

# FOR SALE

*Purchase Price:*  
**\$747,000.00**

## *“Old Georgetown Office Park”*

**1,700 Square Foot Double Unit**

**7970-7972 OLD GEORGETOWN ROAD  
UNITS 4C & 5C**

**BETHESDA, MARYLAND 20814**

*Completely renovated (2019) double unit featuring a nice combination of open space and private offices. Includes two marble bathrooms, all high-end finishes, glass conference, and top of the line pantry.*



Located in downtown Bethesda near the intersection of Old Georgetown Road and Auburn Avenue, this office condo is ideal for a wide variety of commercial uses.

Four blocks to Metro, ½ block to public parking garage, wheelchair accessible, and has elevator access.

- 1,700 SF
- Direct access via street or elevator
- Completely gut renovated
- High-end finishes
- Conference room, pantry
- Wired – CAT5
- Taxes- \$8,818.06
- Condo Fee- \$965.00/month
- Zoned CRN
- Two (2) parking spaces. Additional parking available.

***Sam Farnum***  
***301-961-9696***  
***Ext. 216***

*sfarnum@amrcommercial.com*



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

*Celebrating*  
**25**  
*Years*  
1994-2019

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NETWORK



**7972 C OLD GEORGETOWN ROAD – SUITE 4C and SUITE 5C - FLOORPLAN**



**SUITE 4C : 850 SQ. FT.**  
**SUITE 5C : 850 SQ. FT.**

	Description	SQ FT
A	Conference Room – Suite 4C	140
B	Storage Room – Suite 4C	28
C	Storage Room – Suite 4C	24
D	Office #1 – Suite 4C	92
E	Office #2 – Suite 4C	80
F	Main Area – Suite 4C	315
G	Office #3 – Suite 5C	190
H	Office #4 – Suite 5C	85
I	Office #5 – Suite 5C	100
J	Main Area – Suite 5C	290
K	Pantry – Suite 5C	80



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