



**4915 St. Elmo Ave., Bethesda, Maryland 20814**

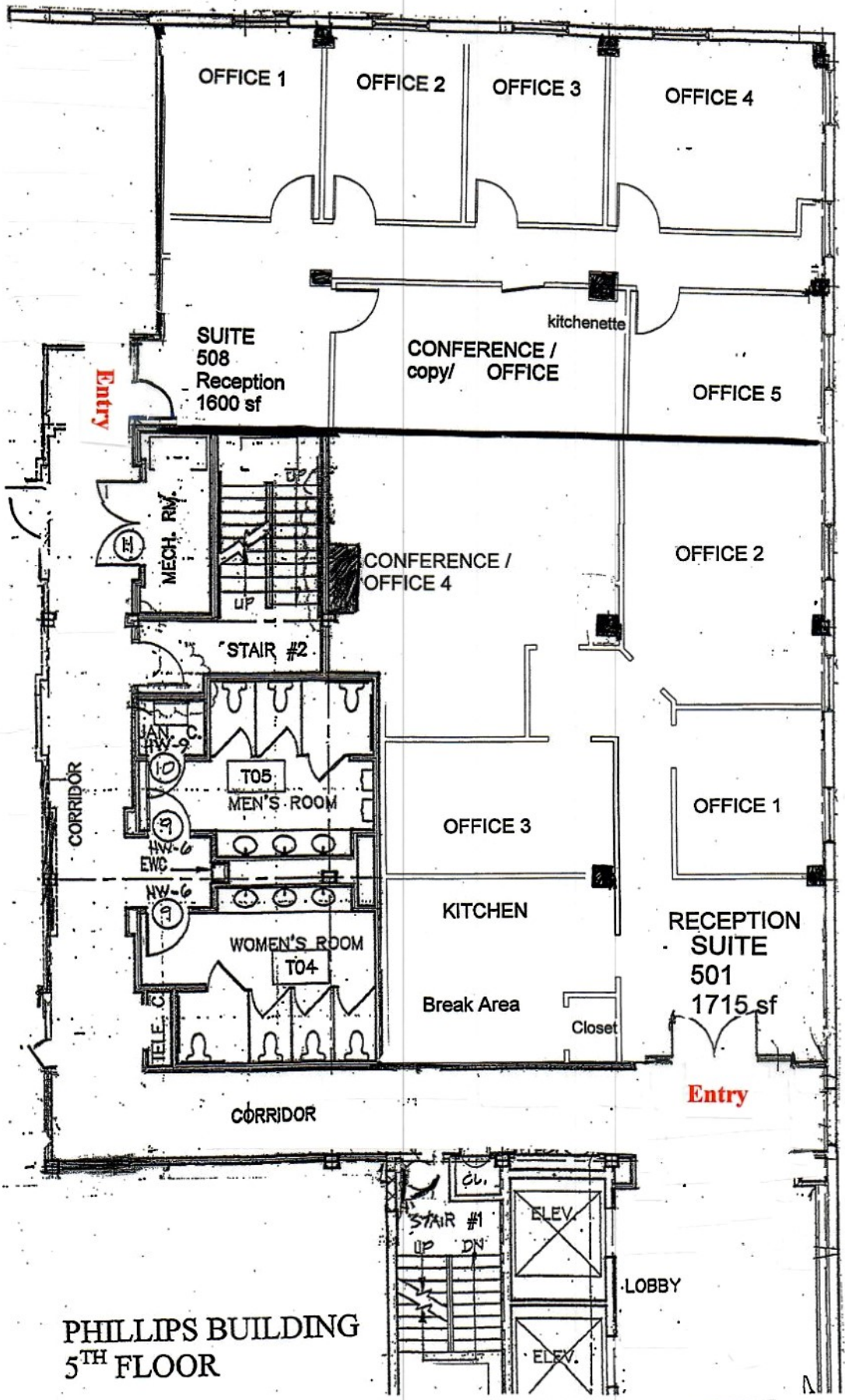
## **REDUCED RENTAL RATE**

**Rental Rate – Only \$26 p.s.f., full service. Terms negotiable. Call for details or to tour.**

- 1) **Suites 501 & 508** +/- 1,715 s.f. & 1,600 or combined for 3,315 s.f. Landlord will demise and deliver turnkey to suit tenant's needs.
- 2) **Suite 406** is 1,701 s.f. \$3,685/month. Turnkey, great layout, 5 offices (4 with windows), glass conference room, eat in kitchenette.
- 3) **Suite 403** is 1,380 s.f. \$2,990/month. Reception, 4 offices, kitchenette and large glass conference room.
