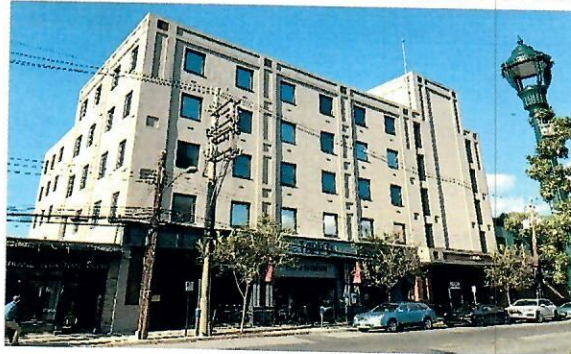




Commercial & Investment
Realty Associates, LLC

“Some of the Lowest” Office Rental Rates in Bethesda



4915 St. Elmo Ave., Bethesda, Maryland 20814

All spaces only \$24.50 p.s.f.

**** 1 MONTH FREE FOR EACH LEASE YEAR ** FOR NEW 5 YEAR 5 MONTH LEASE TERMS!**

Suite 506 is 1,290 s.f. \$2,633/month. 3 windowed offices, 1 interior office, conference room, kitchenette, reception, move in condition.

Suite 505 is 1,450 s.f. \$2,960/month. 4 windowed offices, 1 internal office, kitchenette, reception.

Suite 404 is 1,765 s.f. \$3,603/month. 6 windowed offices, 2 entrances, kitchenette, reception, storage.

Suite 202 is 1,679 s.f. \$3,428/month. Corner suite, 5 offices, conference, kitchenette, open space.

Suite 206 is 1,332 s.f. \$2,719/month. 3 windowed offices, reception, waiting room, kitchenette.

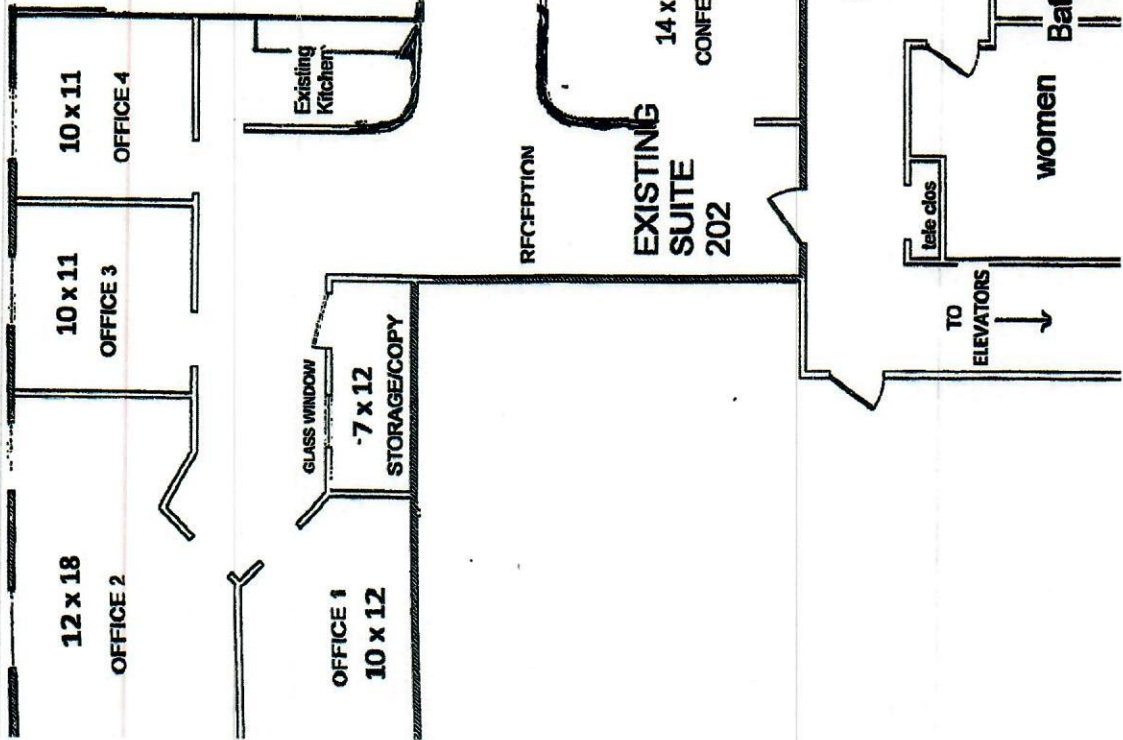
**** Free Rent**** Dependent upon length of lease and guarantee.

