

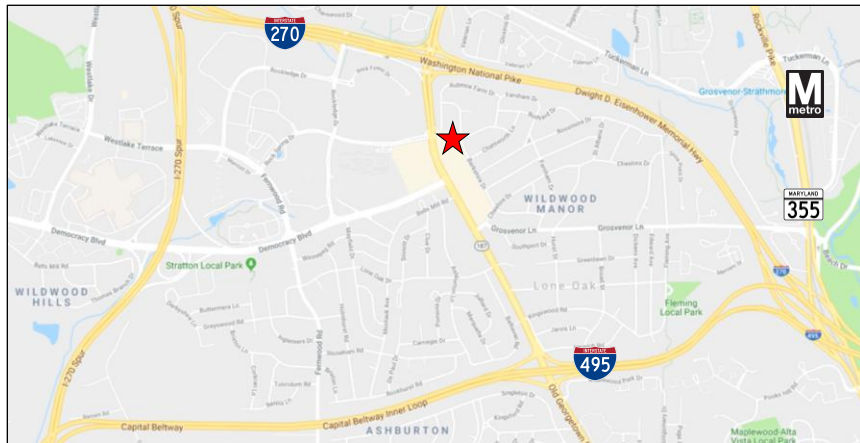
# Wildwood Center

## Office/Medical Space

**10401 Old Georgetown Road  
Bethesda, Maryland 20814**



**Wildwood Center is ideally located to serve Suburban Maryland, Northern Virginia and Washington DC Tenants and their visitors. The building features a wide mix of medical tenants plus a bank, shopping, restaurants, and a new senior living facility next door.**



**Building Specifications:**  
**Medical - 45,700 SF**  
**4 Floors**

<b>Suite</b>	<b>Size</b>
<b>104/106</b>	<b>2,449 RSF*</b>
<b>202</b>	<b>812 RSF</b>
<b>305</b>	<b>1,151 RSF</b>
<b>401</b>	<b>1,882 RSF</b>
<i>(former orthodontics office)</i>	

**\*Divisible to 797 RSF**

- 5 to 7-year lease term**
- FREE surface parking**
- Built-out medical suite**

For more information or to  
arrange a tour, please  
contact:

**Bill Montrose**

[wmontrose@amrcommercial.com](mailto:wmontrose@amrcommercial.com)

**301.961.9696**

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.



**ALEXANDER, MONTROSE, RITTENBERG**  
Commercial Real Estate Brokerage  
Est. 1994

*Celebrating*  
**31 Years**  
1994-2025



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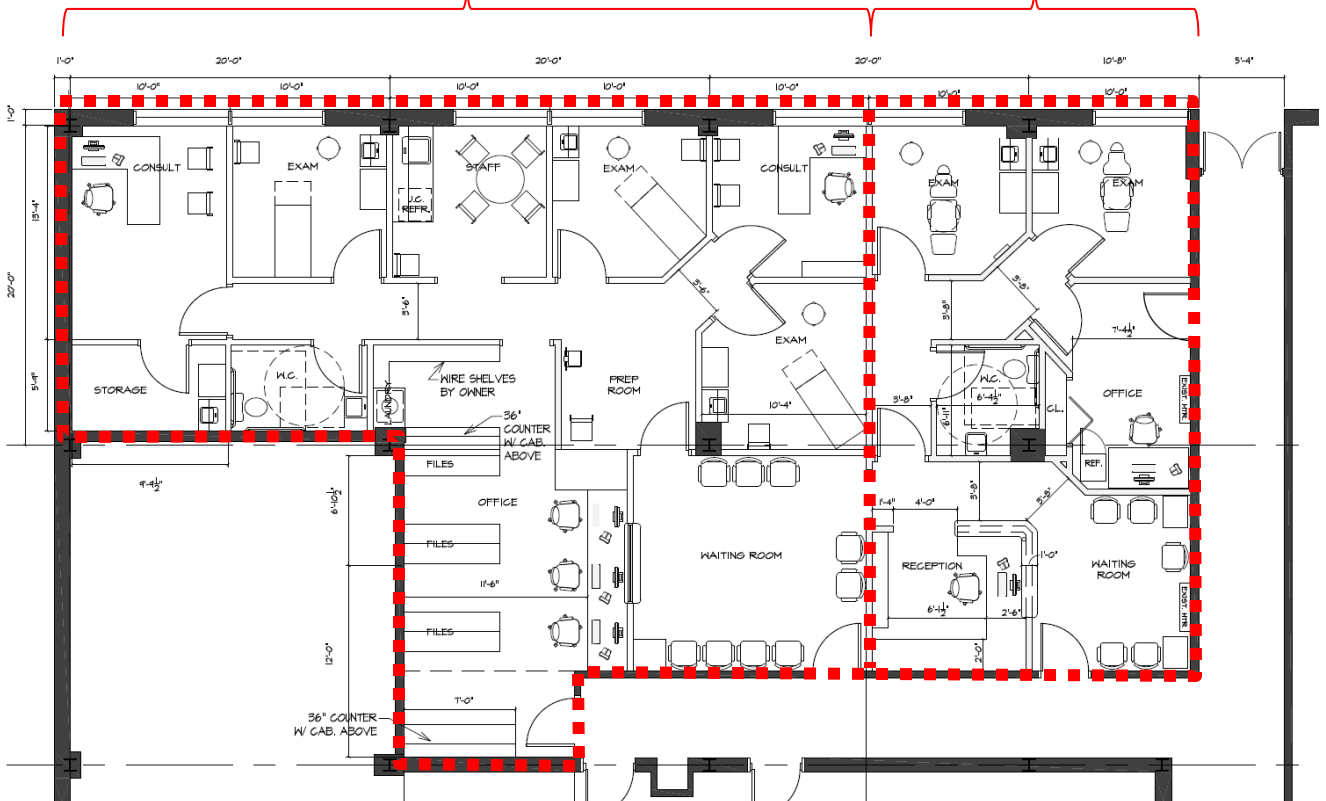
10401 Old Georgetown Road  
Bethesda, Maryland 20814

