

# FOR

# LEASE

- First Floor Studio or Office Space 1,137 square feet \$28 psf
- 2<sup>nd</sup> and 3<sup>rd</sup> Floor Office Space 2,274 square feet \$25 psf
- Signage on Democracy Blvd.
- Cleaned and painted these spaces are ready to be occupied.
- First floor perfect for yoga studio, fitness use, real estate office and more.
- Great for a lawyer, accountant, insurance office, tutoring center, or any general office use.
- Flexible lease term 3-5 years.
- Free parking
- Easy access to 270 & Old Georgetown Rd.

**For more information  
please contact:**

**Rick Kelly**

rkelly@amrcommercial.com

**301-961-9696**

*Ext. 210*

## ***6509 Democracy Blvd. Bethesda, MD***



**2,274 s.f. office space available on  
the 2<sup>nd</sup> and 3<sup>rd</sup> floors.**

**1,137 s.f. available on the first floor**

*Ready for your business to have one of the best and most accessible locations in the county? Here is your chance. This location, on Democracy Blvd. gives you excellent signage and visibility to thousands of cars per day and free parking right outside your door!*



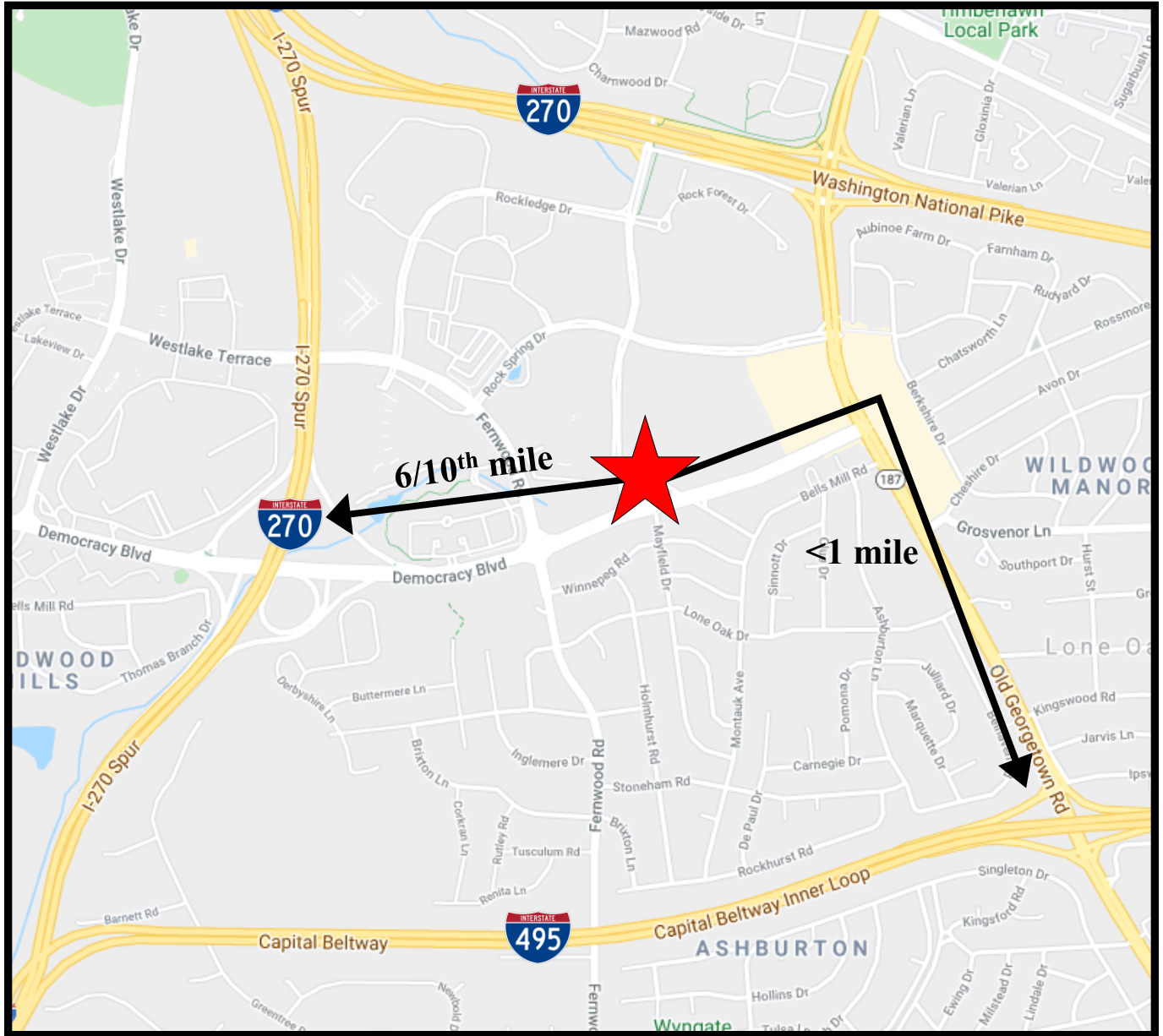
COMMERCIAL, LLC.