Phillips Building: Located between Old Georgetown Road and Norfolk Avenue on St. Elmo Ave. Landlord will build to suit tenant needs. Front doors open 8-6 Monday thru Friday and 8-1 on Saturday. All other times accessible with a pass card or one could dial up to a suite and can be buzzed in. Handicapped accessible & sprinklered building. Occupants are allowed signage on the directory sign. Engineer on site daily. County garage located on St. Elmo Ave. 100 yards away / Metro 3 blocks away.

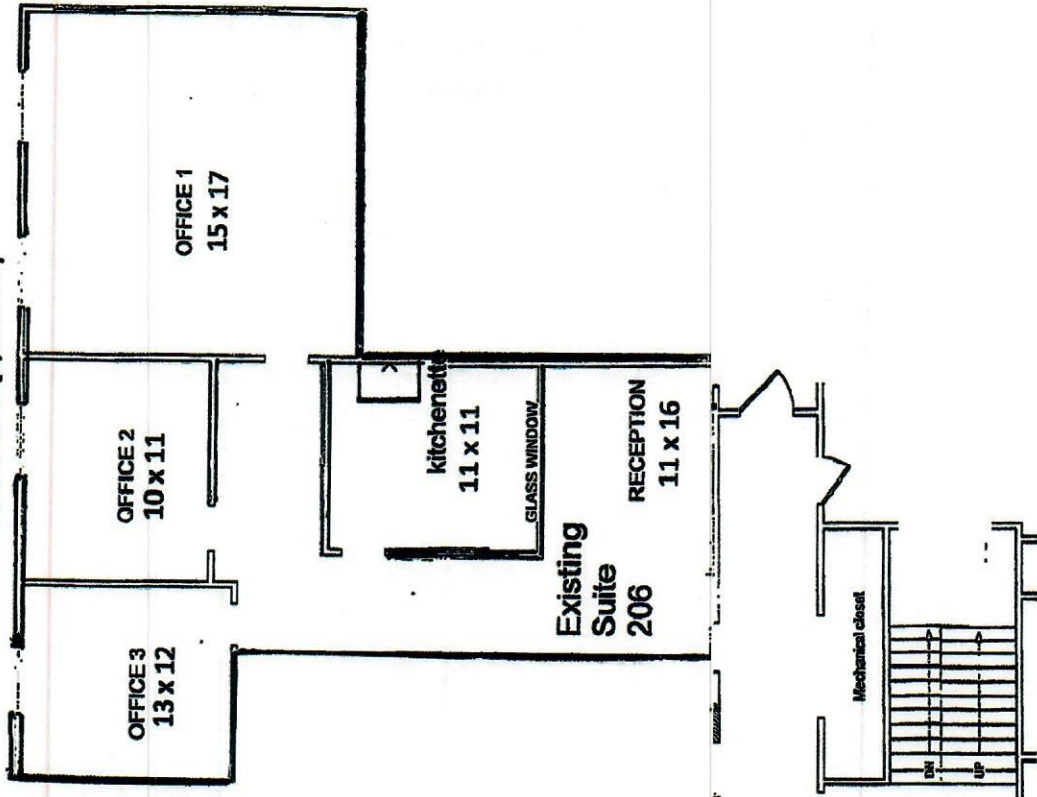
This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior lease or withdrawal from the market without notice.

Diagram below shows current as-is plan, but spaces can be reconfigured to suit tenants needs.
 Suite 202 is 1,679 s.f. and Suite 206 is 1,332 s.f. Dimensions shown on plan are approximate.