- 4) **Suite 309** is 1,040 s.f. \$2,253/month. Turnkey, move in ready, beautiful space, windowed throughout, immediate occupancy.
- 5) **Suite 202** is 1,679 s.f. (\$3,638/month) 5 offices, conference, kitchenette, open space. Flexible design. Can also be combined with suite 203 & 206.
- 6) **Suite 206** 1,332 s.f. (\$2,886/month) 3 offices, reception, waiting room, kitchenette, corner unit. Can be combined with suites 203 & 202.
- 7) **Suite 200** is 1,138 s.f. **ONLY \$21.50 p.s.f.** \$2,039/month. Reception, 3-4 offices, sink/counter. Non windowed office available August 1, 2022.

**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.



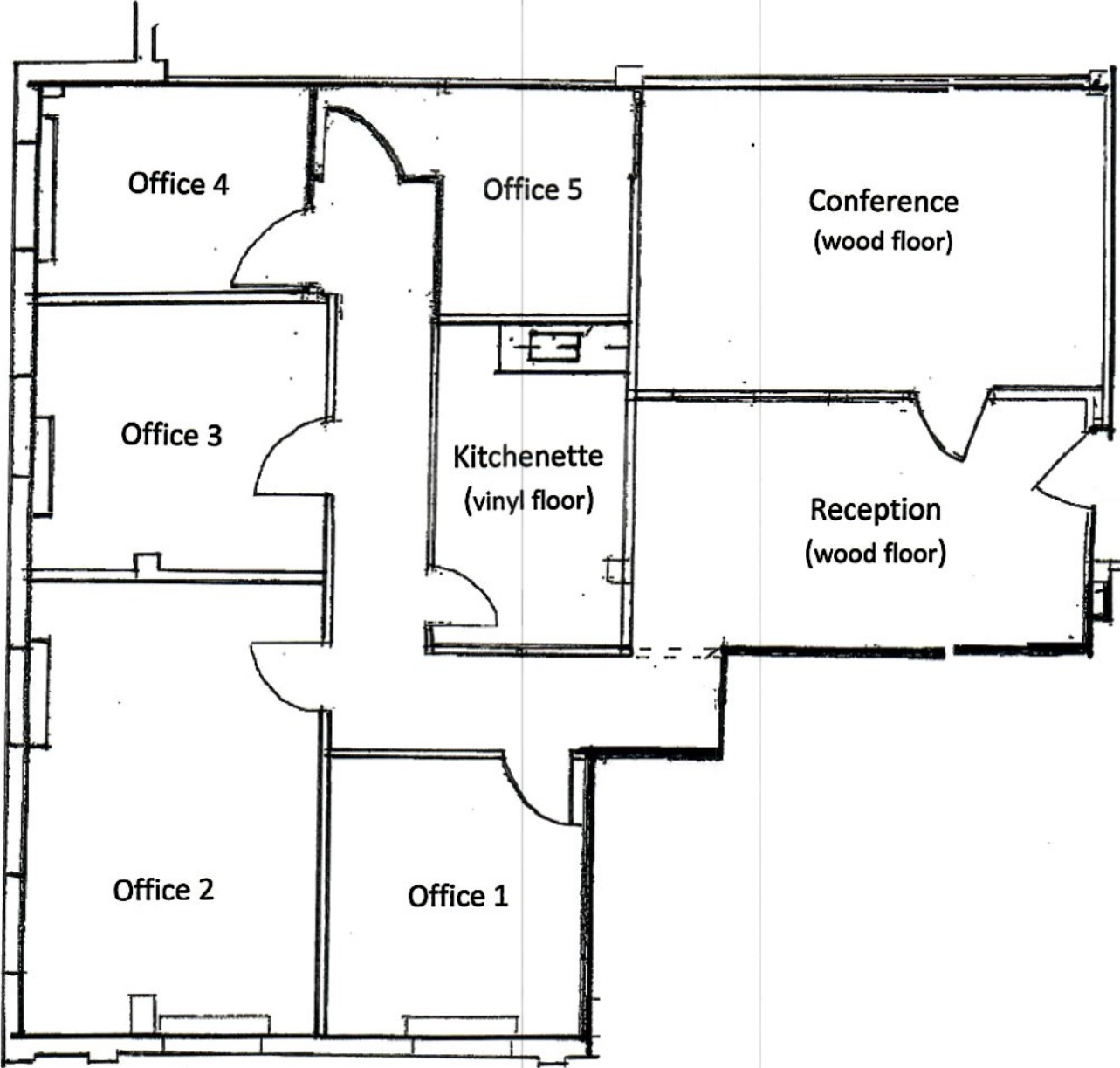
**PHILLIPS BUILDING  
5<sup>TH</sup> FLOOR**

