

NOW PRICED FOR IMMEDIATE SALE!

DENTAL OFFICE CONDO FOR SALE OR LEASE

6209-6211 EXECUTIVE BOULEVARD, ROCKVILLE, MD 20852

SIZE: Approx. 4,594 saleable SF total, of which approx. 3,500 SF is finished for dental use.

- The balance of the suite is leased on a month-to-month basis by a mental health professional. The tenant is currently paying \$2,505/month.
- The property can be delivered vacant or with the tenant in place in a portion of the unit, providing immediate income.

FEATURES:

- Beautiful 2-level end unit with many operable windows.
- NO STEPS TO ENTER.
- Abundant plumbing, electrical, custom cabinetry, and other infrastructure in place, just bring your own chairs and equipment.
- Dental area features patient waiting area, check-in/check-out counter, business office, 6 operatories, doctor's consult office, lab area, kitchenette, employee break room and private restrooms.
- Plenty of free parking.

SALE PRICE: \$1,490,000.

- RE Taxes (7/1/25-6/30/26): \$17,490.59.
- Condo Fee: \$862/month, includes structural fire insurance, exterior maintenance, common trash dumpsters, professional management, and more.

LEASE PRICE: \$32/SF.

- Lease price is for the 3,500 SF finished dental space. Rental rate includes base year taxes & condo fees. Tenant pays utilities.

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