

**For Sale or Lease – SMALL Medical Office Space**



Front view of building



Office with window

**438 s.f. - FOR SALE or LEASE - NEW CARPET & PAINT**  
**11125 Rockville Pike, Suite 210**  
**North Bethesda Medical Center**

**IMPROVEMENTS:** 438 rentable s.f. The space contains 1 windowed office with a sink, receptionist office with pass through to waiting room and a ½ bathroom. There is a common handicapped bathroom on the buildings lower level. The building is served by elevator. District 04 Account # 01661512.

**SIGNAGE:** There is a directory sign located next to the elevator as you enter the building as well as a sign by the unit door. See floor plan attached.

**LEASE:** \$1,200 per month, full service.

**SALE:** REDUCED TO ONLY \$154,000

**REAL ESTATE TAX:** \$1,561 for current tax year/purchase

**MONTHLY CONDO FEE:** \$364 monthly condo fee/purchase.

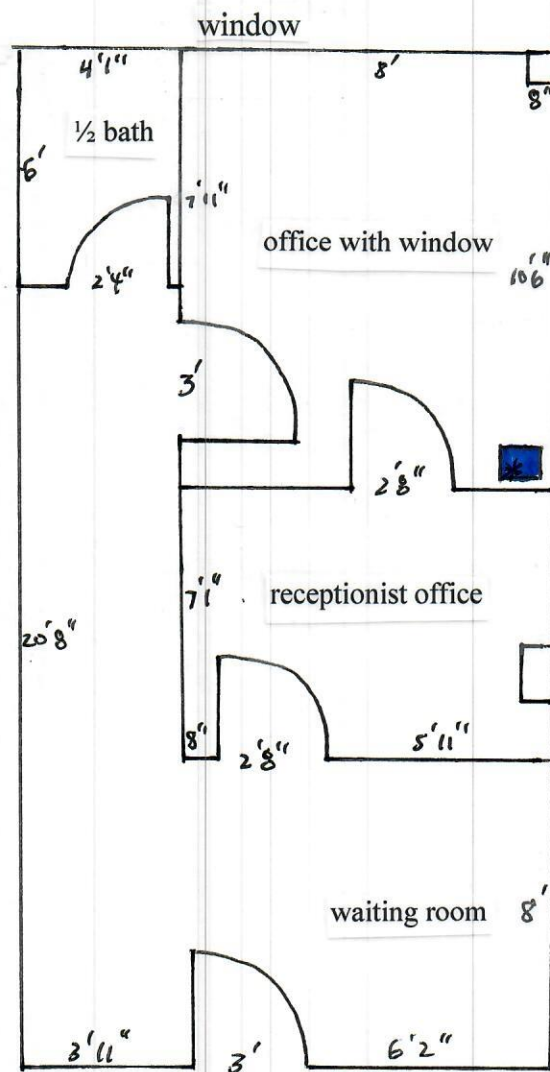
**ZONING:** Employment Office (EOF) The EOF zone is intended for office and employment activity combined with limited residential and neighborhood commercial uses.

**PARKING:** Parking exists in front along Rockville Pike and in the rear of the building.

**LOCATION:** The property is located on Rockville Pike in front of the White Flint Mall property.

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 sale or withdrawal from the market without notice.

# 11125 Rockville Pike, Suite 210 – 438 s.f.



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

