FOR LEASE / SALE

2,255 S.F.

Lease Price:
$29.00 per S.F.

Sale Price:
$599,000.00

- **Perfect for medical, retail or office user**

- **Direct suite access from both the exterior of the building and the main lobby**

- **Ground floor with long window line**

- **Two private bathrooms**

- **Independent HVAC**

- **Currently demised as two suites, can easily be combined**

- **Office side tenant is month to month**

- **Taxes $6,980 year**

- **Condo fees $1,880 month**

12800 Middlebrook Road
Germantown, Maryland 20874
1st Floor – Suite 112

Previously was a retail pharmacy but can be medical, retail, or office! A portion of the space is currently leased month to month by a small tenant. Can purchase the full unit and capture the rental income or use it for yourself.

Call for more information or to see the space:
301.961.9696

Rick Kelly – Ext. 210
rkelly@amrcommercial.com

Sam Farnum – Ext. 216
sfarnum@amrcommercial.com

AMR COMMERCIAL, LLC.

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

Celebrating **31** *Years*
1994-2025

BEST OF Bethesda Winner 2024
BEST OF Bethesda Winner 2025
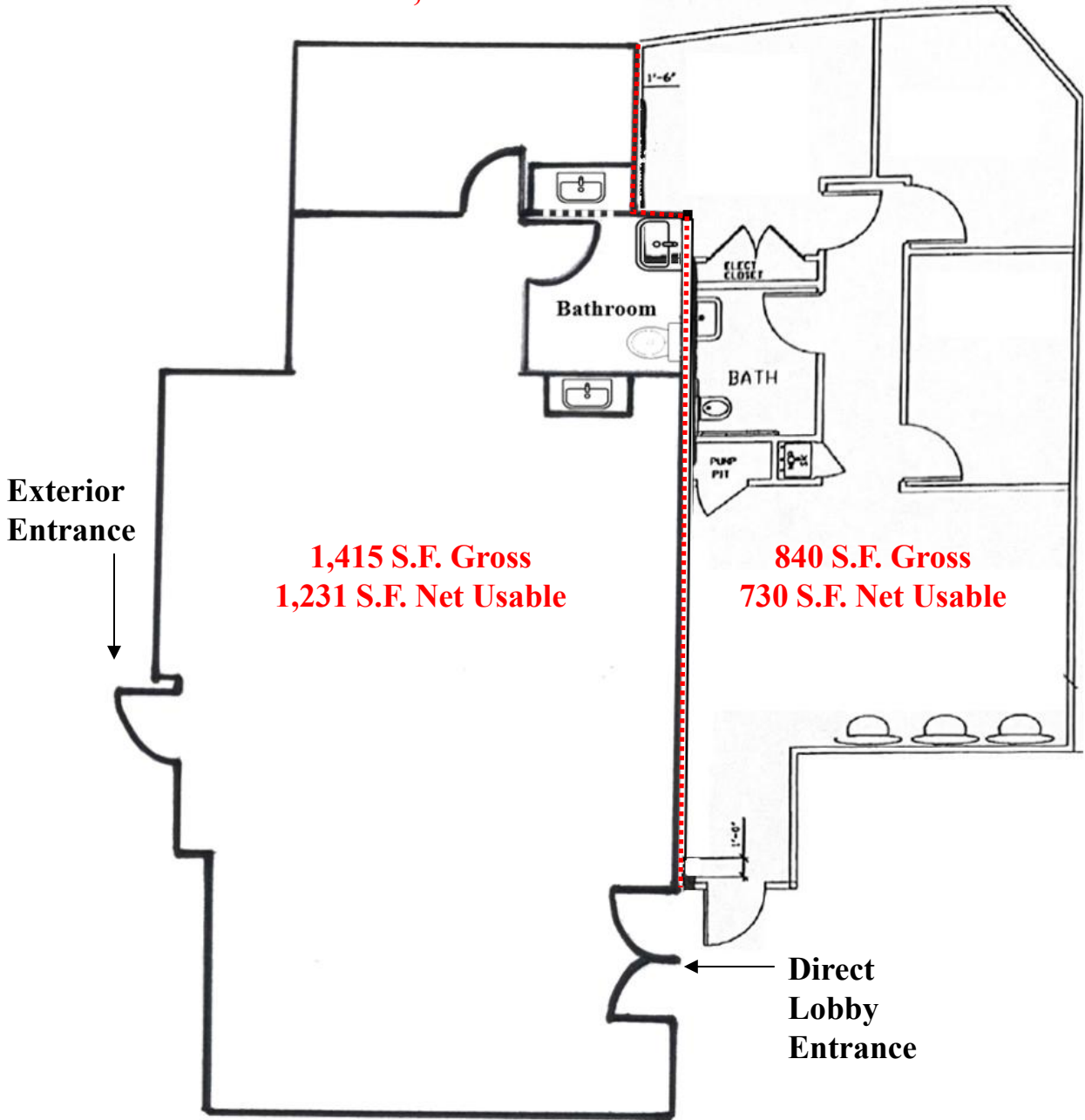
4849 Rugby Avenue ♦ Suite 200 ♦ Bethesda, Maryland 20814 ♦ 301.961.9696 ♦ Fax 301.656.7551 ♦ www.amrcommercial.com

12800 Middlebrook Road | Germantown, Maryland 20874

1st Floor – Suite 112
One Legal Unit Demised as Two Spaces
2,255 S.F. Gross
1,961 S.F. Net Usable

1'-6"

**Exterior
Entrance**

Bathroom

ELECT CLOSET

BATH

PUMP PIT

**1,415 S.F. Gross
1,231 S.F. Net Usable**

**840 S.F. Gross
730 S.F. Net Usable**

1'-6"

**Direct
Lobby
Entrance**

NOT TO SCALE | MEASUREMENTS APPROXIMATE

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.

12800 Middlebrook Road
Germantown, Maryland 20874
1st Floor – Suite 112

Main Area

Direct Exterior Entrance

Interior Lobby Entrance

Back Office Room

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