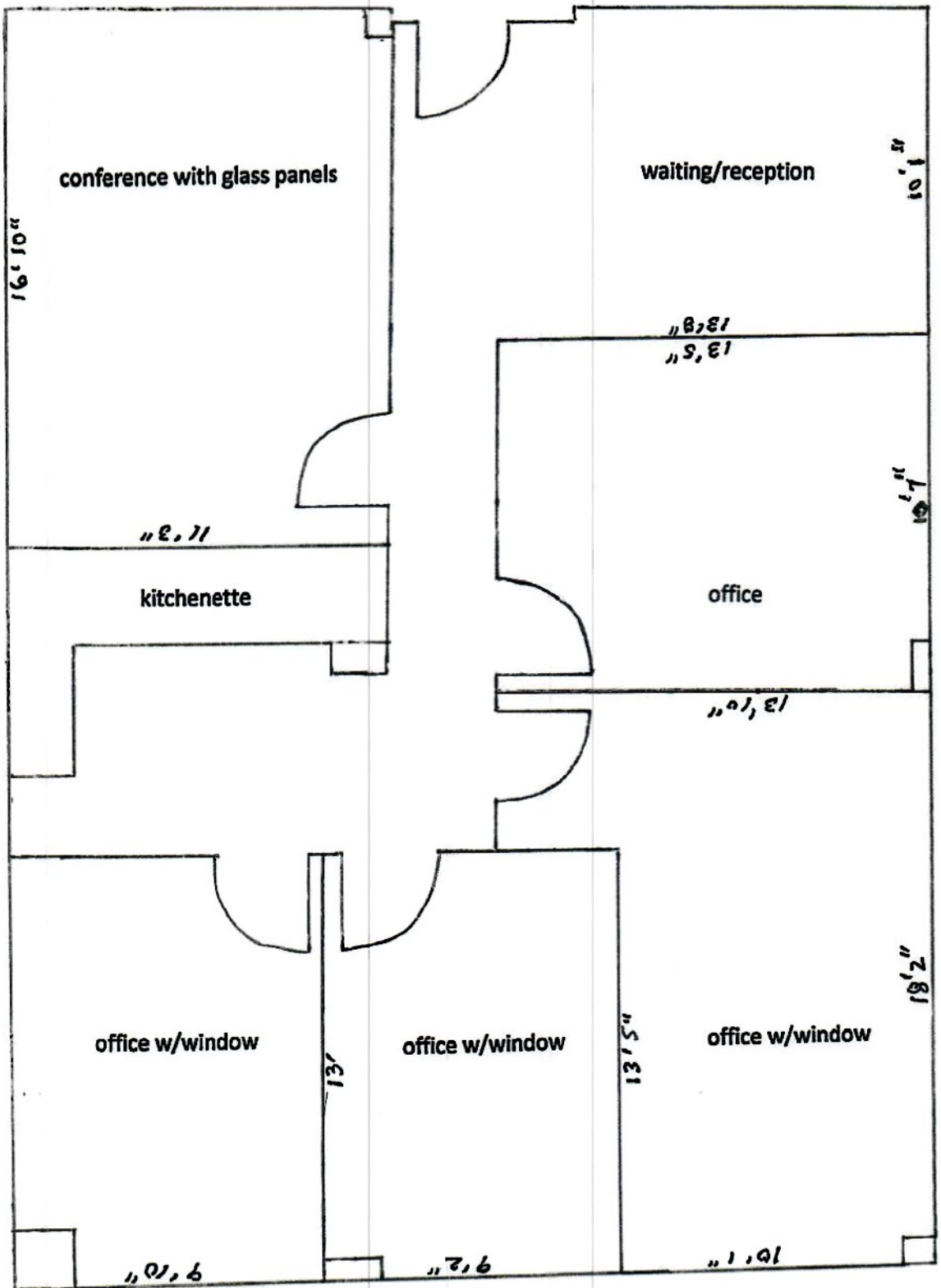
**The 5<sup>th</sup> floor suites can be built to suit a tenant's requirements. This layout shows a SAMPLE PLAN. The demising wall can be relocated to create a larger suite if necessary.**

