



# OFFICE SPACE FOR LEASE

**20270 GOLDENROD LANE • GERMANTOWN, MD 20876**

## FIRST FLOOR:

- Approximately 6,000 rentable SF.
- Double door glass entry off main lobby.
- Separate exterior entrance directly from parking lot - NO STEPS!
- Currently configured with large open work area and multiple windowed offices.

## SECOND FLOOR:

- 3,000 rentable SF - 12,000 rentable SF (entire floor).
- Rare opportunity to lease an entire floor.
- Currently configured with private offices, conference rooms, kitchenette and open work areas.

## BUILDING FEATURES:

- Tenant controlled heating and air conditioning for 24 hour use.
- Located at I-270 exit ramp and Route 118 with high exposure and signage available on main road.
- Abundant free parking and high speed fiber in place.

## PRICE:

- Lowest rental rate in area, just \$18.98/SF full service (utilities and janitorial included), with new paint and carpeting.
- Landlord will provide alterations requested by tenant at additional cost.

## CONTACT:

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