



EXCLUSIVE OFFERING FROM CPC

9190 ROCKVILLE PIKE | BETHESDA, MD

**HIGH PROFILE BETHESDA OFFICE BUILDING
INVESTOR / USER OPPORTUNITY**

MYCHAEL COHN

Founder & CEO
301-523-7191
mcohn@cohnpropertygroup.com

AARON LEBOVITZ

Senior Vice President
703-576-7806
alebovitz@cohnpropertygroup.com

SAM GORDON

Director
301-651-3589
sgordon@cohnpropertygroup.com

SITE SUMMARY

GENERAL DESCRIPTION: A 3-story plus basement owner-occupied office building. The building is rectangular in shape with a width of roughly 88' and a depth of 100'. The main entry to the building faces north. The building's basement is largely above grade along its southern and eastern elevations, and includes a fully built out apartment with its own ingress/egress.

ADDRESS:	9190 Rockville Pike, Bethesda, MD 20814
BUILDING SIZE:	34,207 SF (25,374 SF above grade space & 8,833 SF basement)
LAND SIZE:	1.78 acres (77,694 SF)
YEAR BUILT:	1973, last renovated in 2005
STORIES:	3
RENTABLE BUILDING AREA:	31,007 SF (23,516 SF above grade space & 7,491 SF basement)
ZONING:	R-60, Use approved via Special Exception
PARKING:	87 Surface Parking Spots
HVAC:	Forced air central heating and air conditioning system provided by two large rooftop units.
LEASES:	Property is owner occupied. There is a T-Mobile antenna on the roof - lease available upon request.