1/26/19

4915 St. Elmo Avenue, Suite 406  
Bethesda, Md. 20814

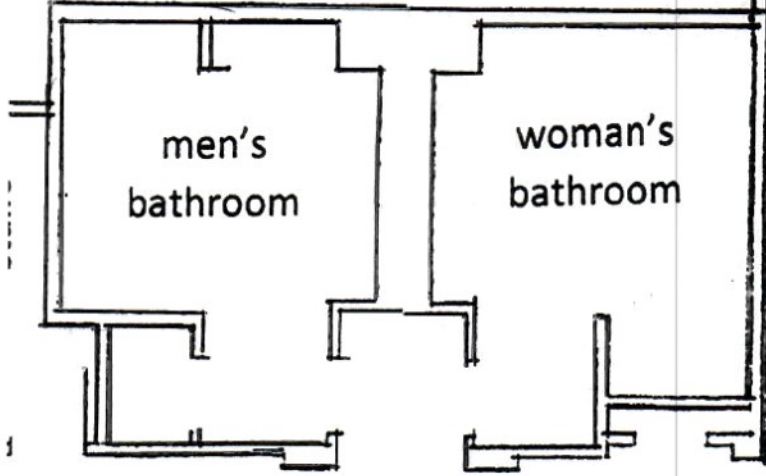
1,701 sq. ft. Corner Office  
Full Window Views