ALEXANDER, MONTROSE, RITTENBERG  
Commercial Real Estate Brokerage

*Est. 1994*

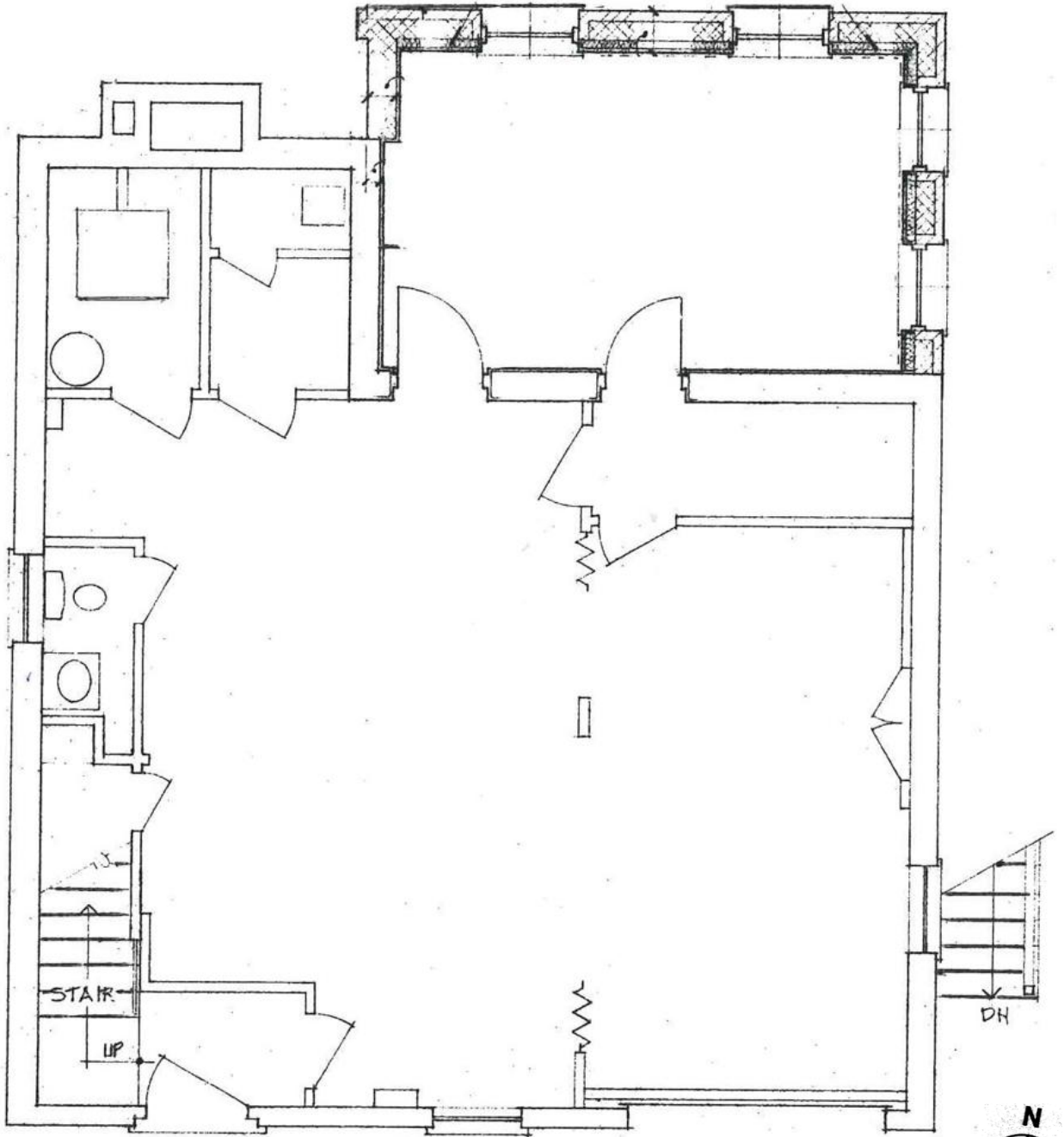
MAP

*Less than 1 mile to the Beltway at Old Georgetown Road and  
6/10<sup>th</sup> of a mile to the I-270 spur.*



Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.

