

# RARE! FREESTANDING RETAIL/OFFICE BUILDING FOR LEASE

3610 W. UNIVERSITY BLVD.  
KENSINGTON, MD 20895

## HIGH EXPOSURE ON MAIN ROAD!

**SIZE:** Approx. 7,616 rentable SF on 3 floors.

- Lease a minimum of 5,505 or all 7,616 SF.

### FEATURES:

- All new interior.
- Signage available - over 20,000 cars passing each day.
- Abundant free parking in private lot.

### PRICE:

- \$30/SF NNN. (NNN charges approx. \$6.00/SF.)



**CONTACT:**  
**NEIL DRADDY**  
**301.340.9400**  
**NEIL@JAYCLOGG.COM**



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

