

**For SALE or LEASE**  
**Medical / Office / Retail Uses**



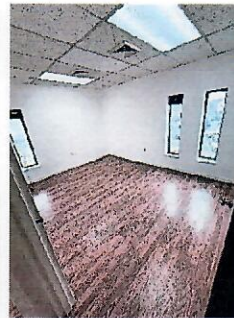
Hallway with  
laminate floors



Reception/Passthrough  
window



Waiting room



Large corner office



Complex with plenty of parking

**900 sq. ft. unit**  
**14816 Physicians Lane, Unit 251**  
**Rockville, Md. 20850**

**IMPROVEMENTS:** Attractive corner unit with laminate floors. This second-floor unit accessible by elevator or stairway contains a large reception area with pass through window, waiting area, 3 offices, ½ bathroom, utility sink and mop sink, see floor plan attached. It has its own separate heat pump, air handler and electric meter so tenant will have 24/7 access and control over its HVAC at all times.

**PARKING:** There is substantial free parking that surrounds this building.

**ZONING:** CR zoning permits a wide variety of medical, office, retail and other uses.

**SALE PRICE:** \$290,000

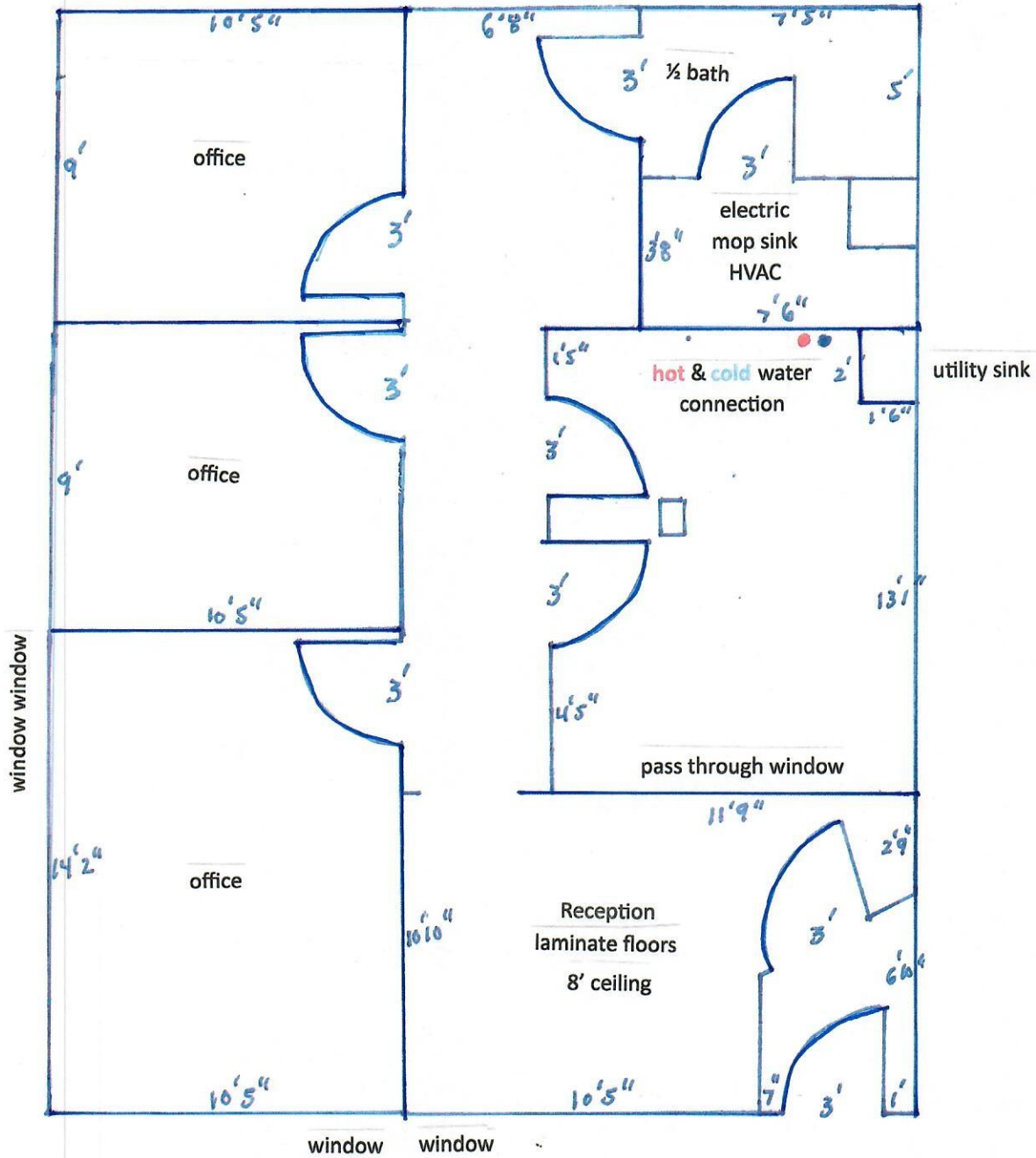
**LEASE PRICE:** \$1,950 per month plus electric and cleaning.

**CONDO FEE & REAL ESTATE TAX (SALE):** The condo fee & reserve contribution is \$561 / month. The 2024-5 real estate tax is \$3,382.

**LOCATION:** The property is located near the corner of Darnestown Road and Key West Ave. From Rt. 270 one can exit onto Rt. 28 and proceed ½ a mile, turn left on Darnestown Rd. and go 1.8 miles and turn right into the parking lot. The complex is located next to Children's National Medical offices/surgery center and is just behind CVS, KFC and 7-11.

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.

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