

# OFFICE CONDO FOR SALE OR LEASE

3200 Tower Oaks Blvd, Suite 450, Rockville, MD



**3,104 SF AVAILABLE**

## SITE SPECIFICS

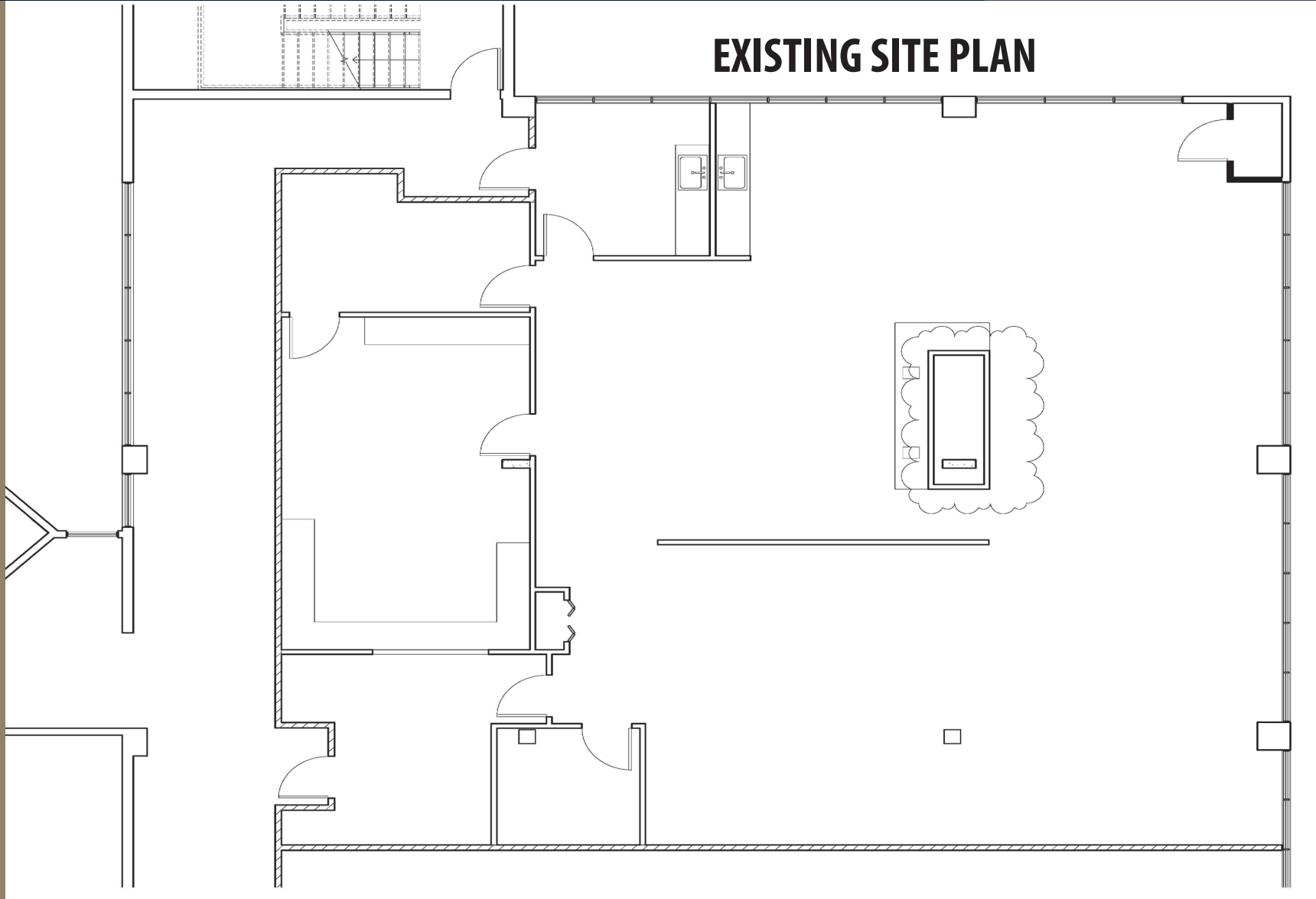
- 4th Floor office space available
- Zoning Commercial Condominium
- For Sale or Lease
- 3,104 SF able to subdivide
- Elevator Access to 4th Floor

