

DENTAL OFFICE CONDO FOR SALE

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.

FEATURES:

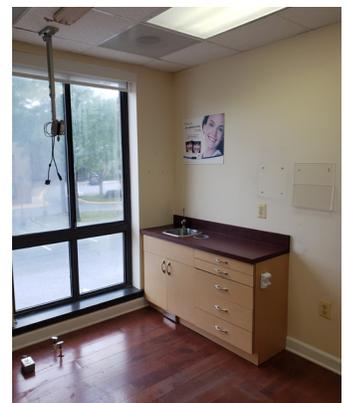
- Beautiful 2-level office condo.
- NO STEPS TO ENTER.
- The balance of the suite is leased on a month-to-month basis by a mental health professional. The tenant is currently paying \$2,505/month.
- Abundant plumbing, electrical and other infrastructure in place, just bring your own chairs and equipment.
- The property can be delivered vacant or with the tenant in place in a portion of the unit, providing immediate income.
- 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.

PRICE: \$1,890,000.

- 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.

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