

For Lease

Up to 1,248 sf of Office Space



## 6178 Oxon Hill Rd

Oxon Hill, Maryland 20744

### Property Highlights

- Suite 203 - 1,248 ± SF Available For Lease
- Ideal for professional service firm, medical practice, business and non-profit organizations
- Approximately 17,955 ± SF Class B Office Building
- The property is 90.3% leased
- Anchor tenants include My Eye Dr, and Lexington Plastic Surgeons
- Zoned Neighborhood Activity Center (NAC)
- Masonry building constructed in 1979
- Parking Ratio of 3.68/1,000 SF
- **LEASE RATE: \$26.00 PSF, FULL SERVICE**

### Property Description

6178 Oxon Hill Road is a three-story Class B office building in Oxon Hill, Maryland. Close to Washington, DC, Northern, VA, National Harbor, The Capital Beltway and I-295. Great location for any business, medical practice or organization seeking to relocate or expand in the region.

### OFFERING SUMMARY

Available SF	1,248 SF
Lease Rate	\$26.00
Lot Size	0.52 Acres
Building Size	17,955 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	14,451	\$96,285
3 Miles	115,755	\$95,628
5 Miles	302,474	\$119,359

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