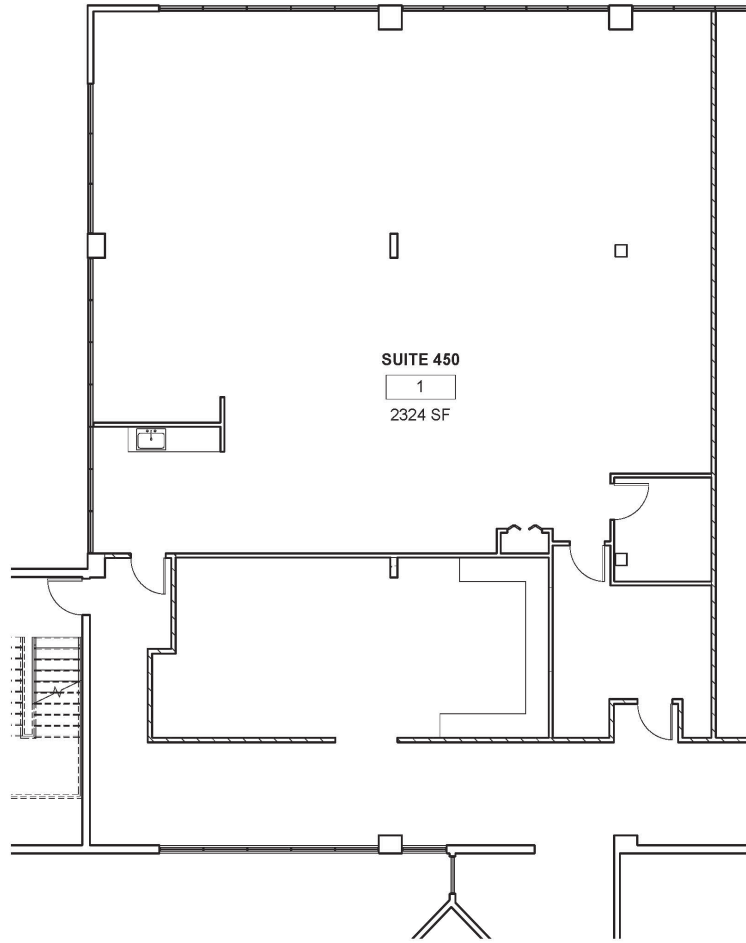
## TRAFFIC COUNTS

- Montrose Road 56,332 AADT
- Towers Oak Blvd 10,737 AADT
- Wootton Pkwy 19,584 AADT

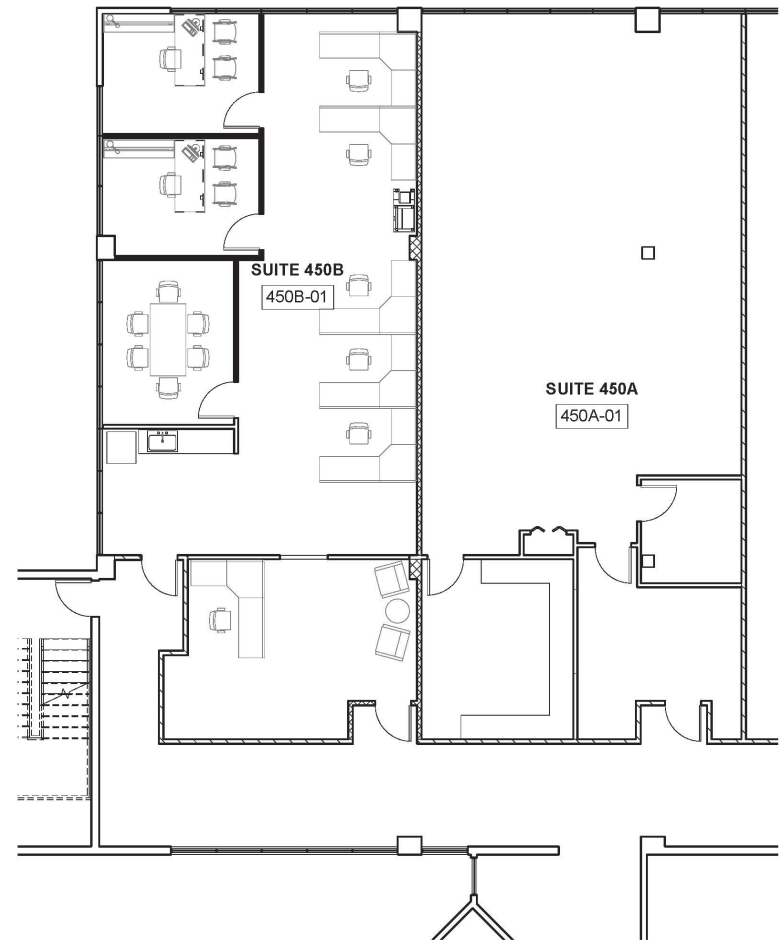
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,270	125,111	311,988
MEDIAN HH INCOME	\$172,604	\$124,773	\$128,781
DAYTIME EMPLOYEES	9,365	104,678	212,941





**2 ENTIRE PREMISES**



**3 SUBDIVIDED PREMISES**





3200 Tower Oaks Boulevard	
Ajay Reddy, MD	110
Alvord, Baker & Associates, LLC	200
Helfgott, Hargett & Pluznik M.D. P.C.	210
Taxicab, Limousine & Paratransit Assn.	220
Endocrinology & Metabolism	250
Helen W. Rodbard, MD Michael A. Dempsey, MD	250
John C. Grimberg Co., Inc.	300
WTS International	400
Neil Spiegel, D.O.	430
Osteopathic Center For Healing	430
Active Physical Therapy	450

