



“Some of the Lowest” Office Rental Rates in Bethesda



4915 St. Elmo Ave., Bethesda, Maryland 20814

All spaces only \$24.50 p.s.f., except Suite 200

**** 1 MONTH FREE FOR EACH LEASE YEAR ** FOR NEW 5 YEAR 5 MONTH LEASE TERMS!**

Suite 506 is 1,290 s.f. \$2,633/month. 3 windowed offices, 1 interior office, conference room, kitchenette, reception, move in condition.

Suite 401 is 1,765 s.f. \$3,603/month. 6 windowed offices, 2 entrances, kitchenette, reception, storage.

Suite 301 is 2,005 s.f. \$4,094/month. 4 windowed offices, large conference room, reception, kitchenette, large open space with cubicles. Tenant can use the cubicles or they can be removed.

Suite 202 is 1,679 s.f. \$3,428/month. Corner suite, 5 offices, conference, kitchenette, open space.

Suite 200 is 1,138 s.f. **ONLY \$19.95 p.s.f. or \$1,892/month.** Reception, 3-4 offices, sink/counter. Located directly off the elevator. Limited window view space.

Suite 206 is 1,332 s.f. \$2,719/month. 3 windowed offices, reception, waiting room, kitchenette.

**** Free Rent**** Dependent upon length of lease and guarantee. Does not apply to Suite 200.

Phillips Building: Located between Old Georgetown Road and Norfolk Avenue on St. Elmo Ave. Landlord will build to suit tenant needs. Front doors open 8-6 Monday thru Friday and 8 -1 on Saturday. All other times accessible with a pass card or one could dial up to a suite and can be buzzed in. Handicapped accessible & sprinklered building. Occupants are allowed signage on the directory sign. Engineer on site daily. County garage located on St. Elmo Ave. 100 yards away / Metro 3 blocks away.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior lease or withdrawal from the market without notice.

Celebrating 40 Plus Years!

Larry Rosen, Broker ■ larry@cirealty.net ■ Office: 301-530-6085 ■ Mobile: 301-793-8901

