

HIGHLY VISIBLE KENSINGTON OFFICE

FOR LEASE \$25.94 SF + CAM AND UTILITIES



3711 PLYERS MILL ROAD, KENSINGTON, MARYLAND

PRIME LOCATION FOR OFFICE/RETAIL IN KENSINGTON

2,119^{+/-} TOTAL SF | 1,619^{+/-} SF SUITE 1 | 500^{+/-} SF SUITE 2

This highly visible office/retail space in Kensington, Maryland offers a total of 2,119^{+/-} SF of space (Suite 1 is 1,619^{+/-} sq ft and Suite 2 is 500^{+/-} sq ft) The space can be leased individually or as one contiguous space. There is off street parking for 10 cars on 0.22 acres. The space offers a combination of office and open work space in an updated 2-story space. This is an ideal location for a company seeking high visibility and signage along a busy intersection in Montgomery County and is just one block from Connecticut Avenue with easy access to I-495.

ANSELMO  **RUDDEN**
OF
CAPSTAR COMMERCIAL REALTY

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Senior Vice President
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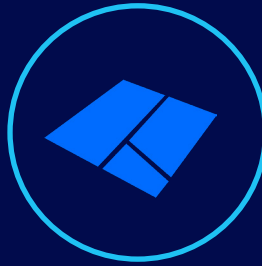
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BUILDING SF



**UP TO 2,119^{+/-} SF
ABOVE GRADE**

COUNTY



**MONTGOMERY
COUNTY**

ZONING/USE



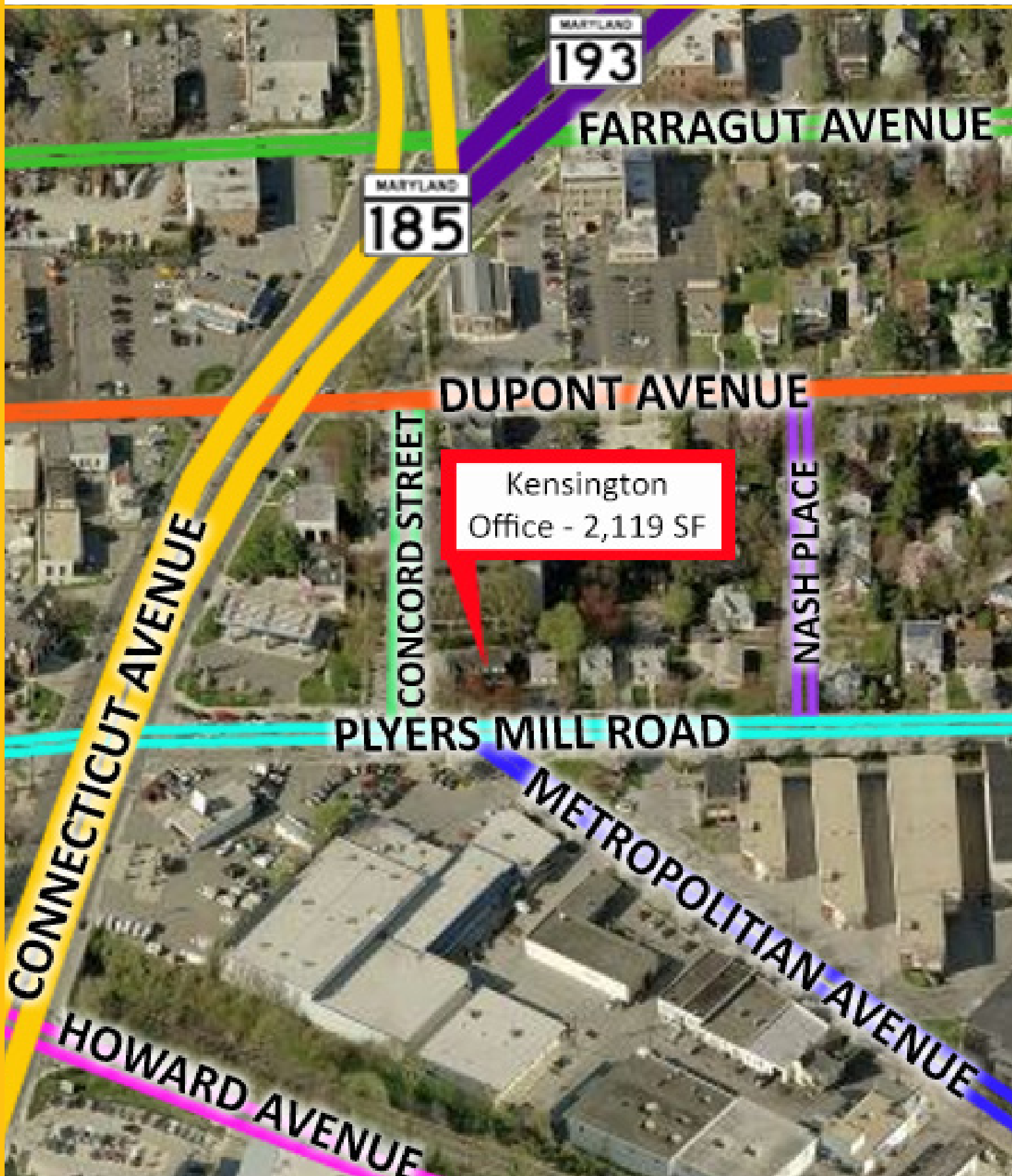
**OFFICE /
RETAIL**

PROPERTY HIGHLIGHTS

- **2,119^{+/-} Total SF**
- **1,619^{+/-} SF - Suite 1**
- **500^{+/-} SF - Suite 2**
- **Highly Visible Office/Retail Location**
- **.22 Acres**
- **10 Off-Street Parking Spaces**
- **Mix of Office & Open Space**
- **2 Story Building**
- **Located in Montgomery County, MD**
- **Easy Access to I-495**



AERIAL MAP



ABOUT

Anselmo-Rudden Commercial Property Advisors is the Partnership of Joe Anselmo and Aric Rudden at CapStar Commercial Realty. With over 45 years in experience, they have developed expertise in the areas of Property Acquisition and Disposition, Investment Sales, Landlord and Tenant Representation, Consultation and Business Brokerage.

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