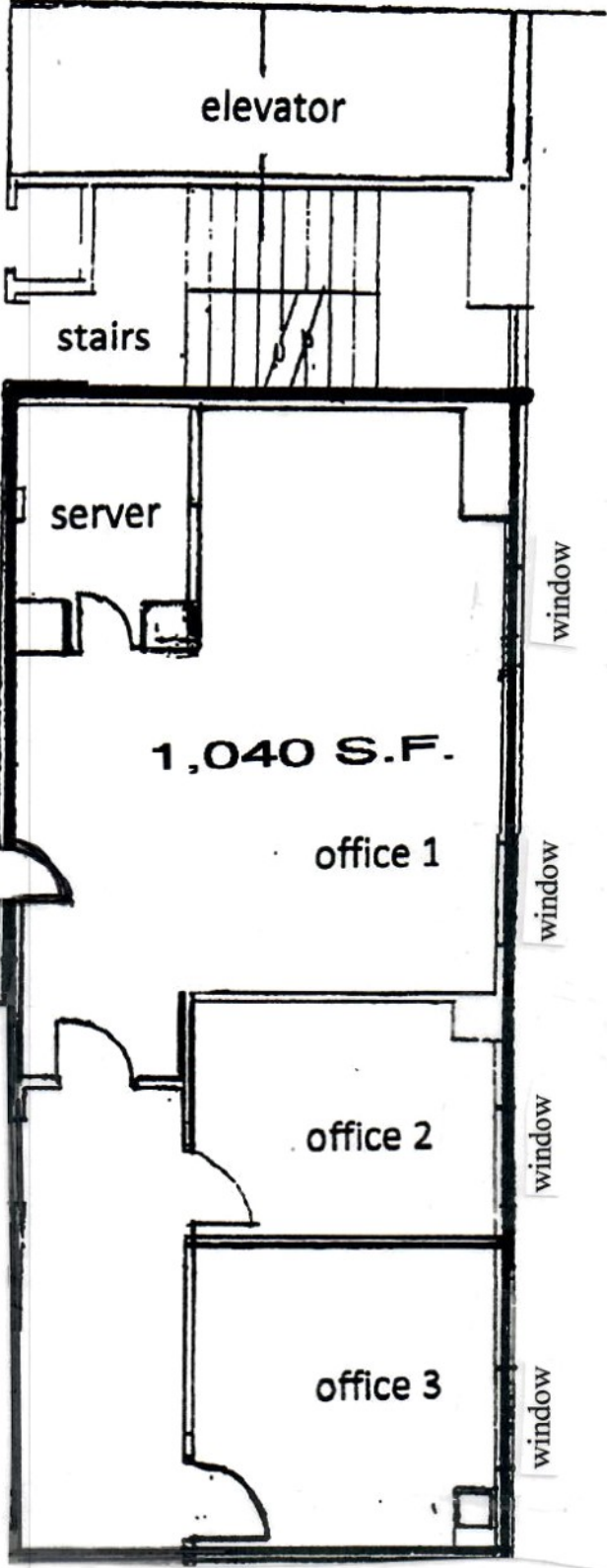


**4915 St. Elmo, Suite 403 – 1,380 s.f.**

4915 St. Elmo Ave.  
Bethesda, Md. 20814  
Suite **309**



main entrance



1,040 S.F.

