



Exterior view of bldg. & sign



Laminate floors



Laminate floors

Office/Retail Space – Renovated For Lease – Reduced Rental Rates

**1017 & 1019 University Blvd., Suite 201
Takoma Park / Langley Park**

IMPROVEMENTS: Both units have a similar layout. Unit has nice laminate wood flooring throughout and new painted walls. This unit contains approximately 840 square feet. Available immediately. The space is divided up into two offices, a reception area/waiting room, one half bathroom, and storage areas. The ceilings are drywall with florescent lighting fixtures. The unit has a front and rear door. See approximate floor plan attached. The unit at 1019 University also has additional plumbing, ideal for uses that need additional sinks or shampoo bowls.

SIGNAGE: The owner has installed a permanent 10' by 8' sign in front of the building. Each occupant of this building can place their sign on one of the panels. The tenant pays for the sign panel. This will provide excellent visibility.

PARKING: There are several unreserved parking spaces on site and additional parking on the service road.

ZONING: CRT, office, retail and service uses permitted.

LEASE: \$1,995 per month year 1, \$2,195 year 2 and \$2,395 year 3. 3-year lease is preferred. Tenant covers electric & interior cleaning and maintenance.

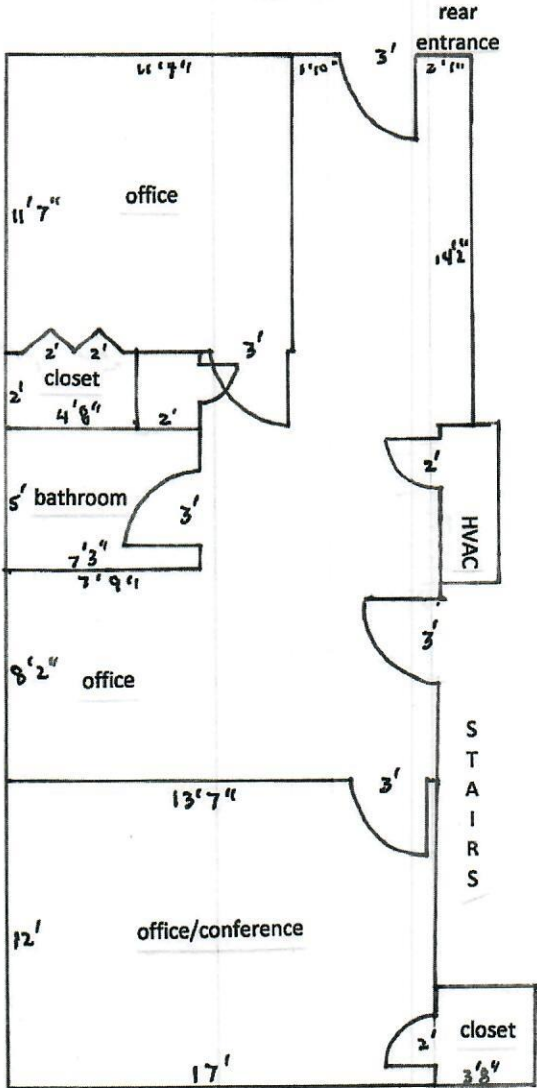
**Please call Larry Rosen for further information
301-530-6085 Office or 301-793-8901 Cell**

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1017 University Blvd. #201



This is an approximate interior floor plan. If exact measurements are needed one should remeasure for accuracy.