Suite 202 is (1,679 s.f.)

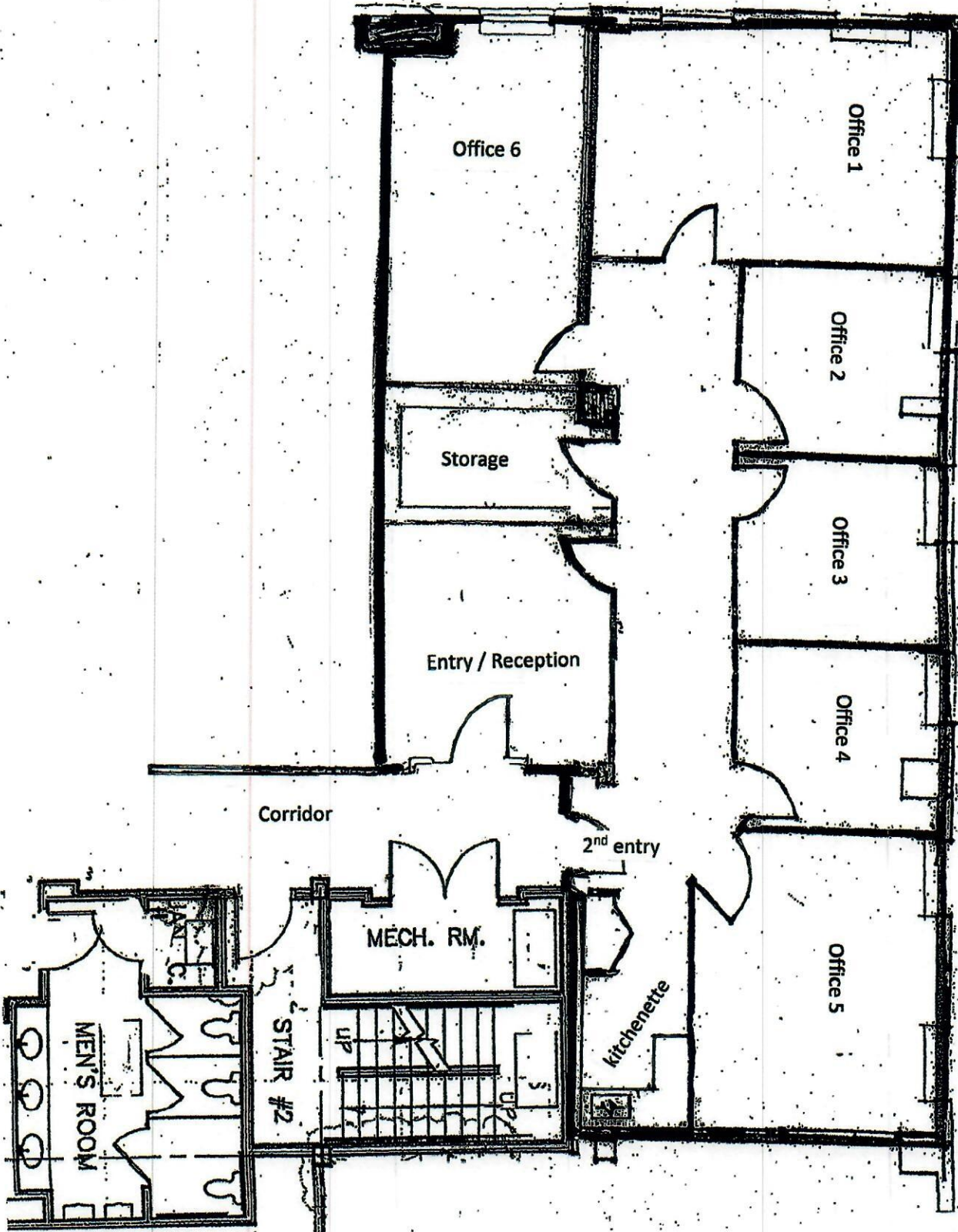


