

OFFICE/MEDICAL SPACE FOR LEASE

W. EDMONSTON DRIVE | ROCKVILLE, MD 20852



AVAILABLE SUITES:

Suite 101: 1,196 SF. First floor - NO STEPS! End unit, wide open space, landlord will add offices as desired by tenant.

Suite 103: 1,067 SF. First floor - NO STEPS! Wide open space, landlord will add offices as desired by tenant.

Suite 105A: 1,067 SF. Second floor, one flight of steps up.

Suite 107: 1,196 SF. First floor - NO STEPS! End unit, currently finished with reception area, 3 windowed offices, conference room and storage room.

Suite 107A: 1,224 SF. Second floor, one flight of steps up.

- Suites 101 & 103 can be combined to form 2,263 SF.
- Suites 105A and 107A can be combined on one level upstairs to form 2,291 SF OR add Suite 107 to form 3,487 SF on two levels.

**RENTAL RATES: \$19.98/SF UPPER LEVEL
\$32/SF LOWER LEVEL**

EXCELLENT LOCATION - FOOD, SHOPPING & METRO NEARBY - ADJACENT TO WINTERGREEN PLAZA. APPROX. 4 PARKING SPACES PER UNIT. EACH UNIT HAS PRIVATE RESTROOM. END UNITS (101 & 107A) INCLUDE FIREPLACES. RENTAL RATES DO NOT INCLUDE UTILITIES OR JANITORIAL.

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