**Suite 104/106**  
**2,449 R.S.F.**

***Divisible down to 797 R.S.F.***

**Suite 104**  
**1,652 R.S.F.**

**Suite 106**  
**797 R.S.F.**



NOT TO SCALE | MEASUREMENTS APPROXIMATE

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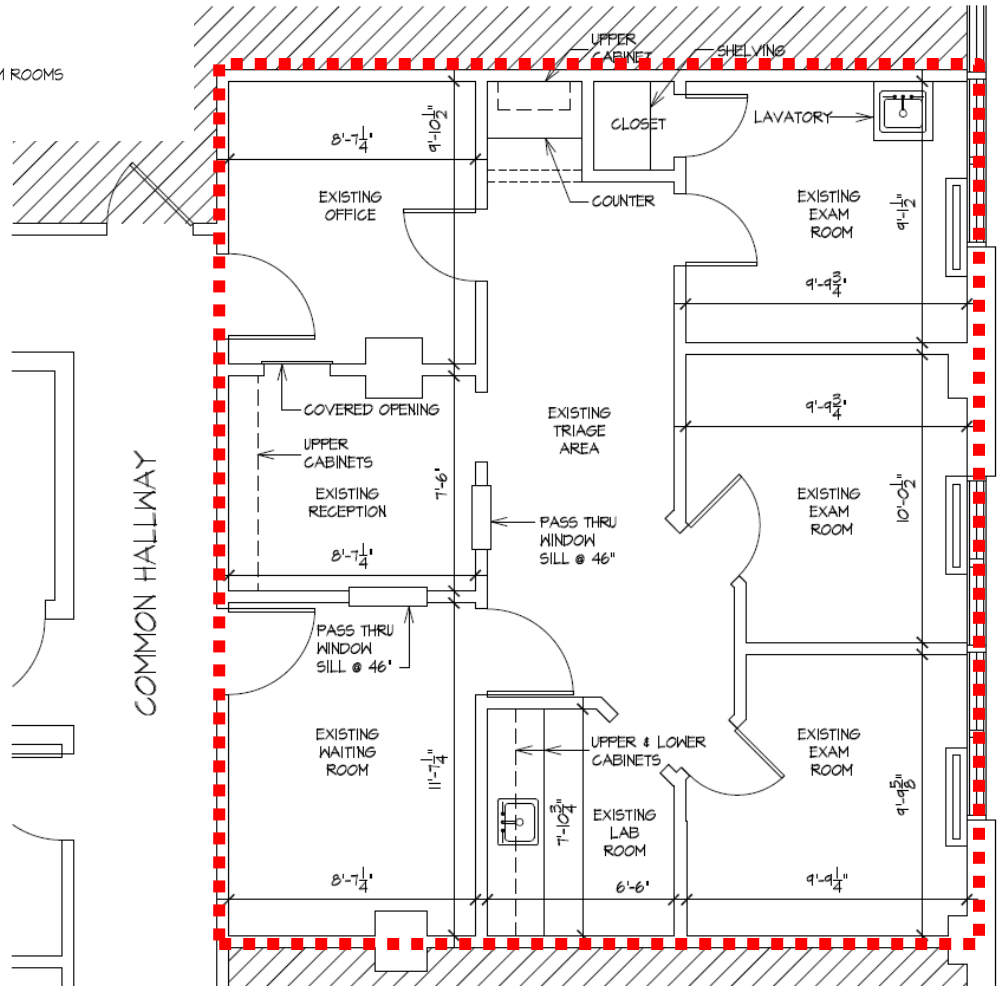
# Wildwood Center

