



Exterior view of bldg. & sign



Wide open space, currently a church

Office/Retail/Service Uses - For Lease

1017 University Blvd., Takoma Park

1017 University Suite 102 - 840 s.f. 1st floor space with wide open floor plan and a ½ bathroom. Front and rear entrance doors. Currently leased to a church, but space can be made available for a new tenant. Lowered to \$2,995 per month, plus utilities with 4% annual increases. Looking for 3-year lease term. Signage available on the building also. Carpet floors. Tenant responsible for all maintenance of the space.

SIGNAGE: The owner has installed a permanent 10' by 8' sign in front of the building. Each occupant of this building can place their sign on both sides of the panel. The tenant pays for the sign panel. This will provide excellent visibility.

PARKING: There are several unreserved parking spaces on site. Can also park in the adjacent shopping center.

ZONING: CRT, office, retail and service (salon or similar) uses permitted.

MAINTENANCE: Tenant covers water, electric & interior cleaning and all maintenance for HVAC once space is delivered to tenant.

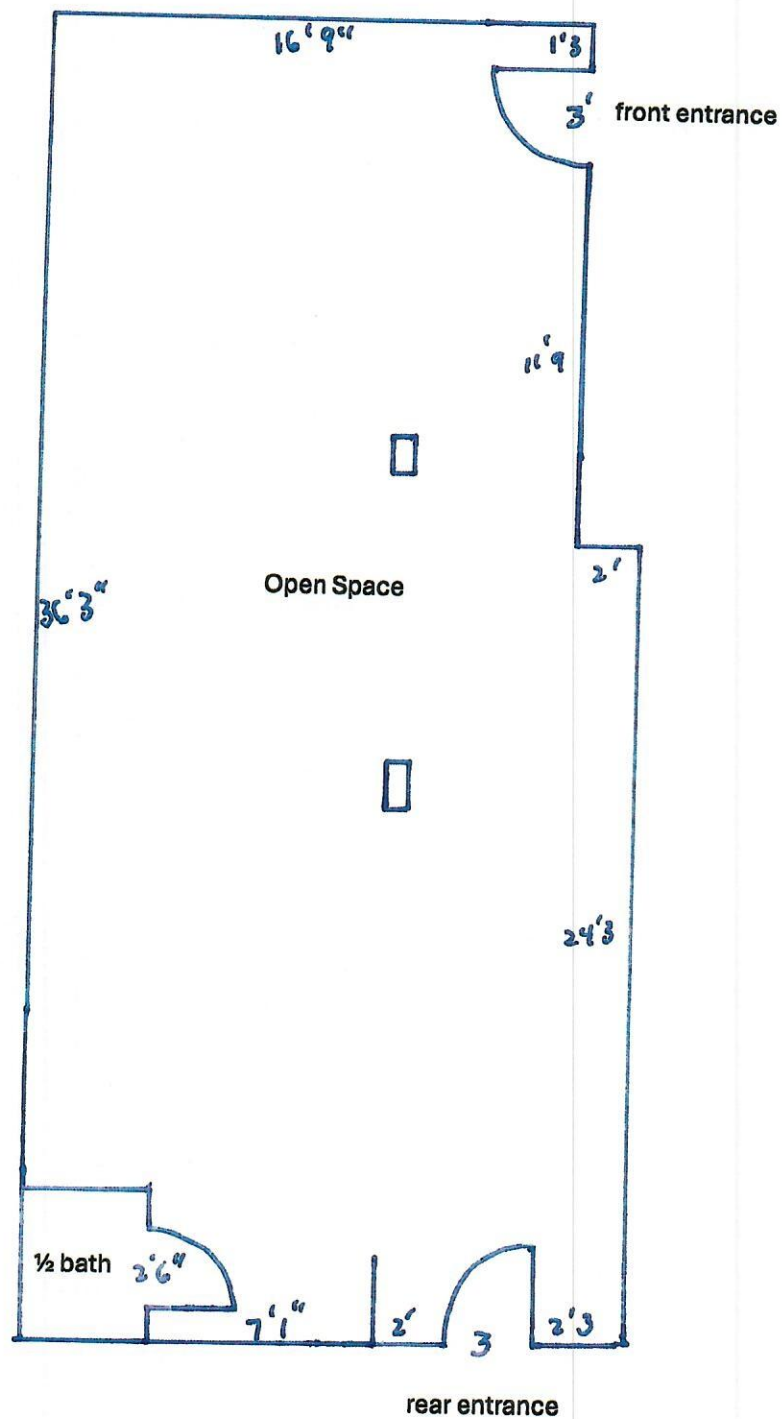
This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or withdrawal from the market without notice.

Celebrating 40 Plus Years!

