

OFFICE SPACE FOR SALE OR LEASE

4 PROFESSIONAL DRIVE SUITES 134, 135, 144, 145, 146, 147 GAITHERSBURG, MD 20879



SIZE

Approx. 5,670 SF total, consisting of 2 middle level units - NO STEPS!, and 4 upper level units (one flight of steps up). Available for sale or lease in pairs of approx. 1,890 SF. Purchase or lease 1,890 SF, 3,780 SF or 5,670 SF.

FEATURES

Multiple offices, conference rooms and kitchenette. One restroom in each unit. Abundant free parking at front door. Occupant controlled heating/cooling systems for 24-hour use.

PRICING

- Purchase all 6 condos (5,670 SF): \$950,000.
- Lease all 6 condos (5,670 SF): \$8,500/month.
- Purchase 4 upper level condos (3,780 SF): \$625,000.
- Lease 4 upper level condos (3,780 SF): \$6,000/month.
- Purchase 2 upper level condos (1,890 SF): \$340,000.
- Lease 2 upper level condos (1,890 SF): \$3,000/month.
- Condo Fee: \$275/month, per condo, included if leasing.
- RE Taxes (7/1/23-6/30/24): \$1,938.00, per condo. Base year taxes included if leasing.
- Monthly rents include condo fees and base year real estate taxes. Tenants pay all utilities.

CONTACT:
JAY CLOGG
301.340.9400
JAY@JAYCLOGG.COM

JAY CLOGG REALTY GROUP, INC.
110 N. WASHINGTON STREET
ROCKVILLE, MD 20850
301.340.9400 • JAYCLOGG.COM