10401 Old Georgetown Road  
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**Suite 202**  
**812 R.S.F.**

## SUITE 202 AS-BUILT

- 812 RENTABLE SF
- EXISTING WAITING ROOM
- EXISTING RECEPTION
- EXISTING TRIAGE AREA
- EXISTING LAB
- (3) EXISTING EXAM ROOMS
- EXISTING OFFICE



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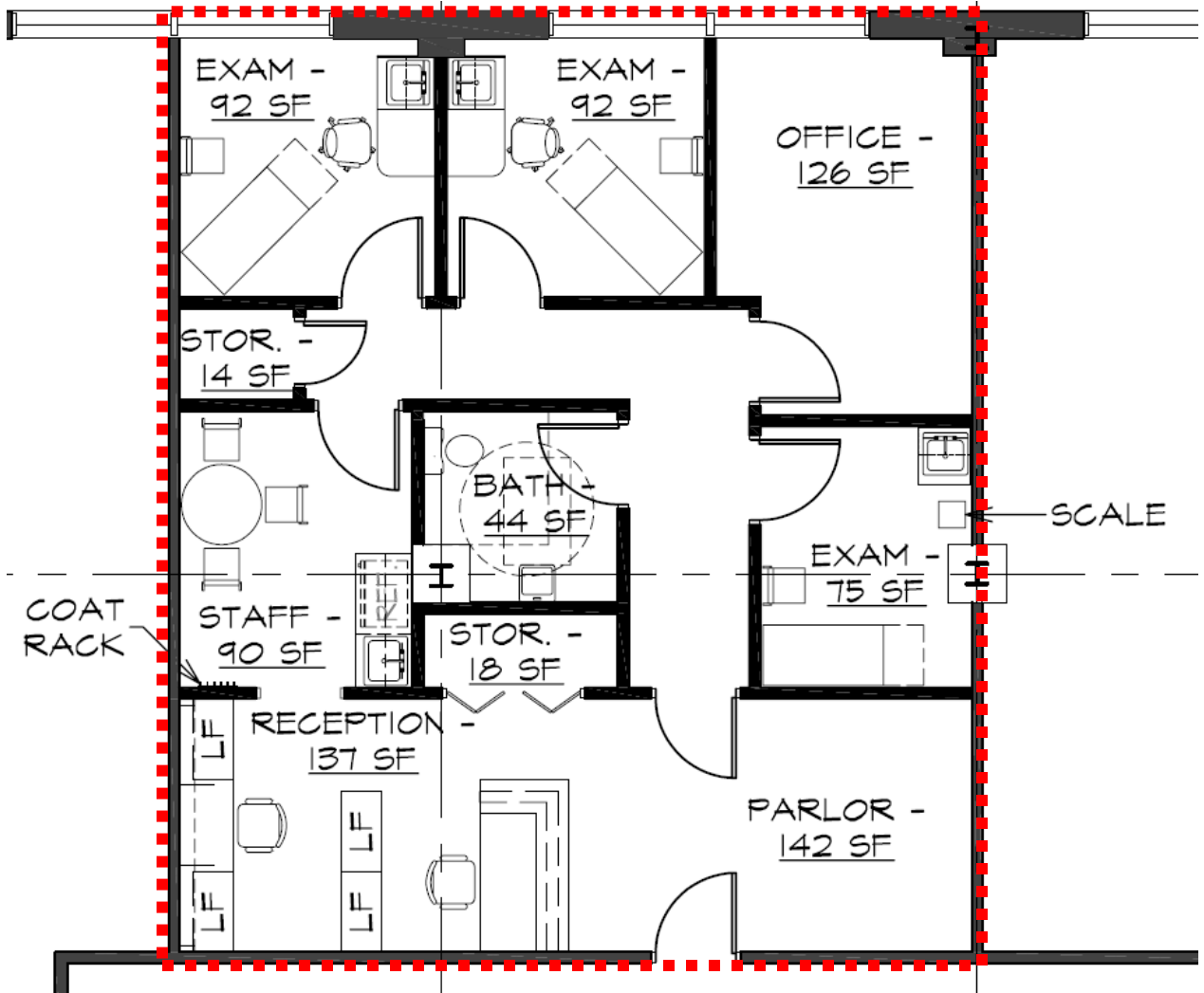
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# Wildwood Center

