

Main access from Pershing Drive



Building view from across the street

## FOR SALE

### First Floor - Walk-In, No Steps - Medical-Office Condo 804 Pershing Drive, Unit 104 - 2,155 s.f.

**IMPROVEMENTS:** This is a street level, first floor, walk in medical/office condo in Downtown Silver Spring. This modern sprinklered unit contains 3 enclosed offices, a large conference room, kitchenette, HVAC / IT room, foyer, closets and plenty of open work space or one could add several additional windowed offices. The unit includes two contiguous storage units measuring 108 s.f. The main building entrance provides direct access to this unit. This corner unit has carpet flooring throughout and drop ceilings with florescent lighting. There are 2 separately controlled HVAC units providing 24/7 control of the temperature. Occupants have 24/7 access to the building.

The saleable s.f. of this corner unit measures 2,155 s.f. with usable interior space of 1,776 s.f. Building is designed like a standard office building with a + 21% core factor that includes the bathrooms, hallways, stairs, elevator, mechanical rooms, mailboxes, core, access to storage, etc. outside the unit.

**R.E. TAX & CONDO FEE:** 2025 real estate tax is \$9,567 with a monthly condo fee of +/- \$1,000 for the condo unit and two separately deeded storage units under the building.

**SALE PRICE: Lowered to \$795,000**

**LOCATION:** The building is located at the corner of Pershing Drive and Cedar Street in the central business district and directly across the street from the Citron Apartments. Strosniders & Wholefoods parking lot is adjacent to this site. The Silver Spring Metro Station is 3 blocks from the property and the new Purple Line Metro Station, once complete in 2027, will be just over 1 block away. A bus stop is right at the front of the building.



**Kitchenette w/sink**



**2 HVAC units**



**Large conference room**

There are both men's and woman's accessible bathrooms and a water fountain on each floor and the mailboxes are located on the lower level. This is a 17-year-old totally renovated well-appointed and modern / sprinklered building. This 3-story office condo building is handicapped accessible with access from an exterior ramp along Pershing Drive and use of the large building elevator (elevator not needed to access this unit) or one can utilize a stairway entrance along Cedar Street. This unit is a part of a large 32,000 square foot office condominium project. The main entrance door is open during normal business hours and is accessible via a key code or fob system when locked.

**ZONING:** CR Zone - permits the following business uses: office, medical, retail and many other uses.



**Large open area for cubicles or offices**



**Office with window**



**Mailboxes & water fountains**



**Modern bathrooms and common areas**



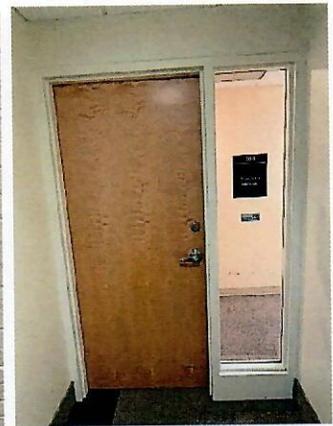
**Two 200 amp panels.**



**Contiguous storage units 9 & 10**

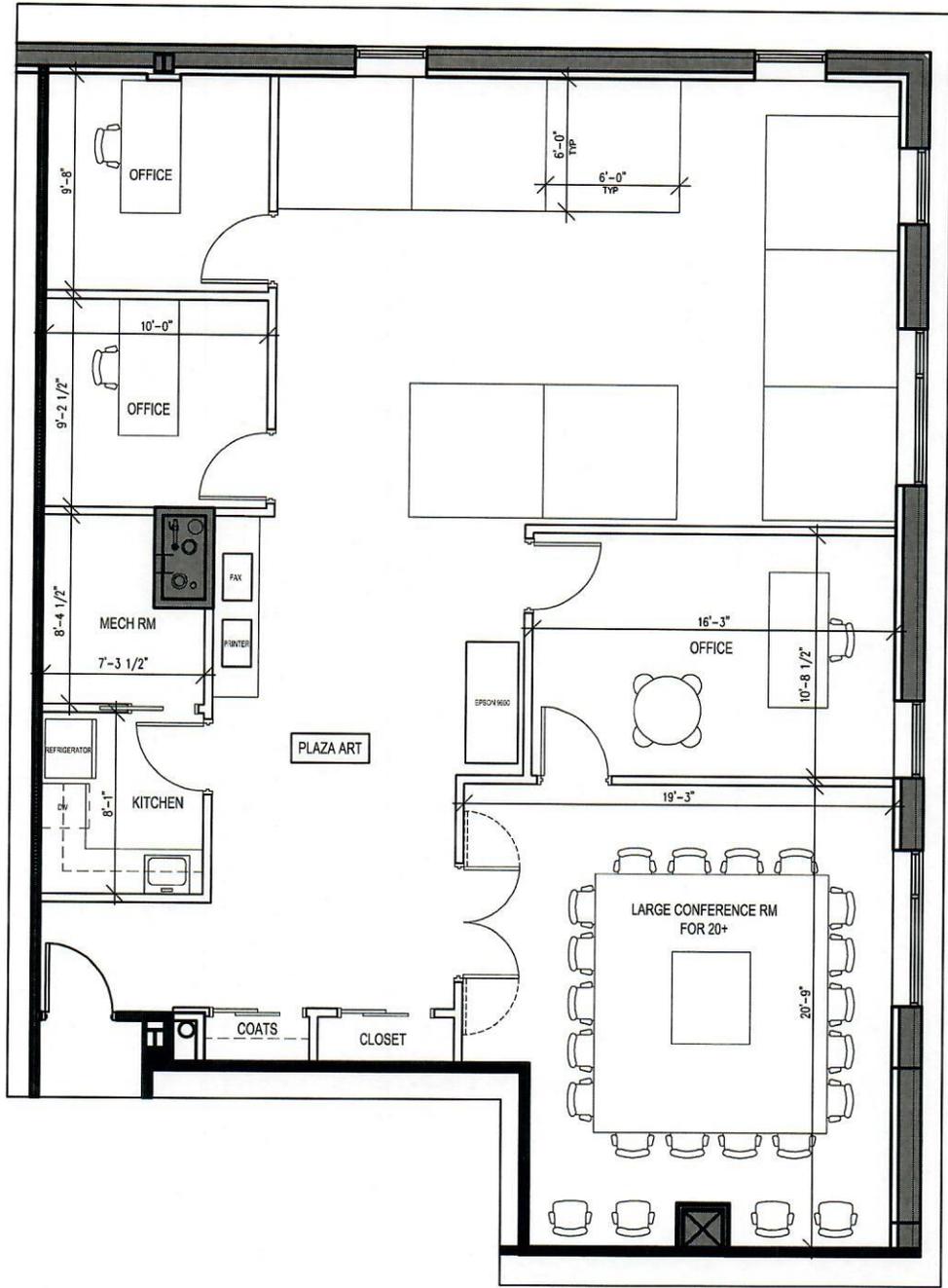


**After hours fob or key pad panel**



**Unit front entrance and sidelight**

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1

PLAN

1/8" = 1'-0"