

# OFFICE SPACE FOR SALE OR LEASE

## 3 CONNECTED OFFICE SUITES

15861-B, 15863-B & 15865-B  
CRABBS BRANCH WAY  
ROCKVILLE, MD 20855



### SIZE:

Total in all 3  
suites combined:  
Approx. 2,147 SF.

- 15861-B: 699 SF.
- 15863-B: 737 SF.
- 15865-B: 711 SF.

### FEATURES:

- Three connected second floor office suites.
- One flight of steps up.
- Features multiple private offices, kitchenette, and restrooms.
- Free parking and tenant controlled heating & air conditioning for 24 hour use.

### SUPER LOW PRICES:

- Lease: \$2,500/month.
- Sale: \$350,000 FIRM.
- Units are not offered for sale or lease separately.
- RE Taxes (7/1/22-6/30/23): \$6,682.98 (total).
- Monthly rent does not include utilities or janitorial.

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