

POTOMAC PLACE SHOPPING CENTER

10122 RIVER ROAD, SUITE 207

OFFICE/MEDICAL SPACE FOR LEASE



BUILDING HIGHLIGHTS

- Rarely available office/medical space in the Potomac Place Shopping Center
- Nice mix of open and private offices with natural light
- Former dental unit
- Steps from Starbucks, numerous restaurants, and shopping.
- Ample parking available with 320 free surface spaces (Parking Ratio of 4.02/1,000 SF)
- Available Immediately

AVAILABLE SPACE

SF Available	Asking Rent	Term
600 - 982 SF	Negotiable	3 - 10 Yrs

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,170	38,622	125,349
Median HH Income	\$232,868	\$227,921	\$213,612

For Leasing Opportunities:

Marek Rich

Principal, Senior Vice President
202.716.5070
mrich@scheerpartners.com

15245 Shady Grove Rd, Suite 210 North, Rockville, MD 20850

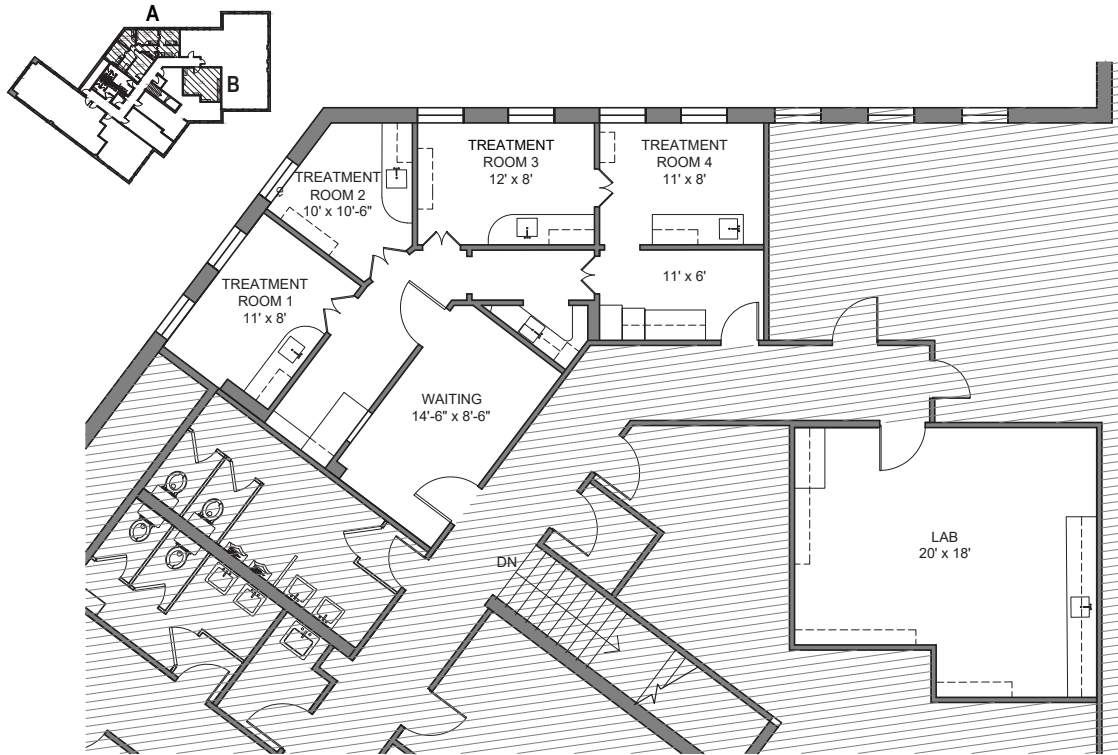
Scheer Partners
A Reputation for Results

www.scheerpartners.com

301.337.4700

FLOOR PLAN

SUITE 207: 600 - 982 SF



For Leasing Opportunities:

Marek Rich

Principal, Senior Vice President

202.716.5070

mrich@scheerpartners.com

15245 Shady Grove Rd, Suite 210 North, Rockville, MD 20850



www.scheerpartners.com

301.337.4700