

11303 AMHERST AVE. WHEATON, MD



1,468 SF OFFICE CONDO AVAILABLE TO LEASE OR BUY

- **FOR SALE:** \$375 per square foot
- **FOR LEASE:** \$25 net of cleaning and utilities
- Plus an additional **200 SF storage unit**
- **4 parking spaces +** plenty of street parking
- Furniture may convey



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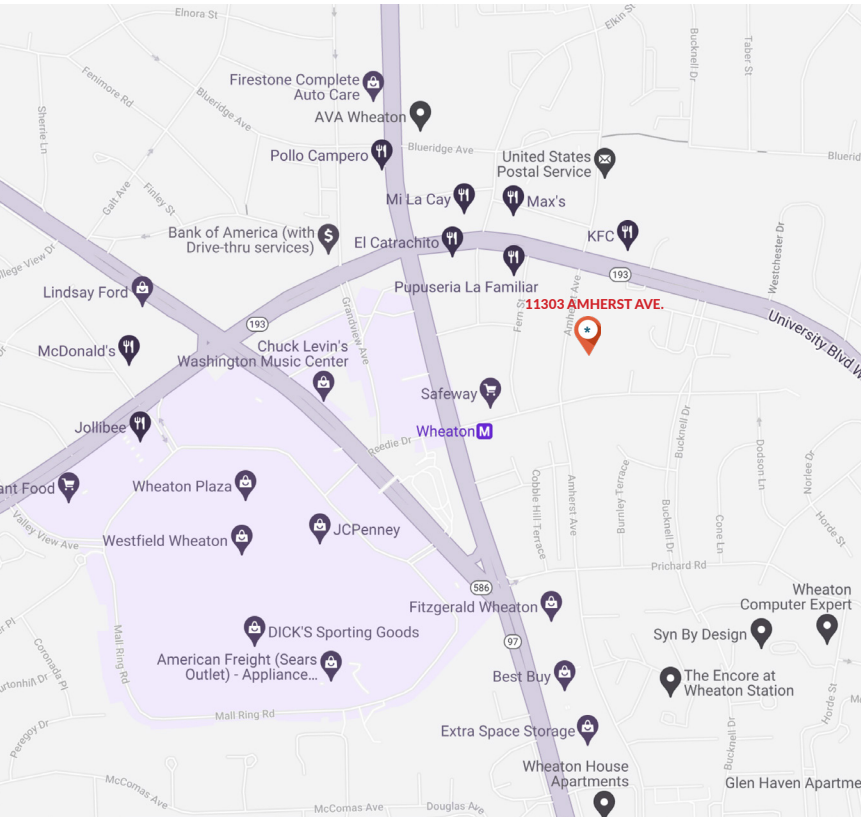
2ND FLOOR



1,468 SF

FEATURES:

- Suite renovated in 2015
- Current owner/occupant is original owner
- Well maintained building with new roof, gutters, shutters and sills all installed in 2021
- Two restrooms and break room with sink in-suite
- Additional storage unit conveys (not pictured)



LOBBY



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