office 1

office 2

office 3

window

window

window

window

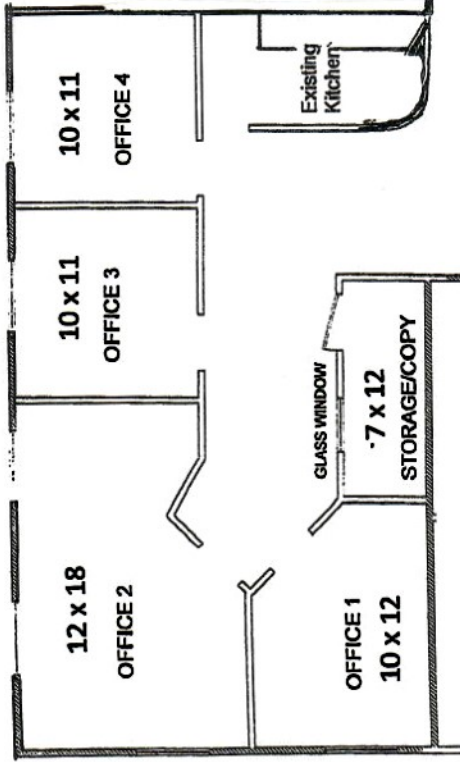
elevator

stairs

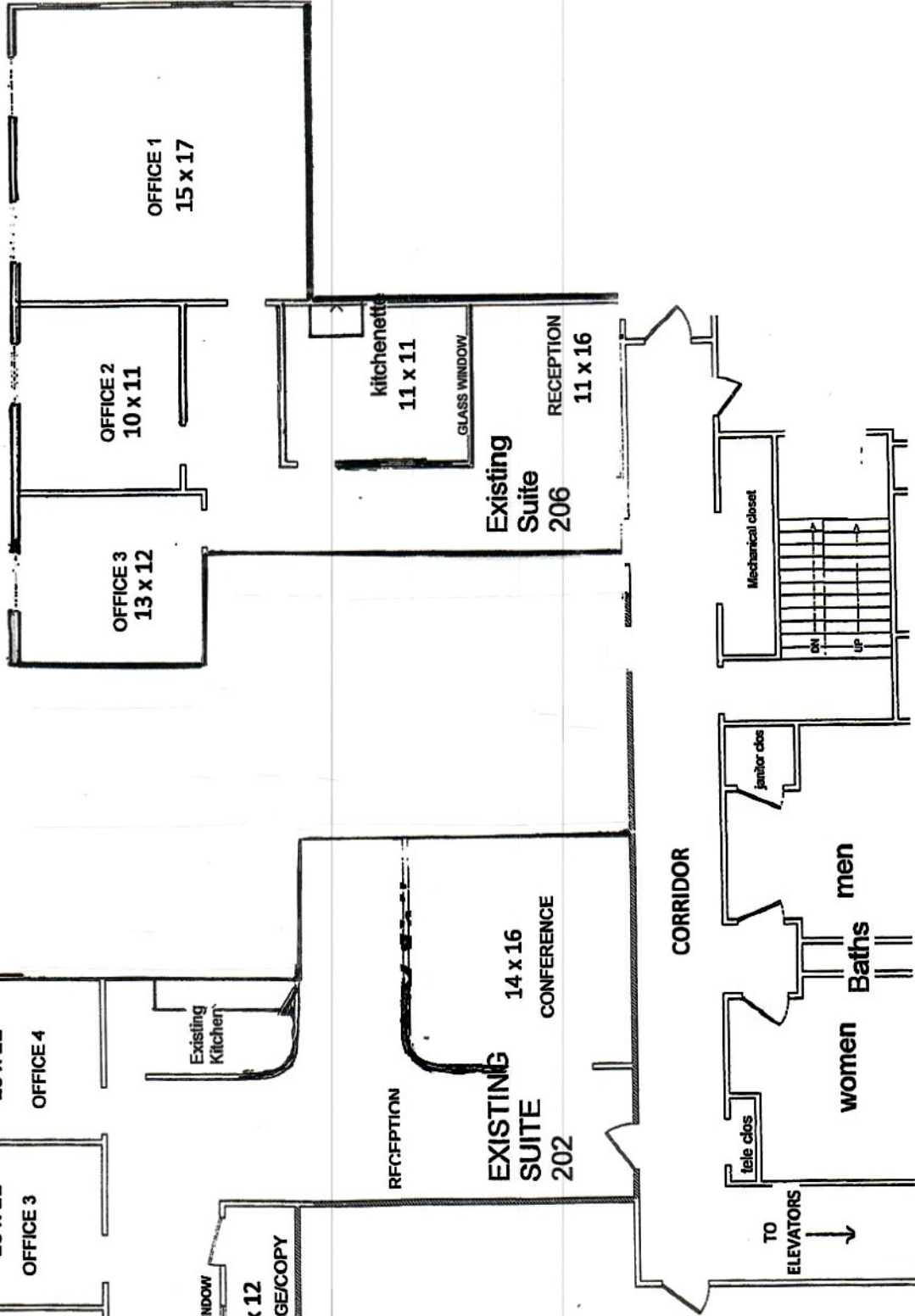
server

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.)**



Phillips Building  
4915 St. Elmo Avenue  
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Suite 200 Space Plan

1,138 square feet

