

ENTIRE FIRST FLOOR AVAILABLE



OFFICE CONDOS FOR SALE

MEDICAL OFFICE CONDOS FOR SALE

14801 PHYSICIANS LANE, UNITS 171-B & 171-C, ROCKVILLE, MD 20850



MEDICAL OFFICE CONDOS FOR SALE

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 6,142 SF first floor medical/professional office condo space
- One unit is fully built out as a Doctor's office
- Located within the established Shady Grove medical and professional corridor
- Ample free surface parking throughout the complex
- Modern, turnkey buildout suitable for a variety of medical and professional uses
- Highly desirable Rockville location near major healthcare and biotech employers
- Excellent access to I-270, Shady Grove Road, Key West Avenue, and Rt. 355
- Strategic location within the I-270 Life Sciences and Medical District
- Reasonable condo fees within a well-maintained professional center

PROPERTY DESCRIPTION

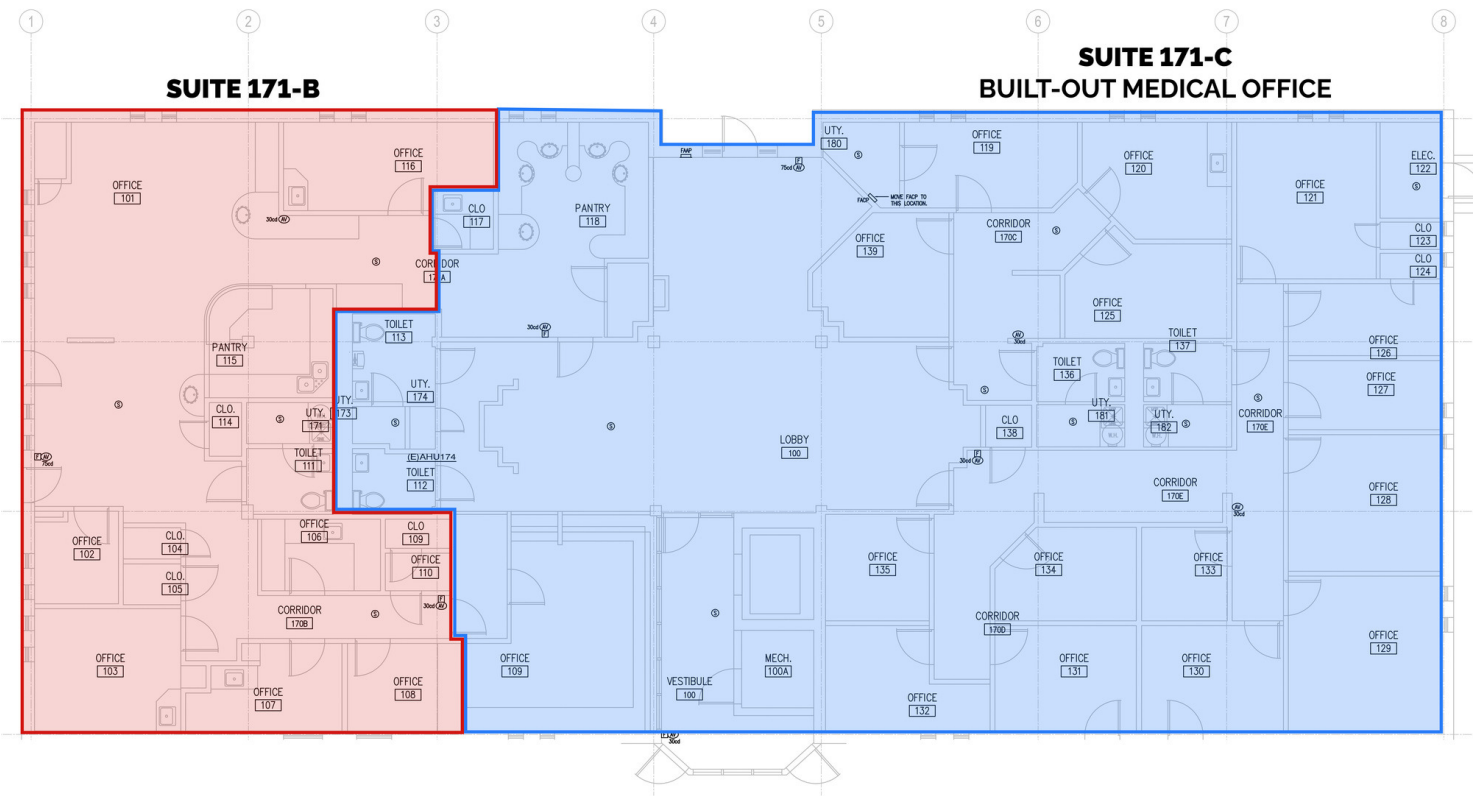
Two first-floor units totaling 6,142 SF, a reception area, multiple private offices and bathrooms, abundant free surface parking, and an optional owner leaseback of one unit at closing. Built in 1984 and zoned Commercial/Residential (CR) in Montgomery County, the property supports a mix of office and medical uses within a walkable, mixed-use environment surrounded by established professional, medical, and retail amenities.

