

FOR SALE  
OR LEASE

## OFFICE CONDOMINIUM

INCLUDES 4 RESERVED, DEEDED PARKING SPACES!

4300 MONTGOMERY AVENUE,  
SUITE 203 BETHESDA, MD 20814



SIZE: 1,282 saleable SF.

SALE PRICE: JUST \$499,000.

LEASE PRICE: \$2,000/mo., plus utilities.

### FEATURES:

- Space consists of reception area, 3 private offices, open work area, kitchenette, storage room & restroom.
- Nice second floor suite with elevator service - NO STEPS!
- **\*Includes four (4) deeded, reserved parking spaces in the building garage.\***
- Occupant controlled heating & air conditioning for 24 hour use.
- Special assessment already paid.
- RE Taxes (7/1/22-6/30/23): \$6,941.65, included if leasing (includes taxes on parking spaces).
- Condo Fee: \$605.67/month. Includes water/sewer, structural fire insurance & more, included if leasing.

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