# 1<sup>ST</sup> FLOOR STREET LEVEL SPACE PLAN

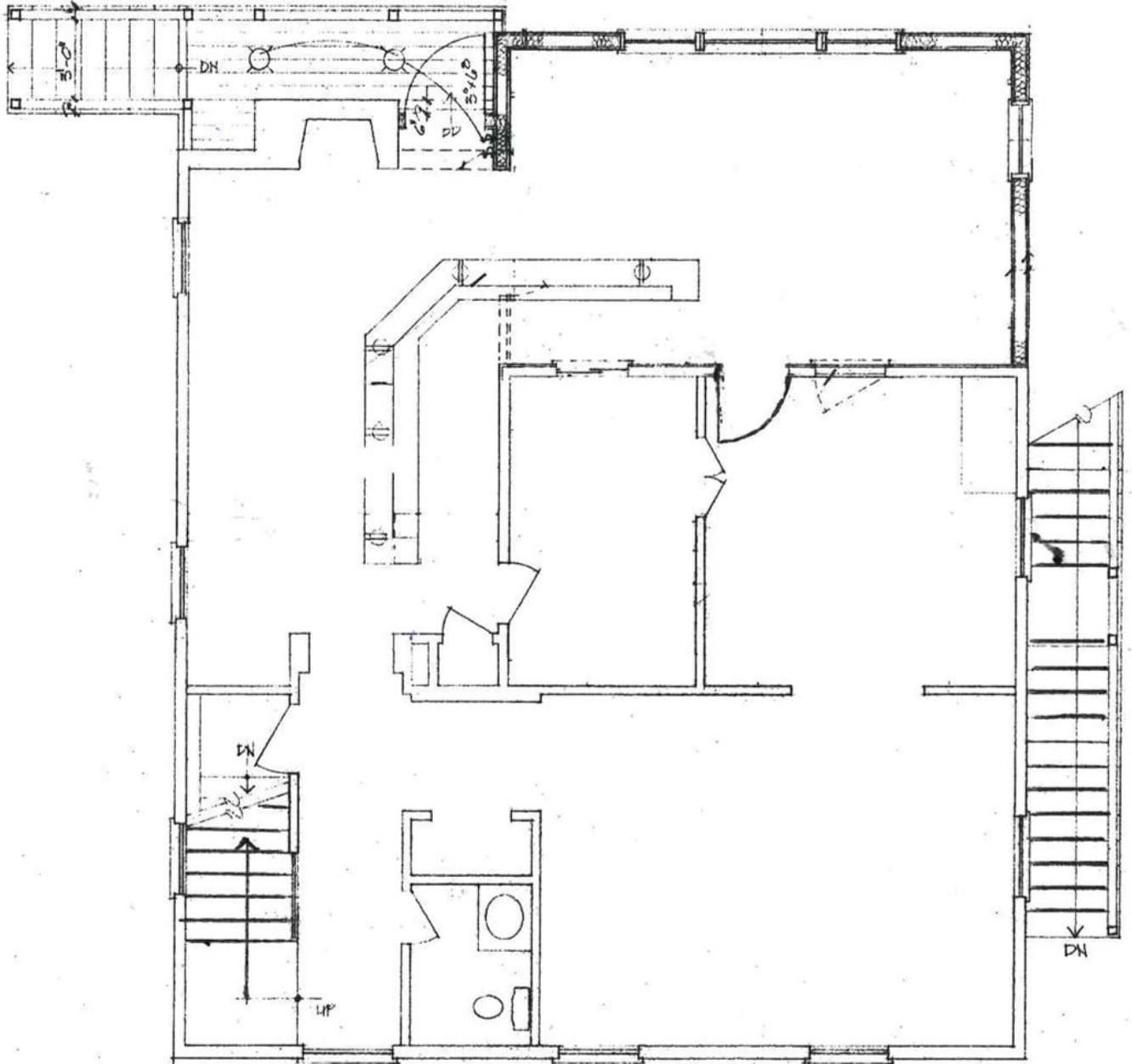


NOT TO SCALE | MEASUREMENTS APPROXIMATE



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## 2<sup>ND</sup> FLOOR MAIN LEVEL SPACE PLAN