OFFERING SUMMARY

Sale Price:	\$1,800,000
Property Tax (2025):	\$21,925.43
Condo Fees:	\$36,299.22
Size:	6,142 SF
Building Size:	12,284 SF

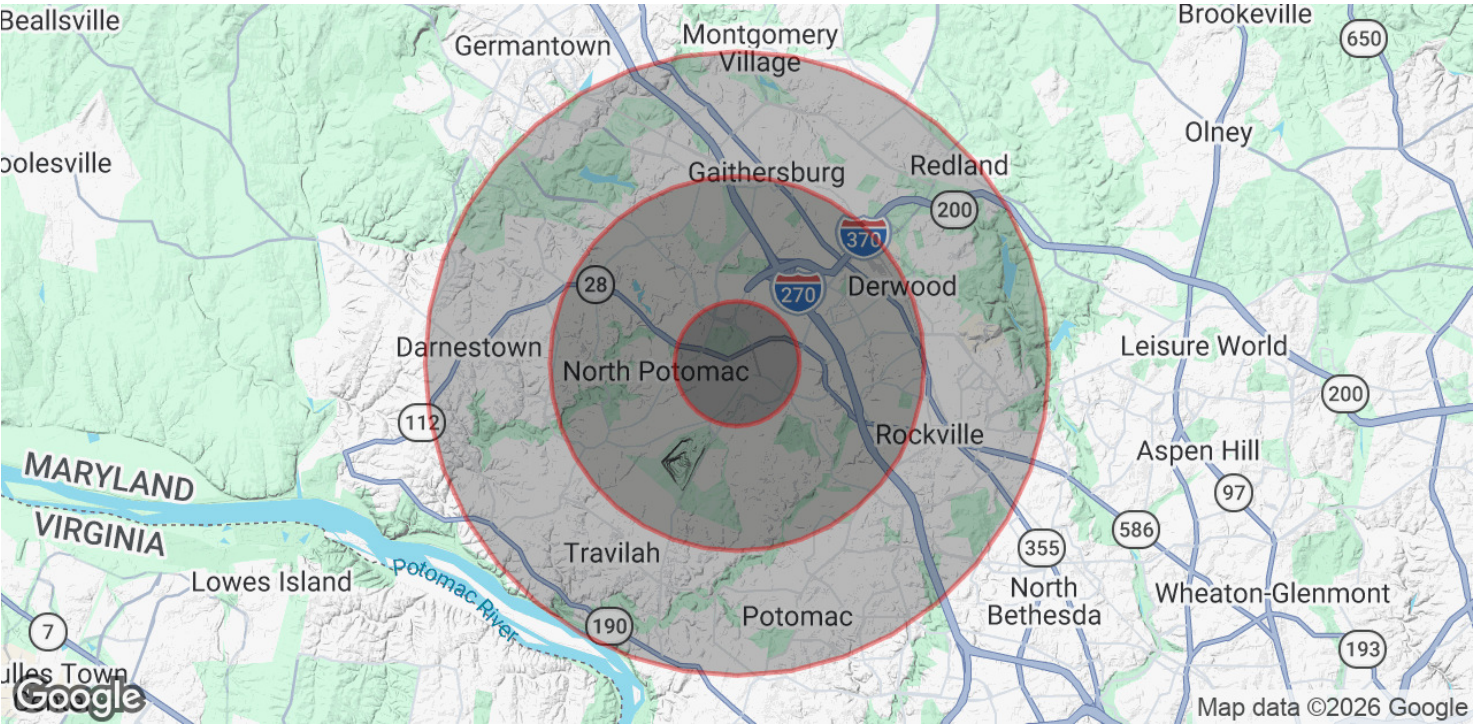
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FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,319	106,735	273,139
Average Age	35	39	40
Average Age (Male)	35	38	39
Average Age (Female)	36	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,081	36,243	94,851
# of Persons per HH	4.2	2.9	2.9
Average HH Income	\$179,912	\$192,293	\$210,676
Average House Value	\$833,105	\$801,563	\$813,097

