate floors throughout. Available immediately.

1017 University Suite 102 - 840 s.f. 1st floor space with wide open floor plan and a ½ bathroom. Front and rear entrance doors. Currently leased to a church, but space can be made available for a new tenant. Rate is \$3,095 per month, plus utilities with 4% annual increases. Looking for 3-year lease term. Signage available on the building also. Carpet floors.

SIGNAGE: The owner has installed a permanent 10' by 8' sign in front of the building. Each occupant of this building can place their sign on both sides of the panel. The tenant pays for the sign panel. This will provide excellent visibility.

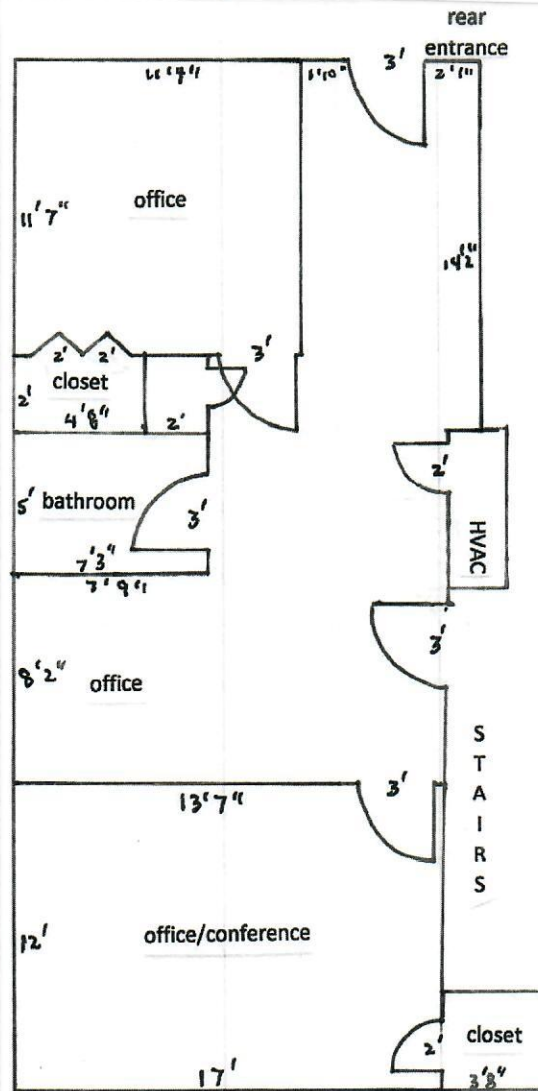
PARKING: There are several unreserved parking spaces on site. Can also park in the adjacent shopping center.

ZONING: CRT, office, retail and service (salon or similar) uses permitted.

MAINTENANCE: Tenant covers water, electric & interior cleaning and all maintenance once space is delivered to tenant.

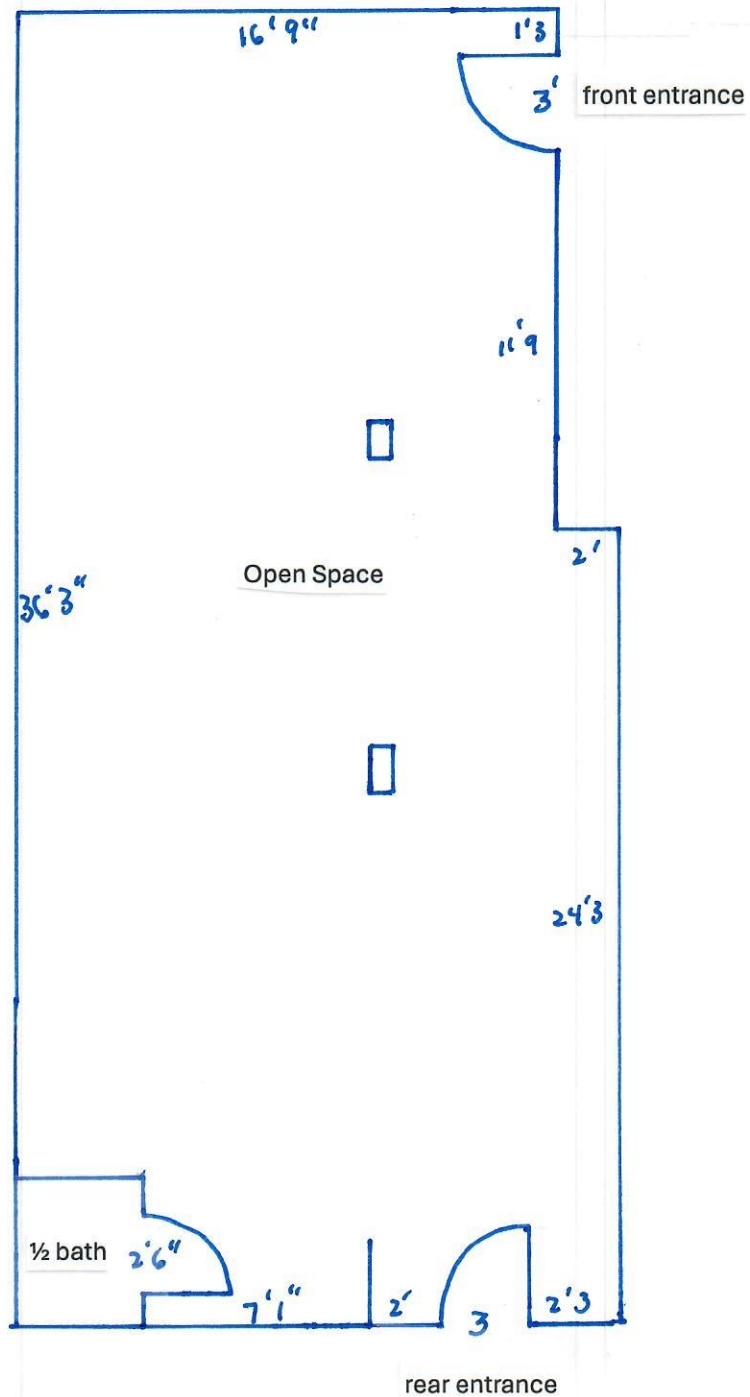
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1019 University Blvd., Suite 201



This is an approximate interior floor plan. If exact measurements are needed one should remeasure for accuracy.

1017 University Blvd., Suite 101



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