

# OFFICE CONDOS FOR SALE



## 77 S. WASHINGTON STREET SUITES 302 & 308 | ROCKVILLE, MD 20850

### SIZE

- Total size approx. 3,088 usable SF.
- Suite 302: approx. 1,844 usable SF
- Suite 308: approx. 1,244 usable SF.

### FEATURES

- Two contiguous office condos, must be purchased together.
- Top floor of 3-story building.
- Features reception area, conference room, large open work area, and multiple windowed offices.
- One block to courthouse & 2 blocks to METRO.
- Includes the right to rent 7 parking spaces in garage.

### PRICE

- \$849,000.
- Condo Fee: \$4,005.69/month, includes all utilities, HVAC repair/replacement, structural insurance, janitorial service, professional management & more.
- Total Real Estate Taxes (7/1/22 - 6/30/23): \$11,223.01.

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