

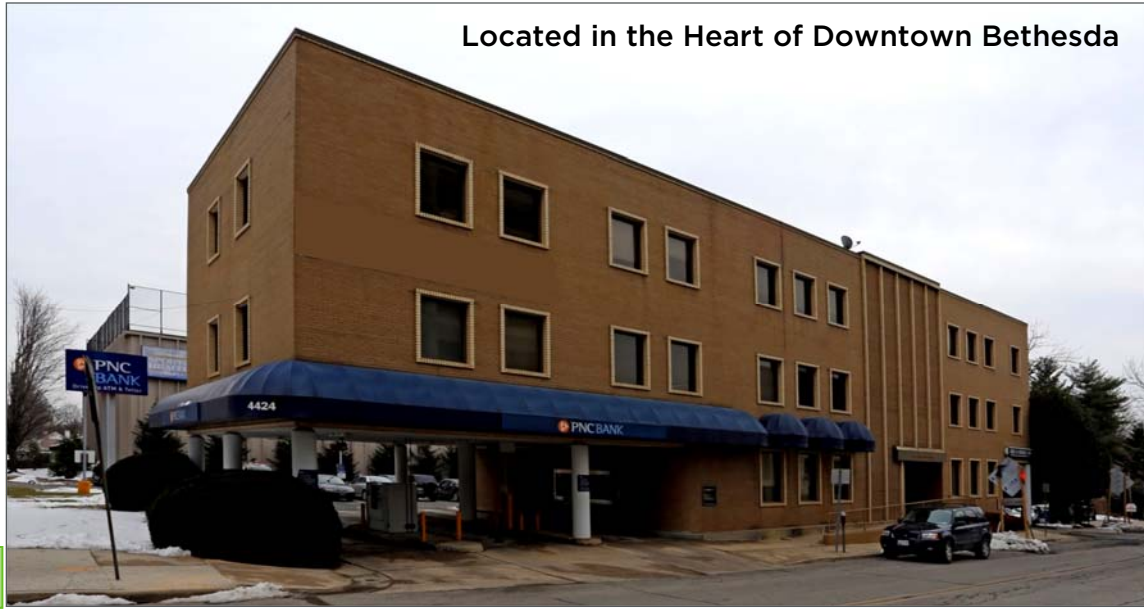


OFFICE SPACE FOR LEASE

4424 Montgomery Avenue • Bethesda, MD 20814

Building Information:

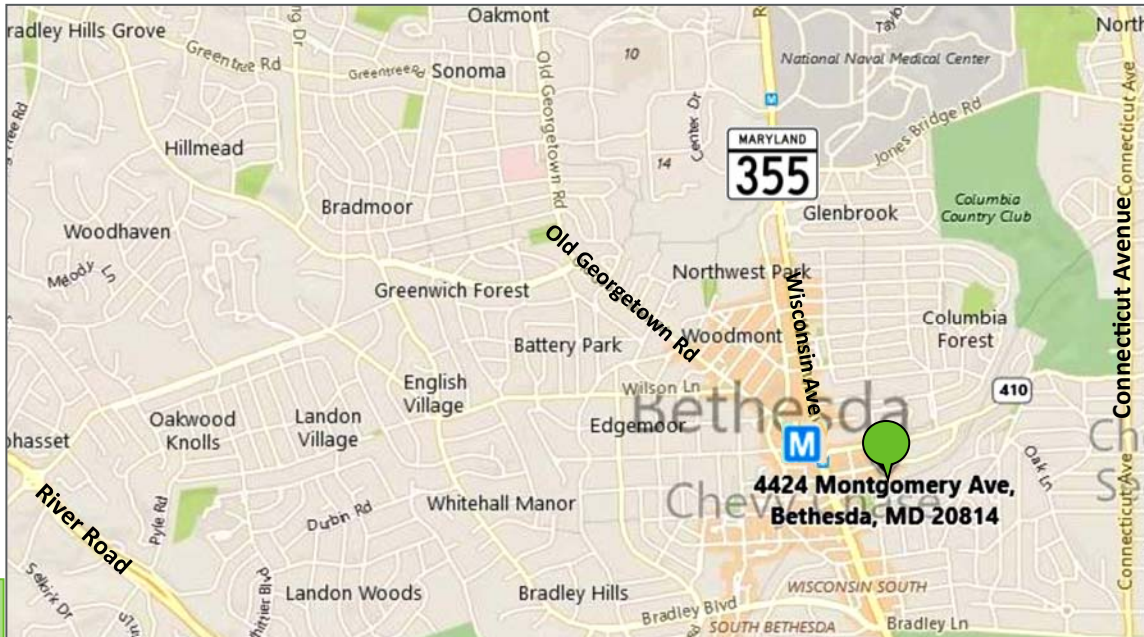
Building Size: 11,633 SF
 3 floors + basement level
 1 elevator
 Assigned surface parking spaces @ ratio of 3 per 1,000 SF
 PNC Bank located in building
 Walkability Score: 90/100



AVAILABLE SPACE:

Suite 200: 879 SF
 Suite 305: 481 SF
 Suite 307: 780 SF

Flexible & short term leases available
 Rental rate: \$29.75 psf, full service



LOCATION FEATURES:

- Located next to Sport & Health (health club)
- 2 blocks off Wisconsin Avenue
- Minutes from an abundance of shopping, dining and more
- 5 minute walk (0.3 miles) to Bethesda Metro Station
- 0.2 miles to Old Georgetown Road
- less than a mile to Connecticut Avenue
- less than 4 miles to I-270 & I-495

For Leasing Opportunities Contact:



Genevieve Woche
 Office: 301.795.1455
GWoche@PromarkPartners.com



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- FLOOR PLANS

