



FOR SALE • FOR LEASE

6209

EXECUTIVE BOULEVARD

Rockville, Maryland 20852

4,594

SQUARE FEET

6

OPERATORIES

2

STORIES

OFFICE CONDO • MEDICAL, DENTAL, WELLNESS & PROFESSIONAL



Executive Summary

4,594

SF SALEABLE AREA

3,500

SF DENTAL BUILDOUT

Extra Income

MONTHLY RENTAL INCOME

0.8 mi

TO WHITE FLINT METRO

A two-level end-unit office condominium suited to medical, dental, wellness, legal and other professional users — delivered with an existing dental buildout in place.

SIZE	4,594 SF
STORIES	2
CONDO FEE	\$862 / month
ANNUAL TAX	\$17,490.59
ZONING	I3
LOT SIZE	0.23 AC
APN / PARCEL	04-02097946



DOUBLE-HEIGHT RECEPTION & WAITING AREA

Property Features



2-Level End Unit

Corner exposure, dual frontage



6 Operatories

Plumbed and ready for dental use



Free Parking

Surface parking at the business park



Income In Place

Disclosure upon request

Existing Dental Buildout

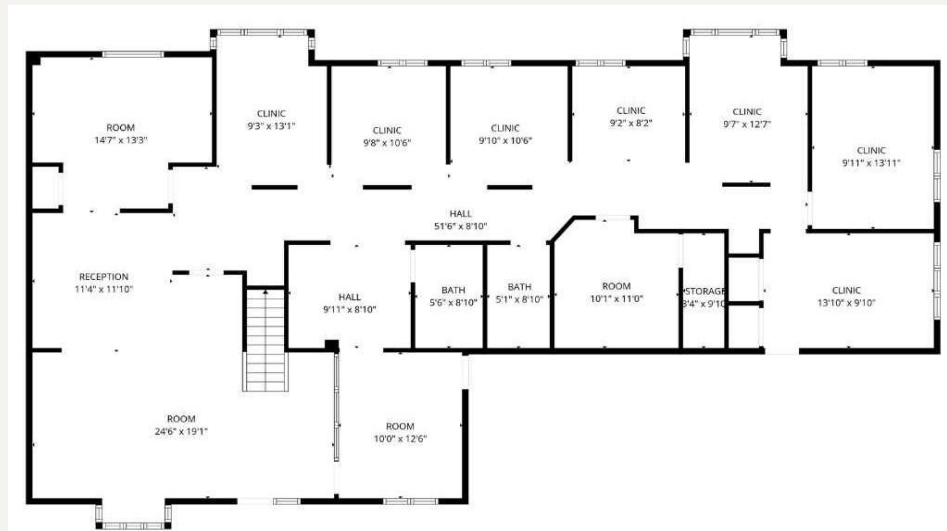
- Patient waiting & reception area
- Business office
- Six operatories
- Doctor's consultation office
- Lab area
- Kitchenette & employee break room
- Private restrooms
- Plumbing, electrical & custom cabinetry

3,500 SF of the unit is already built out for clinical use — a substantial cost and timeline saving for an incoming practice.



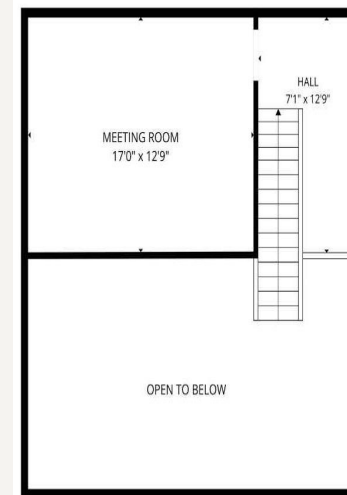
RECEPTION MILLWORK • STERILIZATION & LAB CASEWORK

Floor Plans



First Floor

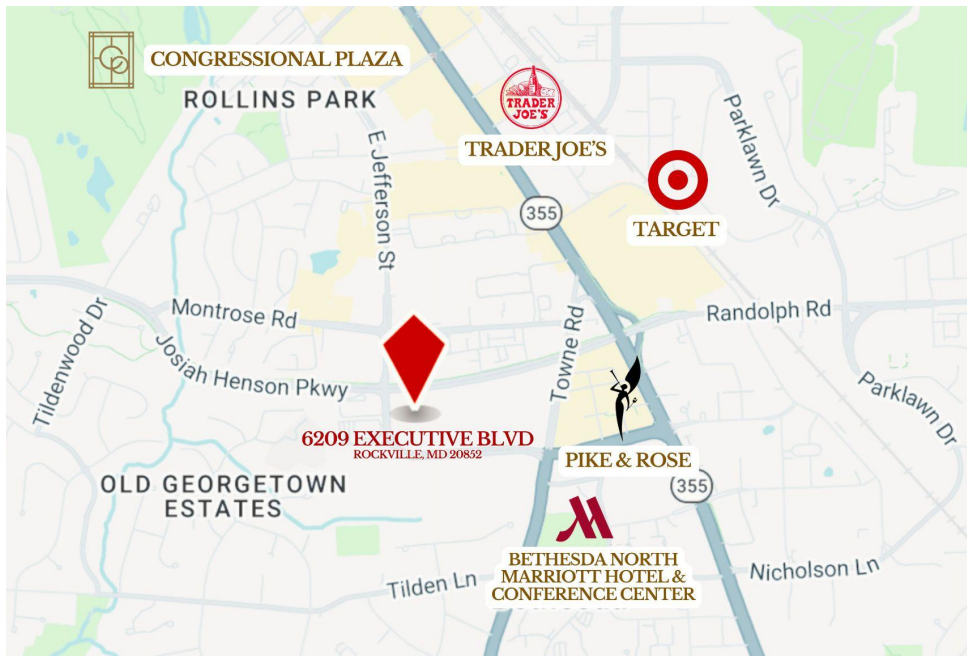
Reception, six operatories, lab, business office, two baths



Second Floor

17'0" x 12'9" meeting room, open to below

Location & Neighborhood



ESTABLISHED MEDICAL, DENTAL & WELLNESS CLUSTER

Connectivity

- 0.8 miles to White Flint Metro Station
- Executive Blvd, Montrose Rd & Old Georgetown Rd
- Easy access to I-270 and regional routes
- Greater Washington, DC metropolitan area

Neighboring Businesses

MEDICAL & DENTAL

NT Dental Corp · Executive Dental Arts · Bethesda Rock Dental · Rockville Allergy & Asthma · Family ENT, Allergy & Asthma Center · Dan Yin

WELLNESS & PERSONAL CARE

Evalash Beauty · DermaGlo MedSpa · Rosewood Spa · Su's Acuberb Center · Excelsior Medspa

PROFESSIONAL SERVICES

Lorna Gross Interior Design · RRA

Demographics & Access

Road Access

East Jefferson Street	0.07 mi
Montrose Road	0.20 mi
Executive Boulevard	0.20 mi
Old Georgetown Road	0.31 mi



	2 MILES	5 MILES	10 MILES
Population	69,038	363,783	1,251,265
Households	29,111	135,842	475,326
Avg. Household Income	\$151,718	\$163,430	\$160,993
Median Household Income	\$119,182	\$134,040	\$130,146

3.1% – 3.6% projected population growth through 2030

Source: 2025 demographic estimates, radii measured from 6209 Executive Blvd.

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CONTACT FOR MORE INFORMATION



Terring Wang

(240) 505-9600

terring@terringwanggroup.com

terringwanggroup.com