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

9514 Starmont Road ■ Bethesda, MD 20817

1017 University Blvd., Suite 101



This is an approximate interior floor plan of the space for lease.
If exact measurements are required one should remeasure for accuracy.

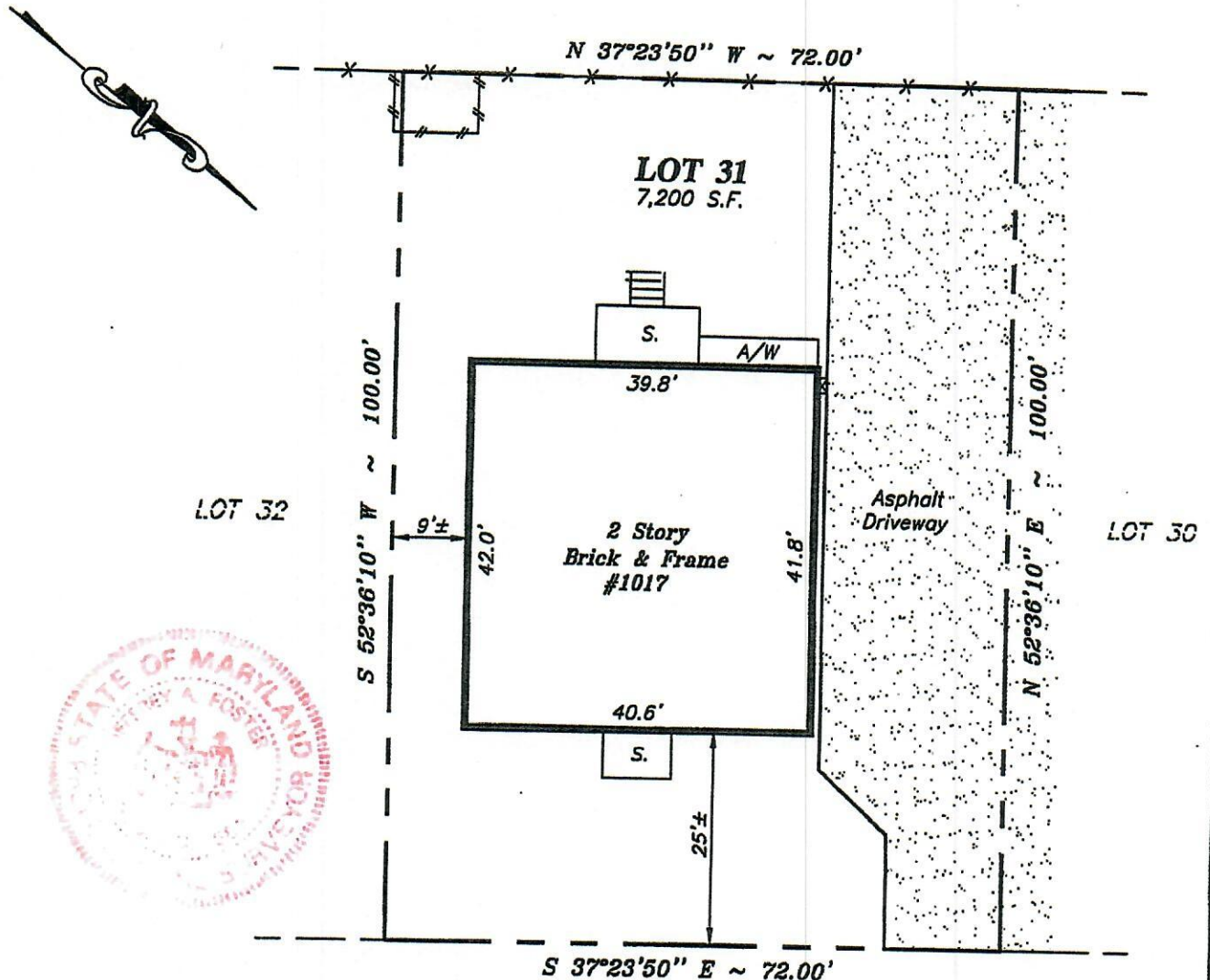
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.

* Taxes assessed in Montgomery County.

P.B. 11/11/16 P.84



LOCATION DRAWING
LOT 31, BLOCK 14

NEW HAMPSHIRE GARDENS
*PRINCE GEORGE'S COUNTY, MARYLAND

UNIVERSITY BOULEVARD
(150' R/W)

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

REFERENCES

PLAT BK. 20
PLAT NO. 84



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20878
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: V.G.S.

HSE. LOC.: 9-5-02

JOB NO.: 02-5688

LIBER
FOLIO

MARYLAND PROPERTY LINE SURVEYOR REG. NO.

Jeffrey A. Foster 507