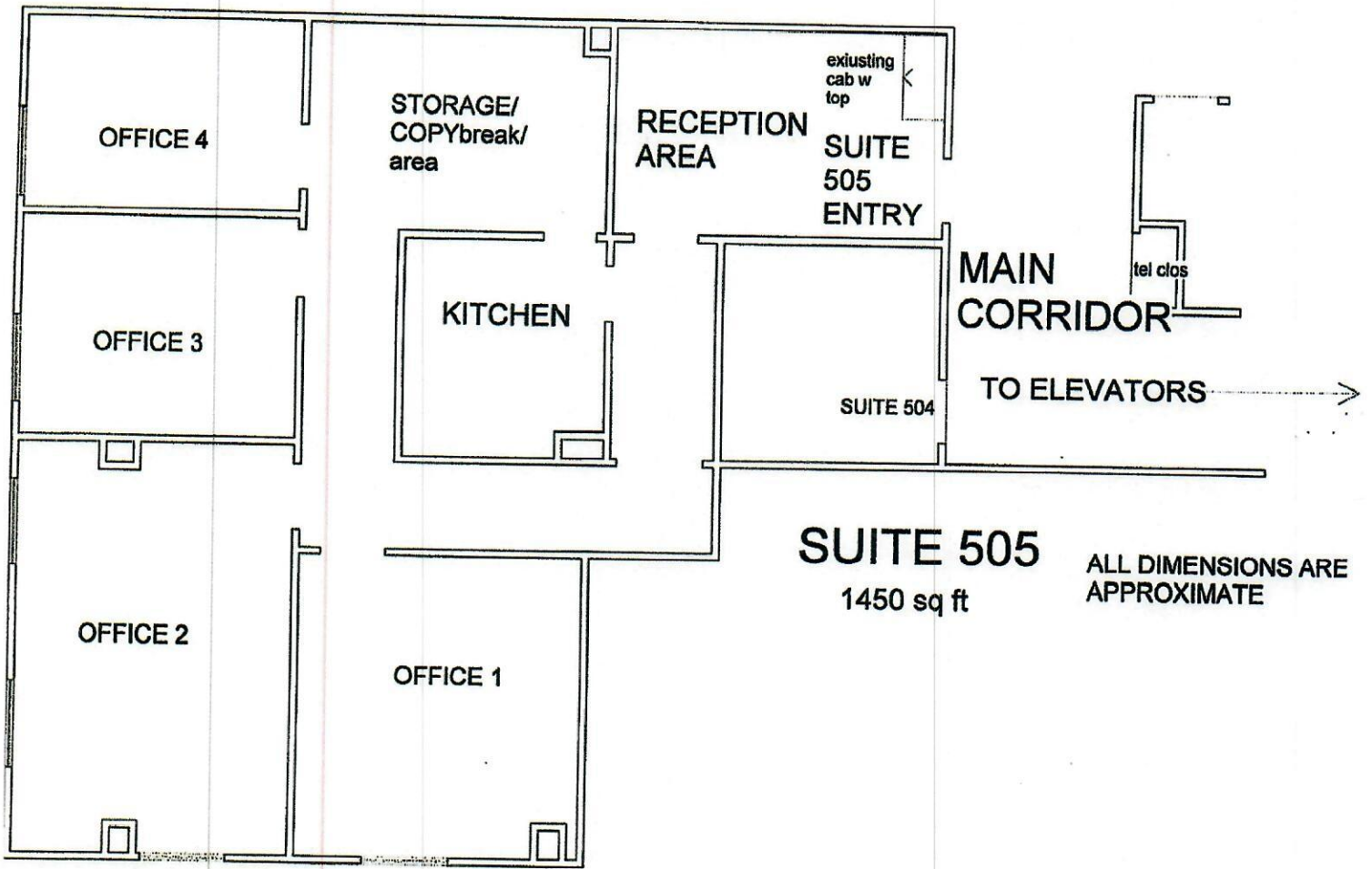
Suite 206 is (1,332 s.f.)