9514 Starmont Road ■ Bethesda, MD 20817

Phillips Building
4915 St. Elmo Avenue
Bethesda, Maryland 20814

Suite 200 Space Plan

1,138 square feet

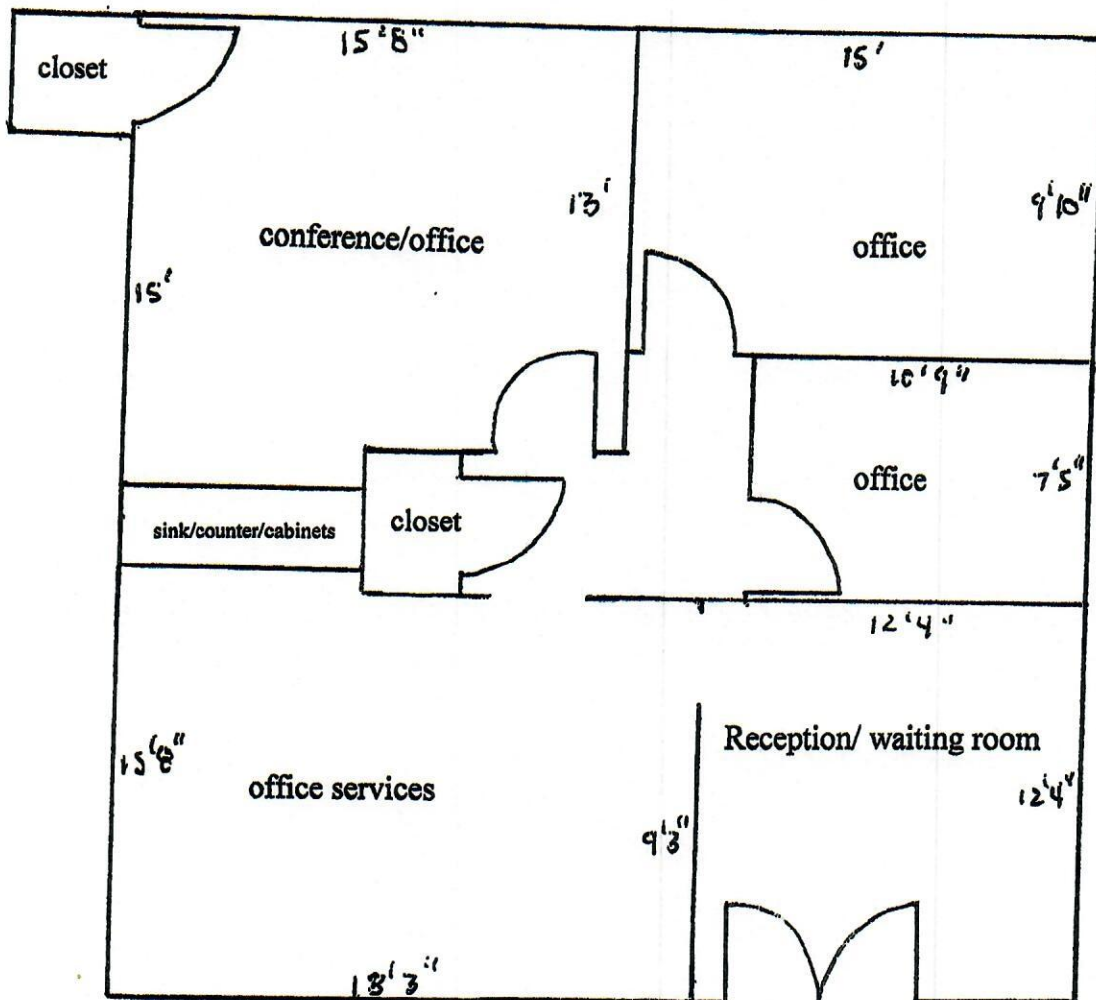
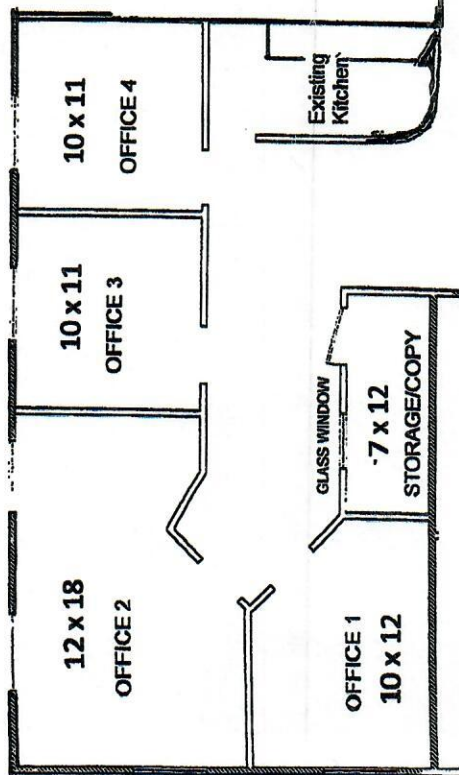
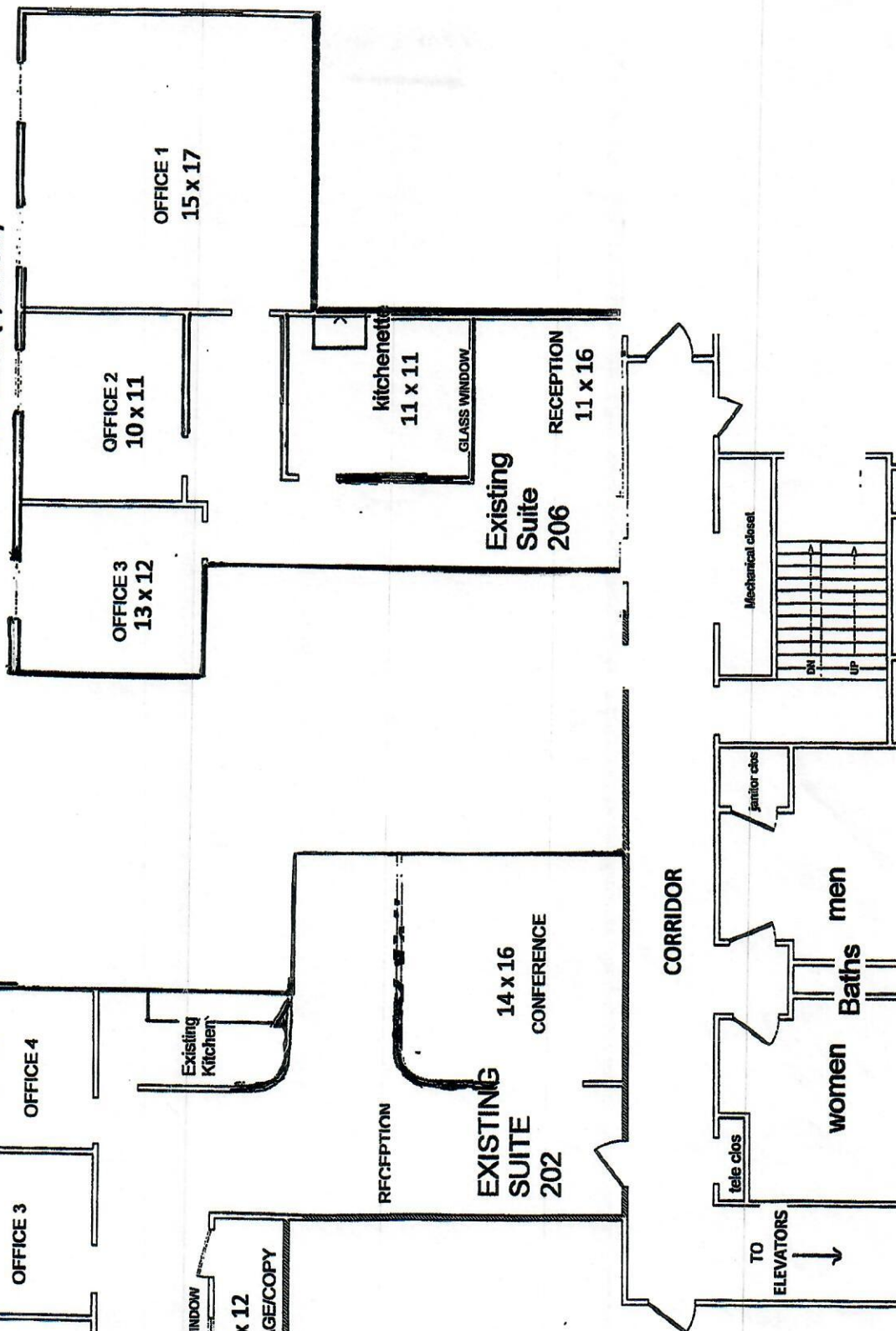


