



# OFFICE SPACE FOR SALE OR LEASE

## 204 MONROE STREET, ROCKVILLE, MD 20850

### LEASE INFO:

- 1,750 to 14,000 SF available now.
- Increments of 1,750 SF each may be leased - choice of 1,750, 3,500, 5,250, 7,000, 8,750, 10,500, 12,250 or 14,000 SF.
- Abundant free parking at door.
- Tenant controlled heating & air conditioning for 24 hour use.
- Convenient downtown Rockville location - close to METRO and many food and shopping options.
- **Low Rental Price: Just \$3,200/month for each 1,750 SF suite.**
- Tenant pays utilities and any desired janitorial service.

### SALE INFO:

- Two-story building on 38,643 SF lot.
- Total building size is approx. 21,028 saleable SF.
- There are 3 existing tenants in place, leasing a total of 7,000 SF.
- May be sold with some or all of the existing tenants, or completely vacant at purchaser's option.
- **Sale Price: \$4,498,000.**

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