



RETAIL/SHOWROOM/OFFICE FOR SALE OR LEASE

11763 ROCKVILLE PIKE NORTH BETHESDA, MD 20852

SIZE: Approx. 1,559 rentable SF.

FEATURES

- Beautifully finished space featuring high ceilings, ceramic tile flooring, large showroom area, 2 private offices, kitchenette, storage room & restroom.
- High exposure and excellent signage, directly on Rockville Pike, opposite White Flint METRO.
- Located on the ground floor of The Sterling residential condominium.
- Includes six (6) reserved parking spaces in the garage available at no charge.
- Tenant will have use of the building's fitness center, locker rooms, event room, and outside swimming pool.
- The front desk in the building lobby is staffed with a person who will receive and sign for mail and packages.

RENTAL RATE: \$39/SF NNN.

- NNN charges approx. \$11.98/SF.
- Tenant pays all utilities.

SALE PRICE: \$1.4 Million.

CONTACT:

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