Diagram below shows current as-is plan, but spaces can be reconfigured to suit tenants needs.
Suite 202 is 1,679 s.f. and Suite 206 is 1,332 s.f. Dimensions shown on plan are approximate.

Suite 202 is (1,679 s.f.)

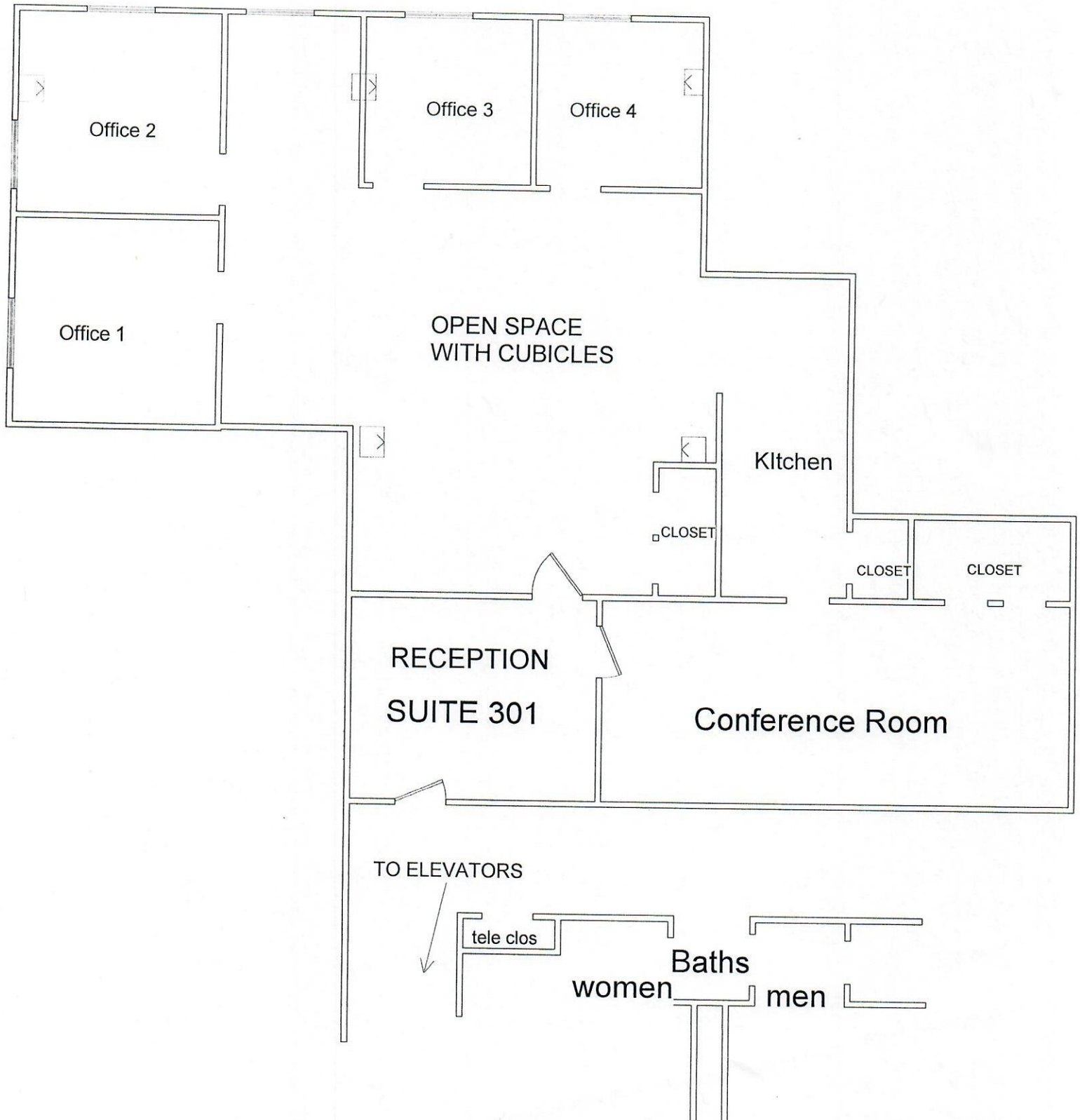


Suite 206 is (1,332 s.f.)



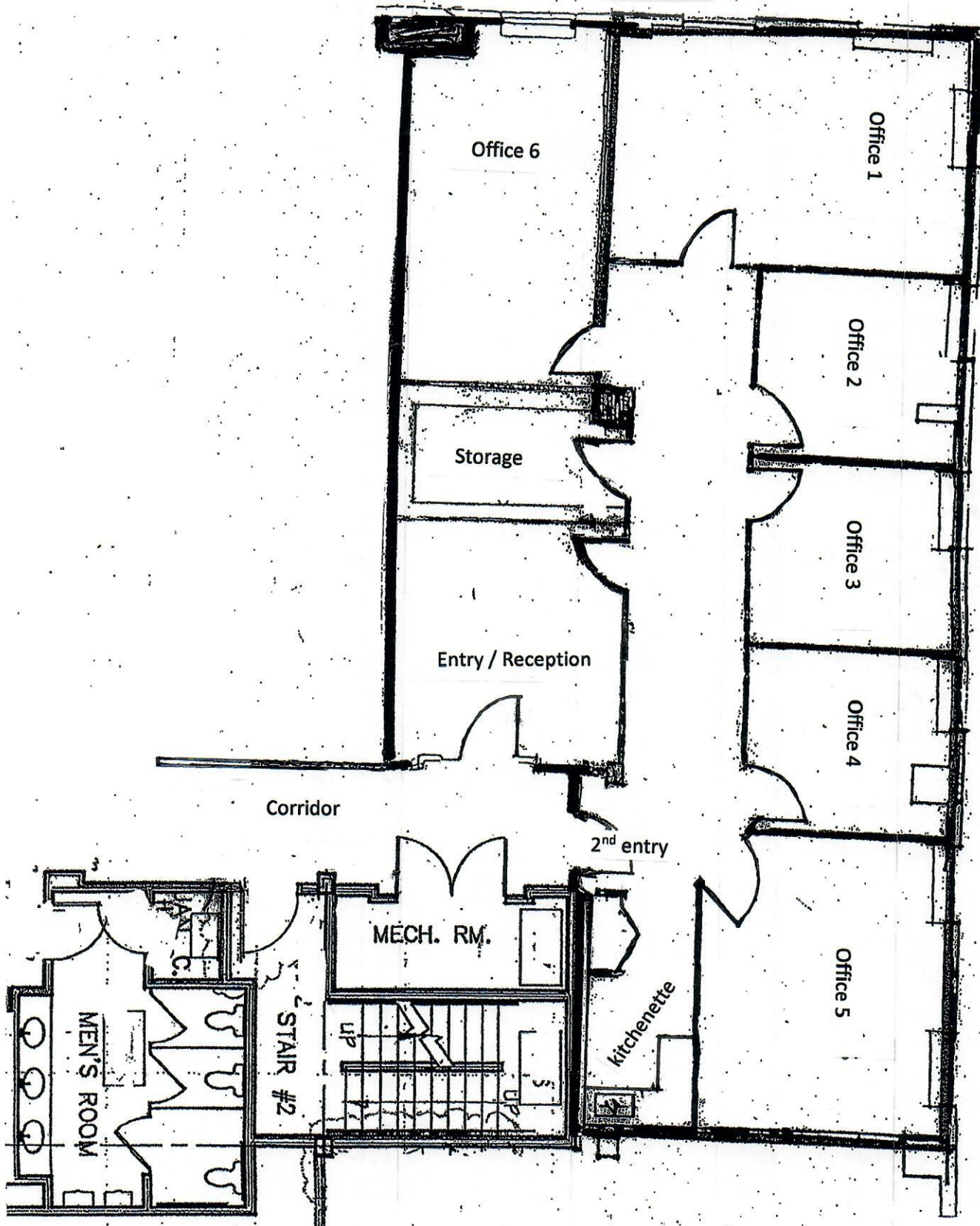
SUITE 301

2005 SQ FT



PHILLIPS BUILDING

SUITE 401



10/9/2024