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**Suite 305**  
**1,151 R.S.F.**



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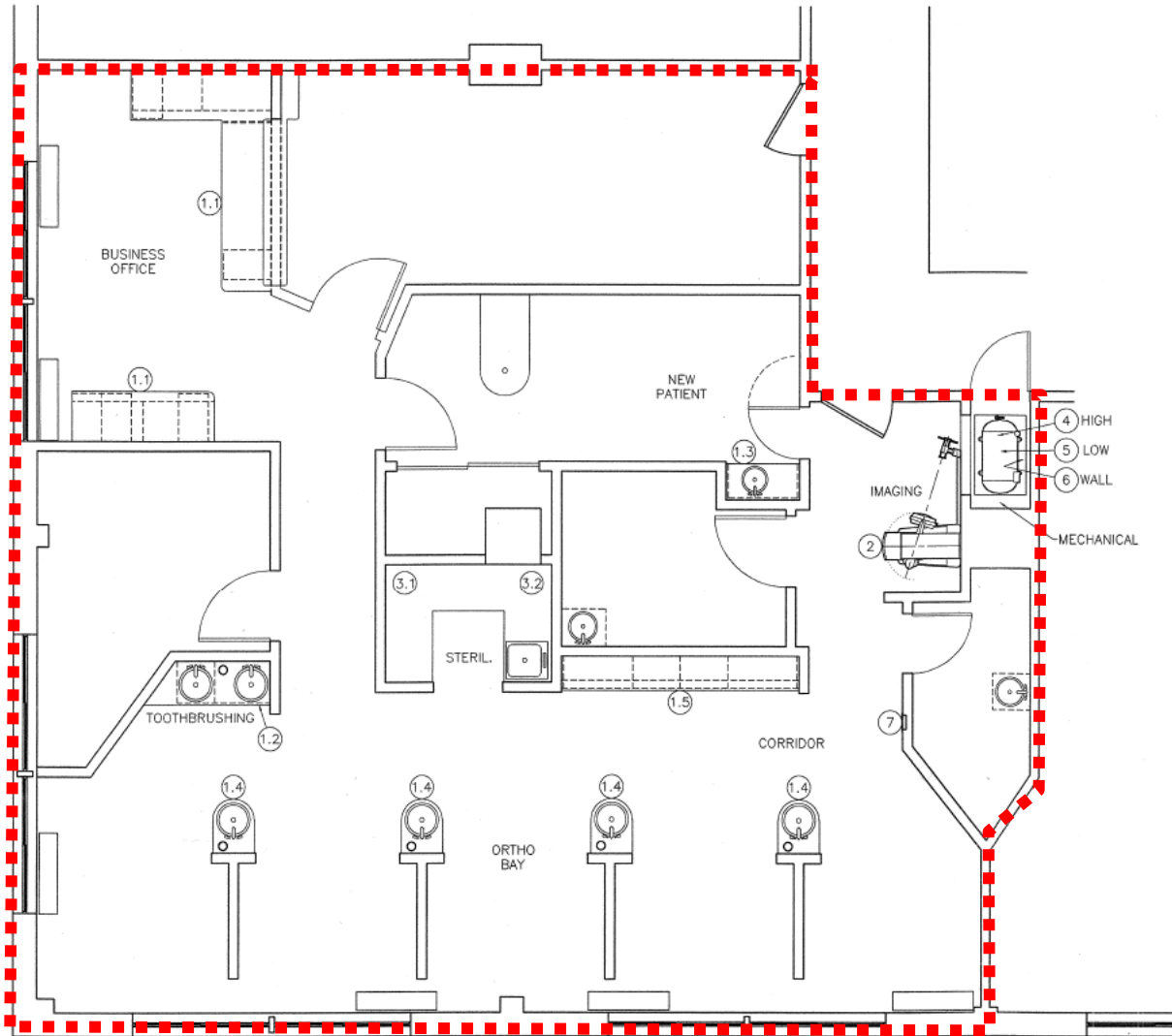
*Celebrating*  
**31**  
*Years*  
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# Wildwood Center

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**Suite 401**  
**1,882 R.S.F.**



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