

FOR SALE



7611 S. OSBORNE RD., UNIT 8, UPPER MARLBORO, MD 20772



**Second-Floor Office Condominium
for Sale in Upper Marlboro**

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HIGHLIGHTS

- 1,414± SF Professional Office Condominium
- Second-floor suite with private entrance
- Functional floor plan featuring multiple private offices, conference room, reception/waiting area, open workspace, kitchenette, and private restroom.
- Move-in ready for a variety of professional users
- Large windows providing abundant natural light and pleasant wooded views
- Professionally maintained condominium association with on-site management.
- Ample surface parking for employees and visitors (approximately 4 spaces per 1,000 SF).
- Monument and building signage available



OFFERING



FOR SALE

OFFICE CONDO UNIT

Sale Price

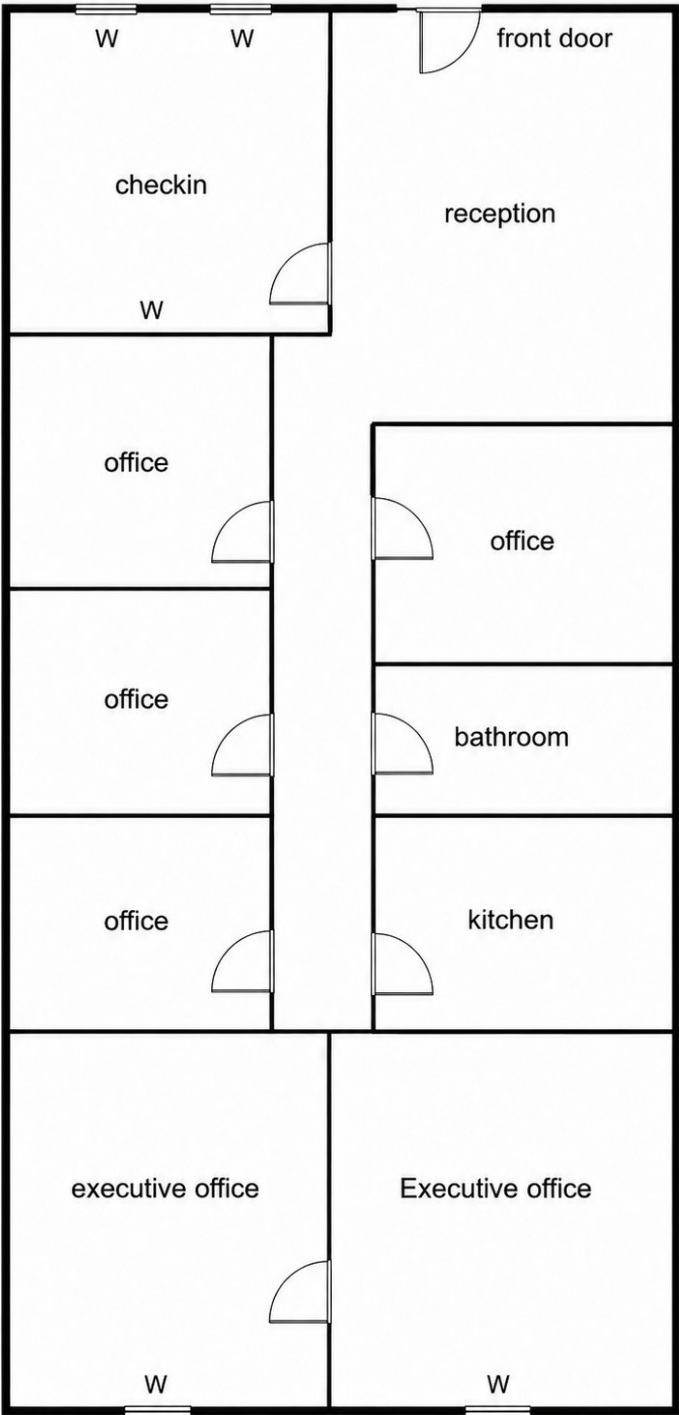
Call Broker for Info

Unit Size

1,414 SF



FLOOR PLAN



RETAILER MAP



Osborne Shopping Center







7611 S. Osborne Rd., Unit 8

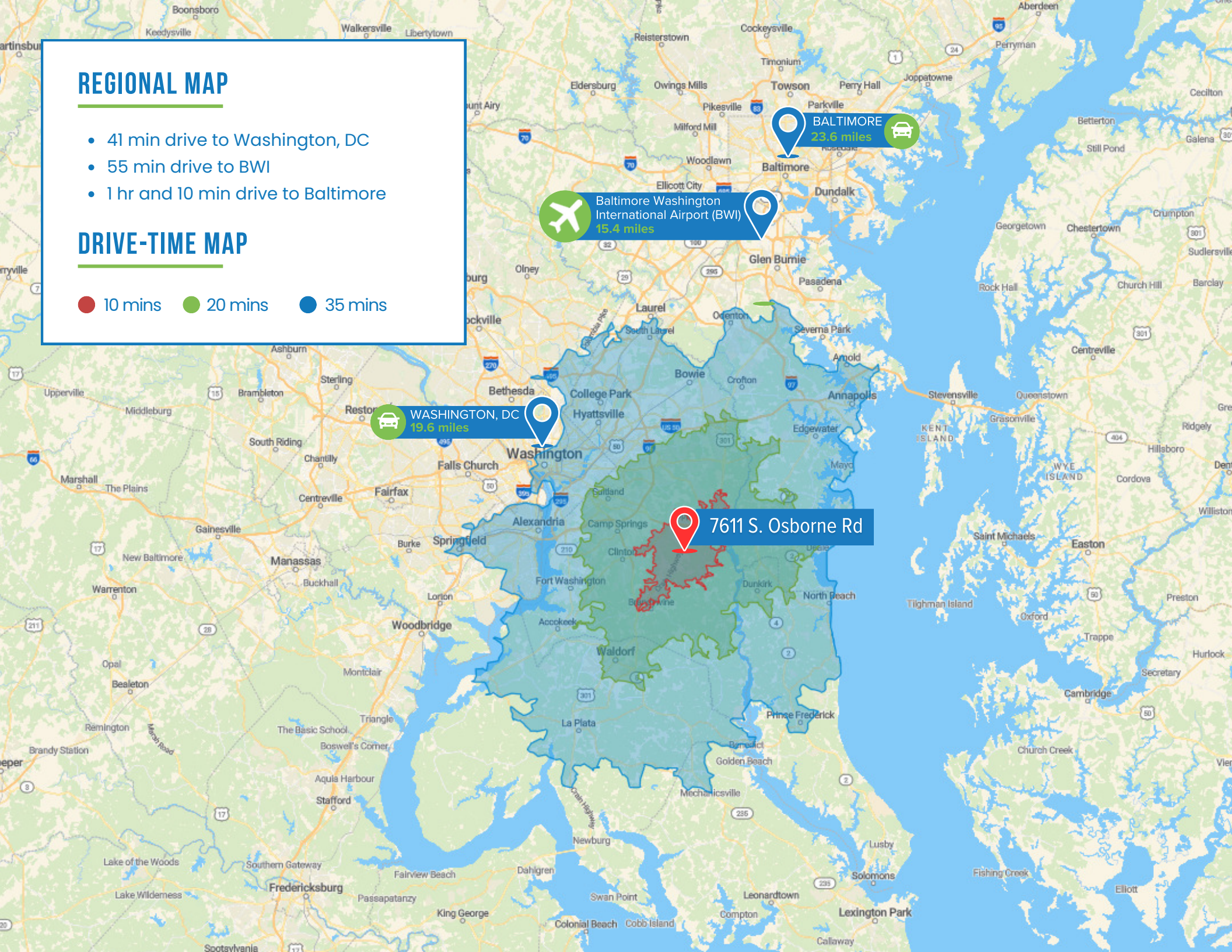


REGIONAL MAP

- 41 min drive to Washington, DC
- 55 min drive to BWI
- 1 hr and 10 min drive to Baltimore

DRIVE-TIME MAP

● 10 mins ● 20 mins ● 35 mins



DEMOGRAPHICS

2025 SUMMARY

	3 MILES	5 MILES	10 MILES
Population	30,320	66,166	401,262
Households	10,444	23,716	154,854
Average Household Size	2.9	2.8	2.6
Average Age	44.1	43.8	41.9
Average Household Income	\$159,295	\$156,073	\$126,073



401,262

Population



2.6

Average HH Size



41.9

Average Age



\$126,073

Average HH Income



CONTACT

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