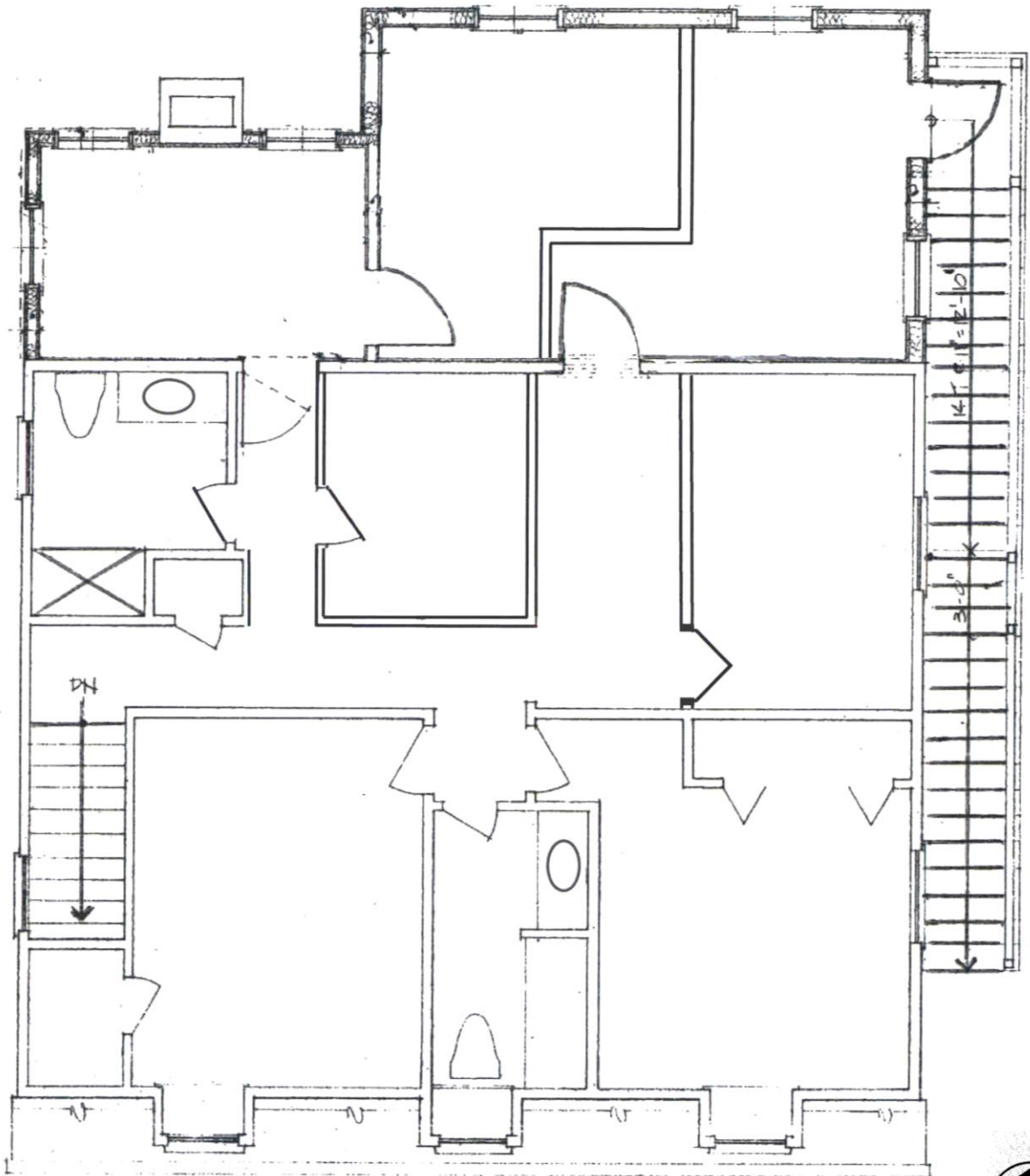


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### 3<sup>RD</sup> FLOOR SPACE PLAN



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