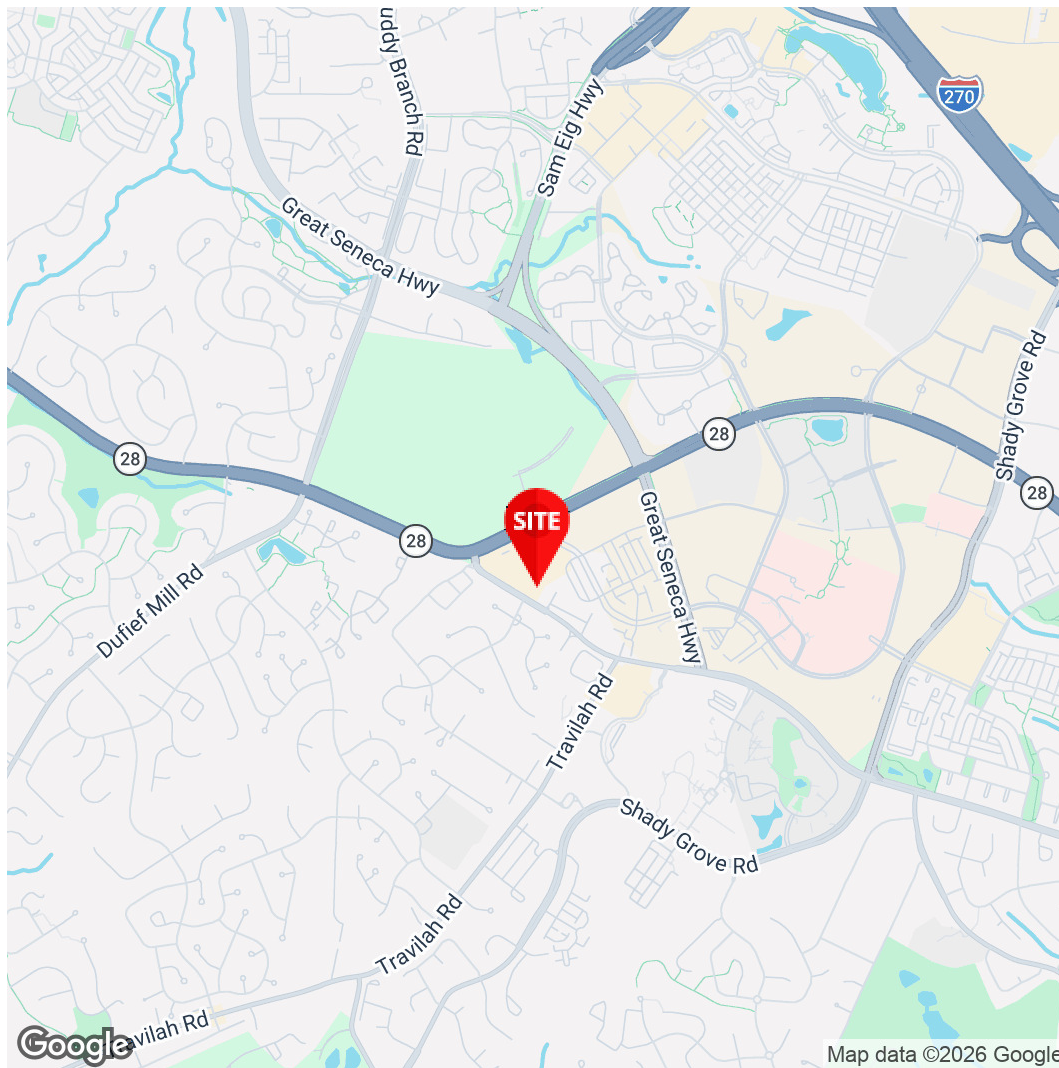
2020 American Community Survey (ACS)