PHILLIPS BUILDING

SUITE 401

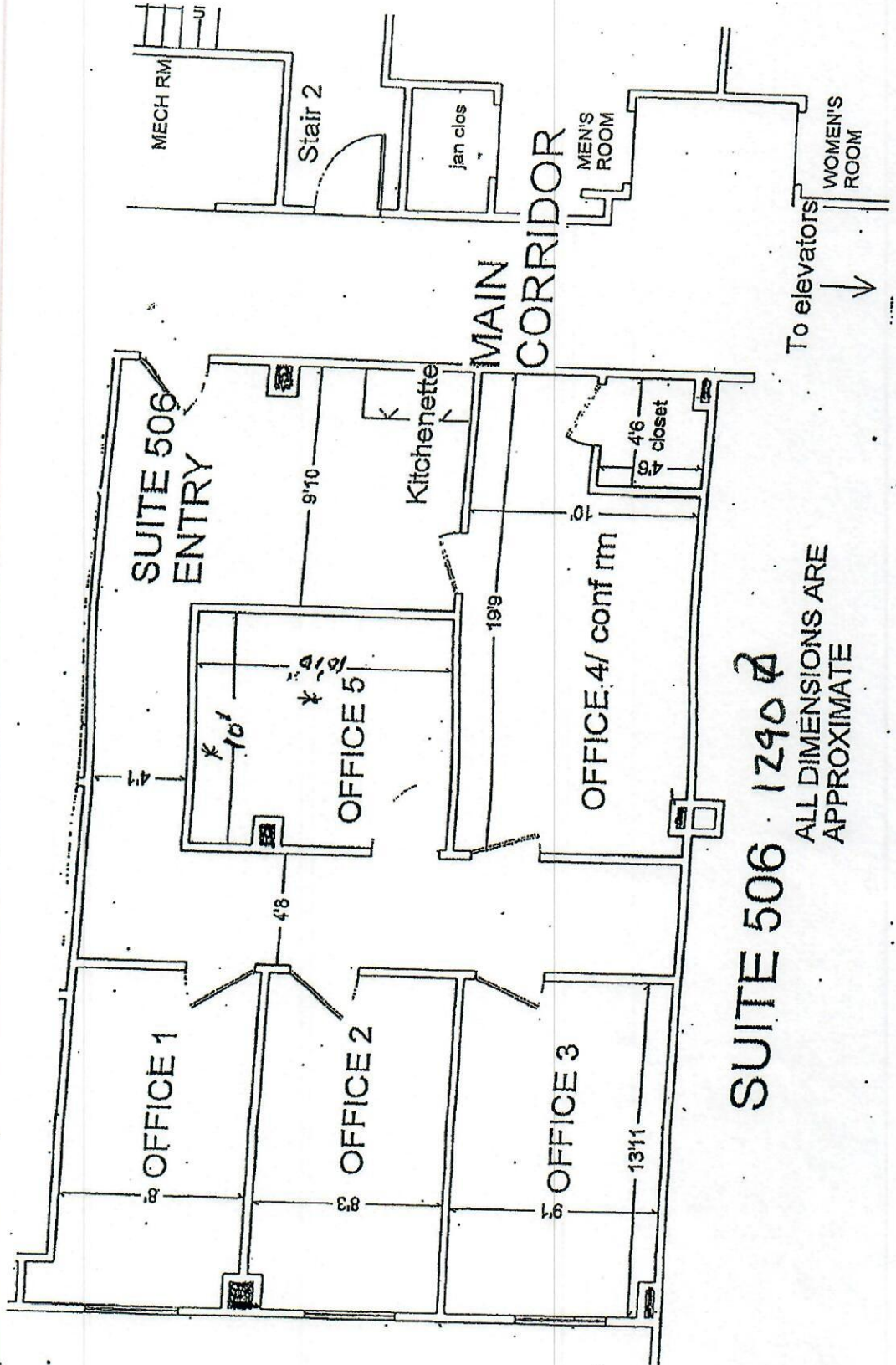




SUITE 505
1450 sq ft

ALL DIMENSIONS ARE APPROXIMATE

10/9/2024



SUITE 506 1290 ~~7~~
ALL DIMENSIONS ARE APPROXIMATE