



Remodeled "Bank of America Building" on University Blvd.

**2601 University Blvd., Wheaton
3rd Floor Office Space for Lease, Suite 301-A (656 sq. ft. rentable)**

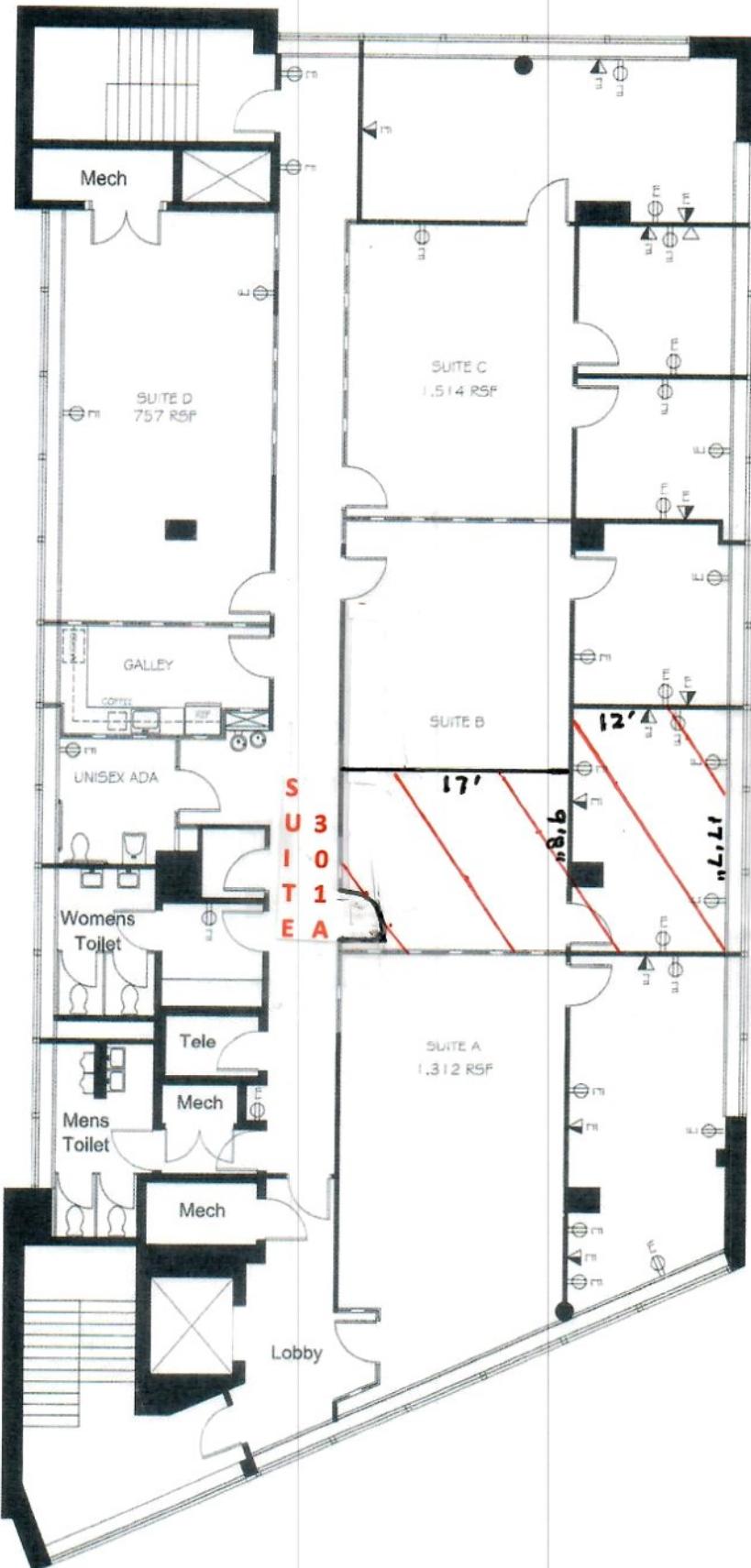
Price: \$1,395 per month, plus cleaning.

Space for Lease: Space contains 1 private windowed office and an open area. Shared kitchenette and three bathrooms are across the hallway. Available Immediately.

Recent Renovations: Landlord has rebuilt all suites and common areas, exterior windows/siding and other exterior renovations. In addition to other modifications, landlord has completely remodeled the current bathrooms, added a new ADA bathroom, a new shared kitchenette, ceiling and LED lights and new hallway and exterior renovations to include new double pane windows and new re-facing of the entire building. General office leases preferred. Landlord cleans common areas twice a week.

Parking: This property is located in a parking district which provides off-site parking options and the on-site parking lot contains approximately 2 unreserved parking spaces per 1,000 s.f. leased. Limitations on parking after regular building hours.

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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3RD FLOOR MULTI- TENANT PLAN
2601 UNIVERSITY BLVD.
WHEATON, MD

SCALE: 1/8" = 1'-0"

PROJECT #: 4331
DATE: 10/27/16

SP-2
Sheet 1 of 1