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AREA MAP





Amit Grover

Assistant Vice President

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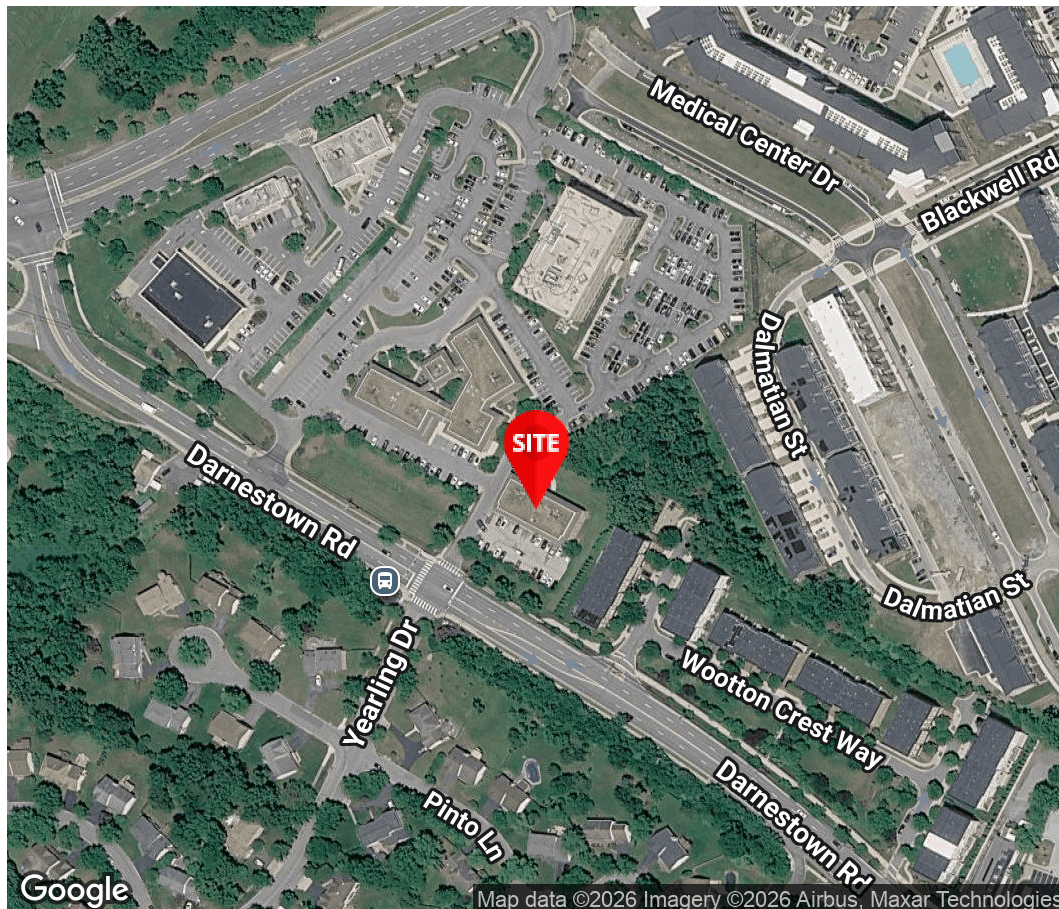
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