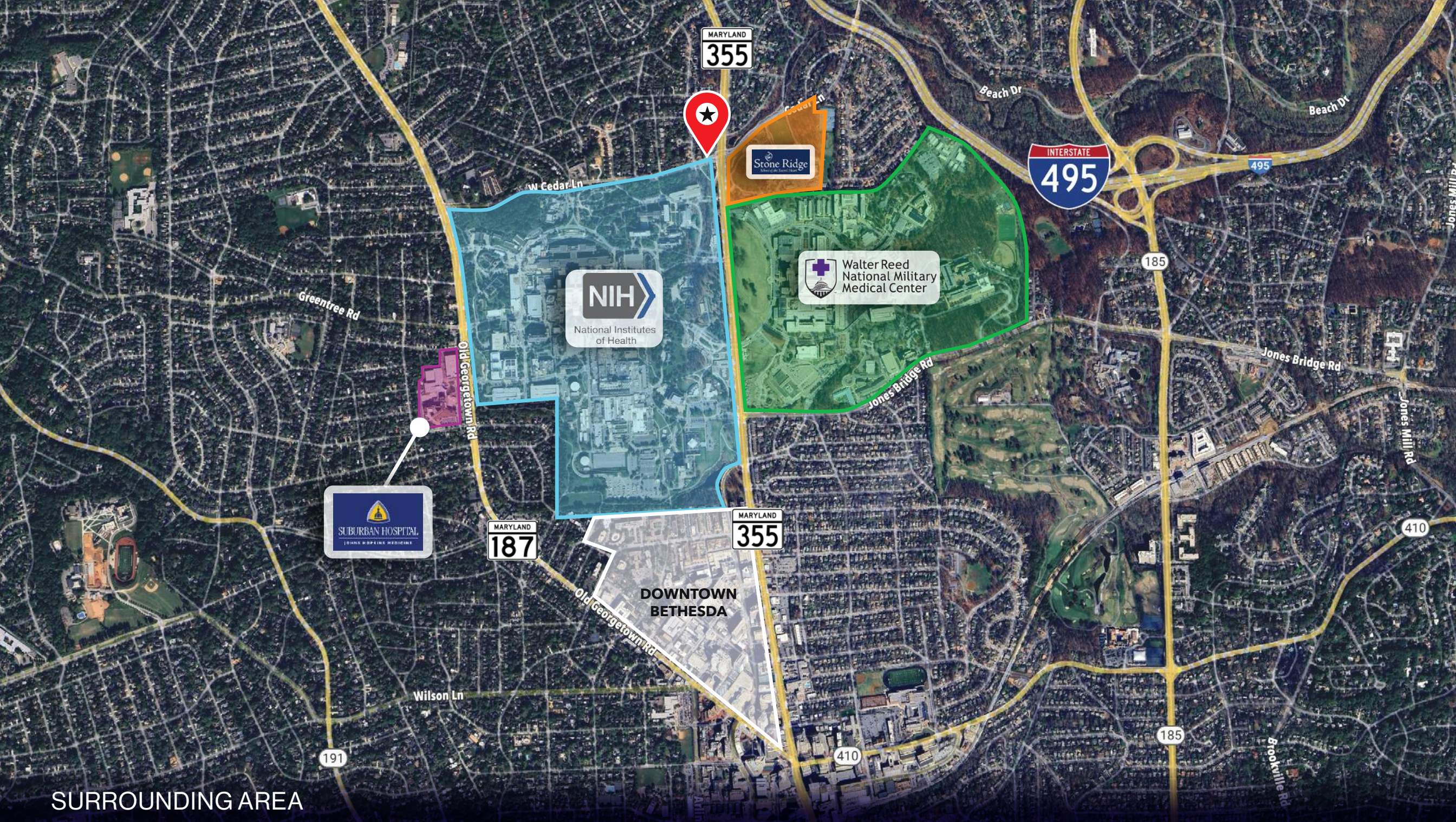


ENTRANCE

BOY SCOUTS OF AMERICA
NATIONAL CAPITAL AREA COUNCIL



INTERIOR



NIH
National Institutes
of Health

**Walter Reed
National Military
Medical Center**

Stone Ridge

SUBURBAN HOSPITAL
JOHNS HOPKINS MEDICINE

MARYLAND
187

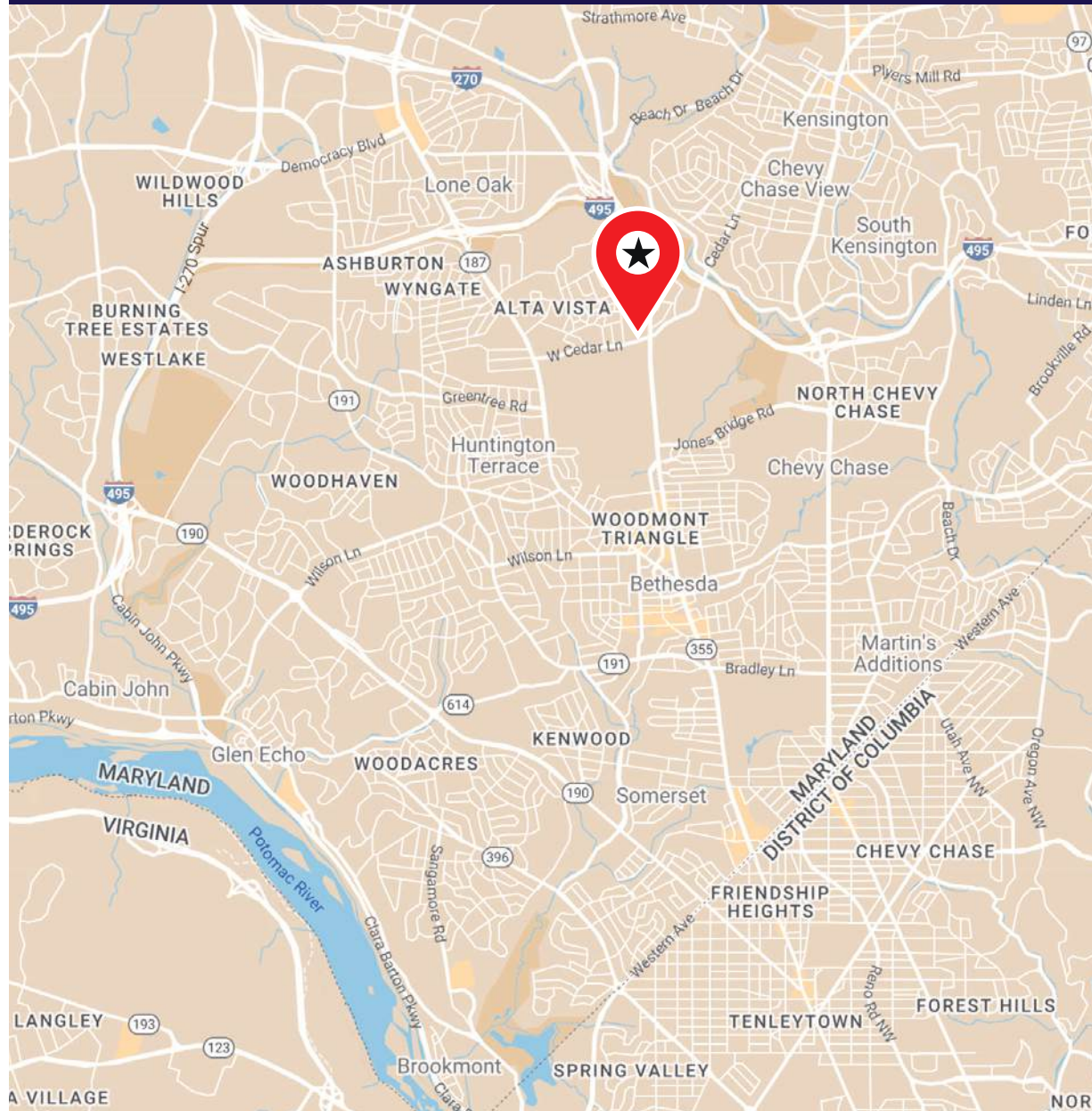
MARYLAND
355

**DOWNTOWN
BETHESDA**

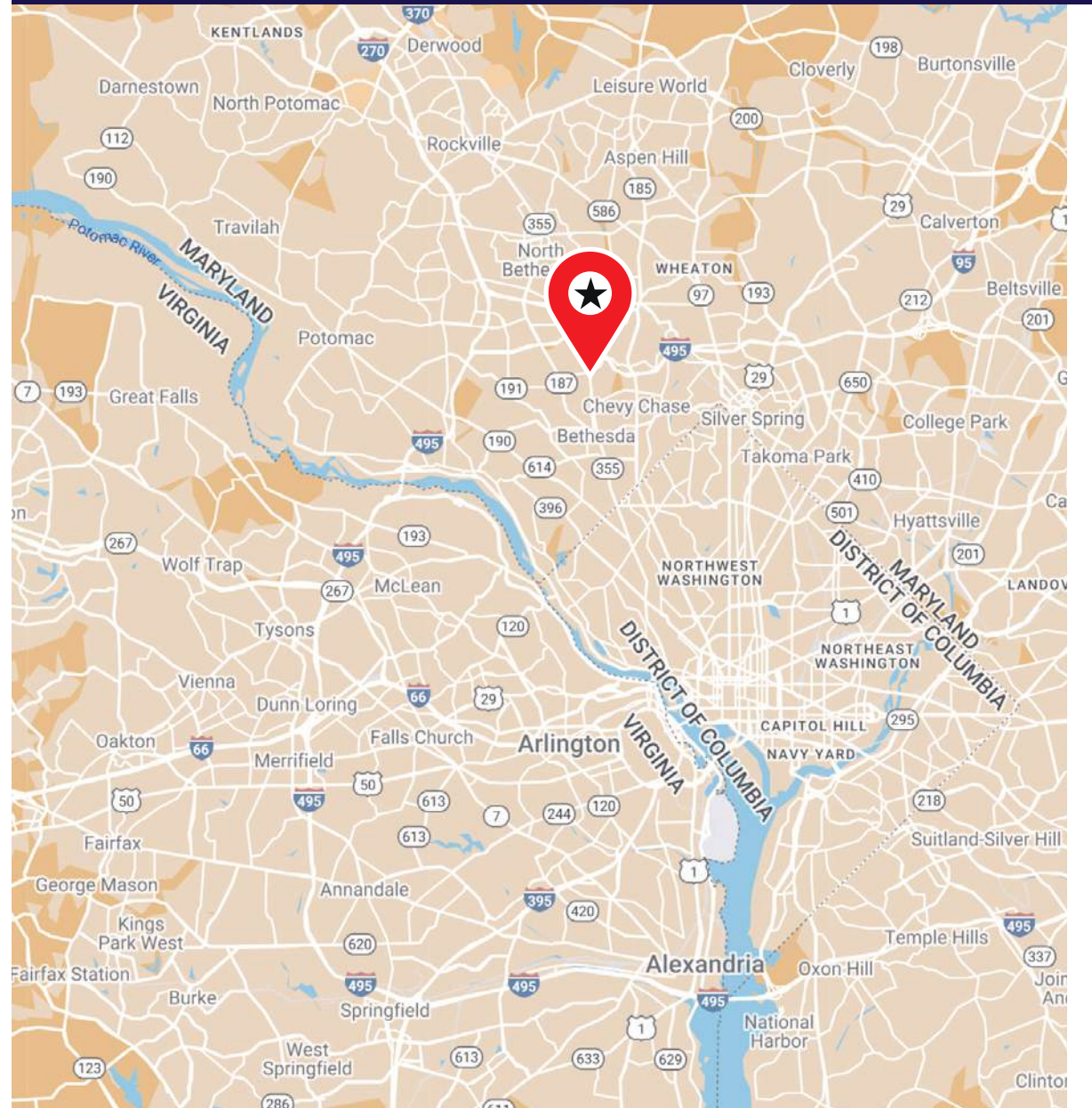
INTERSTATE
495

SURROUNDING AREA

REGIONAL MAP



AREA MAP



CONTACT



MYCHAEL COHN

Founder & CEO
301-523-7191
mcohn@cohnpropertygroup.com



AARON LEBOVITZ

Senior Vice President
703-576-7806
alebovitz@cohnpropertygroup.com



SAM GORDON

Director
301-651-3589
sgordon@cohnpropertygroup.com



7272 Wisconsin Ave, 10th Floor
Bethesda, MD 20814
(301) 945 0154
www.cohnpropertygroup.com