



RETAIL/SHOWROOM/OFFICE FOR SALE OR LEASE

11763 ROCKVILLE PIKE
NORTH BETHESDA, MD 20852

SIZE:

Approx. 1,559 rentable SF.

FEATURES:

- Beautifully finished space featuring high ceilings, ceramic tile flooring, large showroom area, 2 private offices, kitchenette, storage room & restroom.
- High exposure and excellent signage, directly on Rockville Pike, opposite White Flint METRO.
- Located on the ground floor of The Sterling residential condominium.
- Includes six (6) reserved parking spaces in the garage available at no charge.
- Tenant will have use of the building's fitness center, locker rooms, event room, and outside swimming pool.
- The front desk in the building lobby is staffed with a person who will receive and sign for mail and packages.

RENTAL RATE: \$29/SF NNN.

- NNN charges approx. \$12.34/SF. This includes the condo fee of \$824.43/month, and the real estate taxes of \$779.05/month.
- Tenant pays all utilities.

SALE PRICE: \$1,399,800.

CONTACT:

JAY CLOGG
301.340.9400
JAY@JAYCLOGG.COM



JAY CLOGG REALTY GROUP, INC.
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ROCKVILLE, MD 20850
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