

# OFFICE/MEDICAL SPACE FOR LEASE

6200-6288 MONTROSE ROAD, ROCKVILLE, MD 20852



Tenant controlled air conditioning and heating for 24-7 use! Well lit for evening work. Beautifully maintained property. High exposure location at the intersection of Montrose Parkway, Montrose Road & E. Jefferson Street. Abundant free parking at door. No elevator or lobby - enter directly from the parking lot.

## **6204 & 6206 MONTROSE ROAD:**

Two 800 SF suites - NO STEPS! Features multiple offices & some open areas. 2 contiguous suites in front row, facing Montrose Road. Lease one or both suites!

## **6244 MONTROSE ROAD:**

800 SF suite. Finished medical space. NO STEPS! May be connected to #6246 to form 1,600 SF.

## **6246 MONTROSE ROAD:**

800 SF suite. Finished medical space. NO STEPS! May be connected to #6244 to form 1,600 SF.

## **6252 & 6254 MONTROSE ROAD:**

Two 800 SF suites. Features 6 offices, open work area and 2 restrooms. One flight of steps at entrance. 2 contiguous suites - Lease one or both suites!

## **6264 MONTROSE ROAD:**

800 SF suite. NO STEPS! Features reception area, 3 offices and restroom. Available 1/1/26.

**PRICE: \$2,300/MONTH PER 800 SF.**

Monthly rent does not include utilities or janitorial.

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