

MEDICAL OFFICE CONDOS FOR SALE OR LEASE

4 & 6 EXECUTIVE PARK COURT
GERMANTOWN, MD 20874

PURCHASE OR LEASE ONE OR BOTH!

SIZE: #4 & #6 together approx. 1,910 square feet.

- #4 Executive Park Court approx. 954 saleable/leaseable square feet.
- #6 Executive Park Court approx. 956 saleable/leaseable square feet.

FEATURES:

- Finished medical suites featuring:
- Patient waiting areas.
- Business office with sliding glass window and check-in/check-out counter.
- Multiple exam rooms with sinks and counters.
- Large exam room in middle with sink and counter.
- Doctor's consult rooms with windows.
- First floor suites with great natural light - NO STEPS!
- Abundant free parking at front door.

PRICE: Just \$325,000 to purchase each suite OR
\$2,200/month to lease each suite.

- Condo Fee just \$270/month, includes water/sewer, structural fire insurance, roof, exterior maintenance, professional management & more, included if leasing.
- #4 RE Taxes (7/1/25-6/30/26): \$3,352.99.
- #6 RE Taxes (7/1/25-6/30/26): \$3,359.87.
- Base year real estate taxes included if leasing.

CONTACT:
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JAY CLOGG REALTY GROUP, INC.
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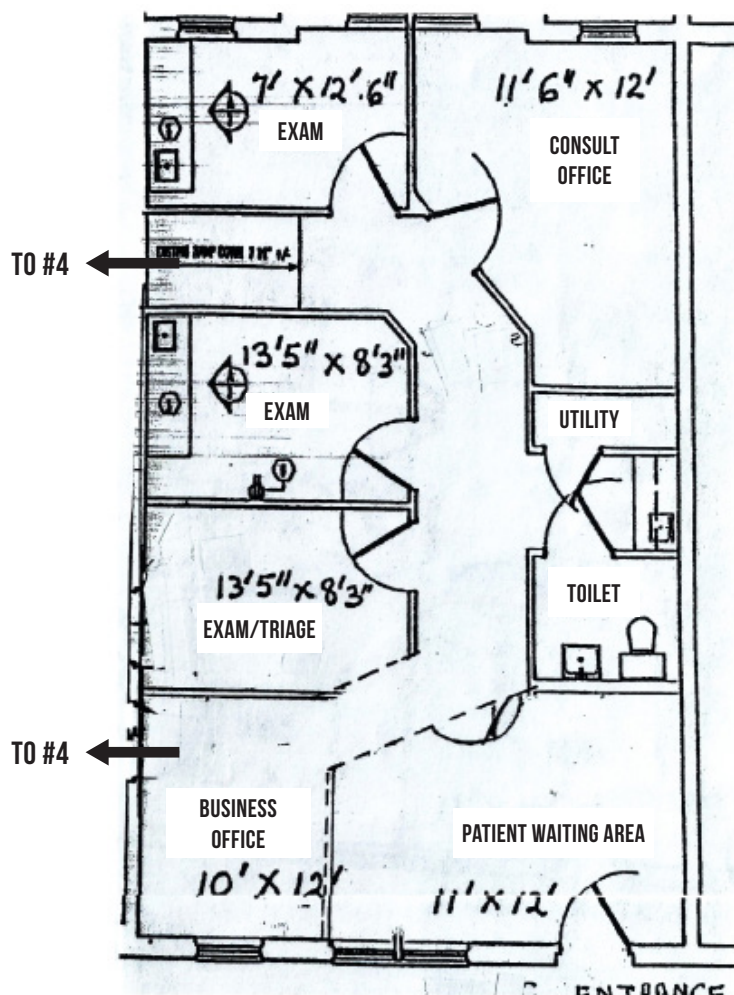


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#6 EXISTING FLOOR PLAN:



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