

**4901 FAIRMONT AVENUE  
BETHESDA, MARYLAND**



**Presented by:**

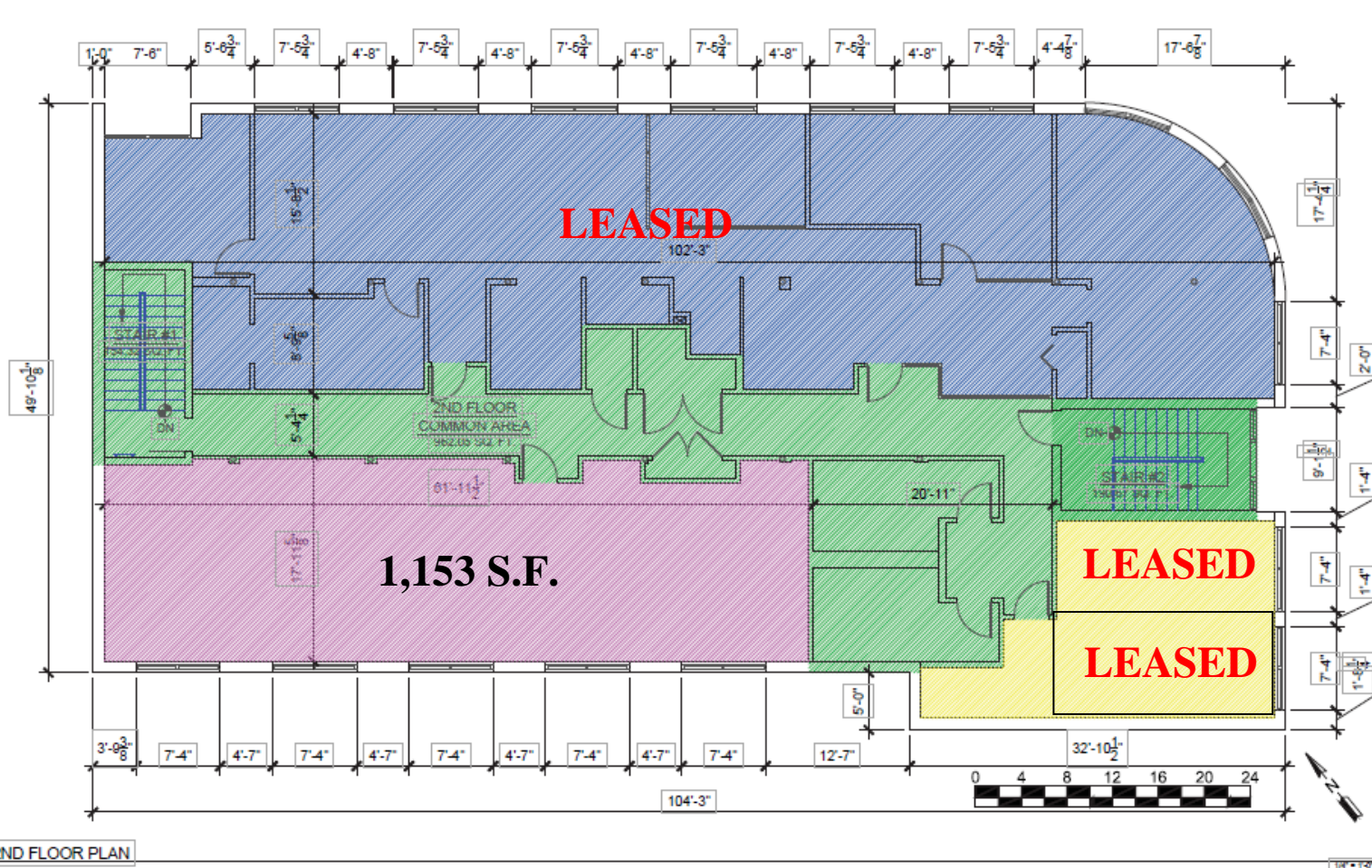
**Kathy Coakley  
Greenhill Realty Company  
4901 Fairmont Avenue  
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Phone: 301-657-2525 ext. 17  
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**GREENHILL**

AREA MAP



# FLOOR PLAN



2ND FLOOR PLAN

**SPECIAL NOTE REGARDING EXISTING BUILDING CONDITIONS:**  
 THE DELINEATION OF THE EXISTING BUILDING AND EXISTING TENANT IMPROVEMENTS IS BASED UPON DRAWINGS PREPARED BY THE HEISERMAN GROUP LLC, DATED JULY 25, 2007 & FEBRUARY 9, 1995 AND BY DIGITAL AUTOCAD ELECTRONIC FILES AS PREPARED BY GROWING ARCHITECTS DATED MARCH 10, 2011. THIS DIGITAL & PRINT DATA HAS BEEN FURNISHED TO THE ARCHITECT BY THE OWNER FOR USE ON THIS PROJECT. DIMENSIONS SHOWN ON THE DRAWINGS ARE BASED UPON THE ABOVE REFERENCED DIGITAL & PRINT DATA. BE ADVISED THAT THE ARCHITECT DOES NOT REPRESENT NOR WARRANT THE ABSOLUTE ACCURACY OF THE DELINEATION OF EXISTING IMPROVEMENTS AS SHOWN ON THESE DRAWINGS AS ACTUAL FIELD CONDITIONS MAY VARY.

**SPECIAL NOTE REGARDING SHOWN DIMENSIONS:**  
 ALL DIMENSIONS ARE APPROXIMATE & SHALL BE FIELD VERIFIED; ACTUAL CONDITIONS MAY VARY.

FLOOR AREA CALCULATIONS	
LOWER LEVEL:	
COMMON AREAS	= 521.41 SF
LOWER LEVEL TENANT	= 2,133.76 SF
<b>TOTAL</b>	<b>= 2,655.17</b>
MAIN LEVEL:	
COMMON AREAS	= 523.02 SF
MAIN LEVEL TENANT 'A1'	= 3,506.36 SF
MAIN LEVEL TENANT 'B1'	= 368.67 SF
<b>TOTAL</b>	<b>= 5,418.27</b>
2ND FLOOR:	
COMMON AREAS	= 1,307.04 SF
2ND FLOOR TENANT 'A2'	= 2,222.62 SF
2ND FLOOR TENANT 'B2'	= 1,051.36 SF
2ND FLOOR TENANT 'C2'	= 436.07 SF
<b>TOTAL</b>	<b>= 4,872.11</b>

STEVEN J. KARR, AIA, INC.  
 ARCHITECTS, INTERIORS, PLANNING & CONSTRUCTION MANAGEMENT  
 1000 W. BELT ROAD, SUITE 100, BETHESDA, MD 20814  
 TEL: 301-610-5210 FAX: 301-610-5211 WWW: SJKAIA.COM

PROJECT ARCHITECT: STEVEN J. KARR, AIA  
 DESIGNED BY: SJKAIA  
 DRAWN BY: A. BOGGS, ASSOC. AIA, SJKAIA

EXISTING CONDITIONS FOR:  
**4901 Fairmont Ave.**  
 BETHESDA, MD 20814

SUBMISSION  
 02.10.2014 EXISTING

EC3-T



## LEASING INFORMATION

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### PHYSICAL DESCRIPTION

**Address:** 4901 Fairmont Avenue, Suite 202  
Bethesda, Maryland 20814

**Square Footage:** 1,153 s.f.

**Number of Floors:** 2

### LEASING TERMS

**Rate:** \$50 per s.f., NNN

**Term:** Negotiable

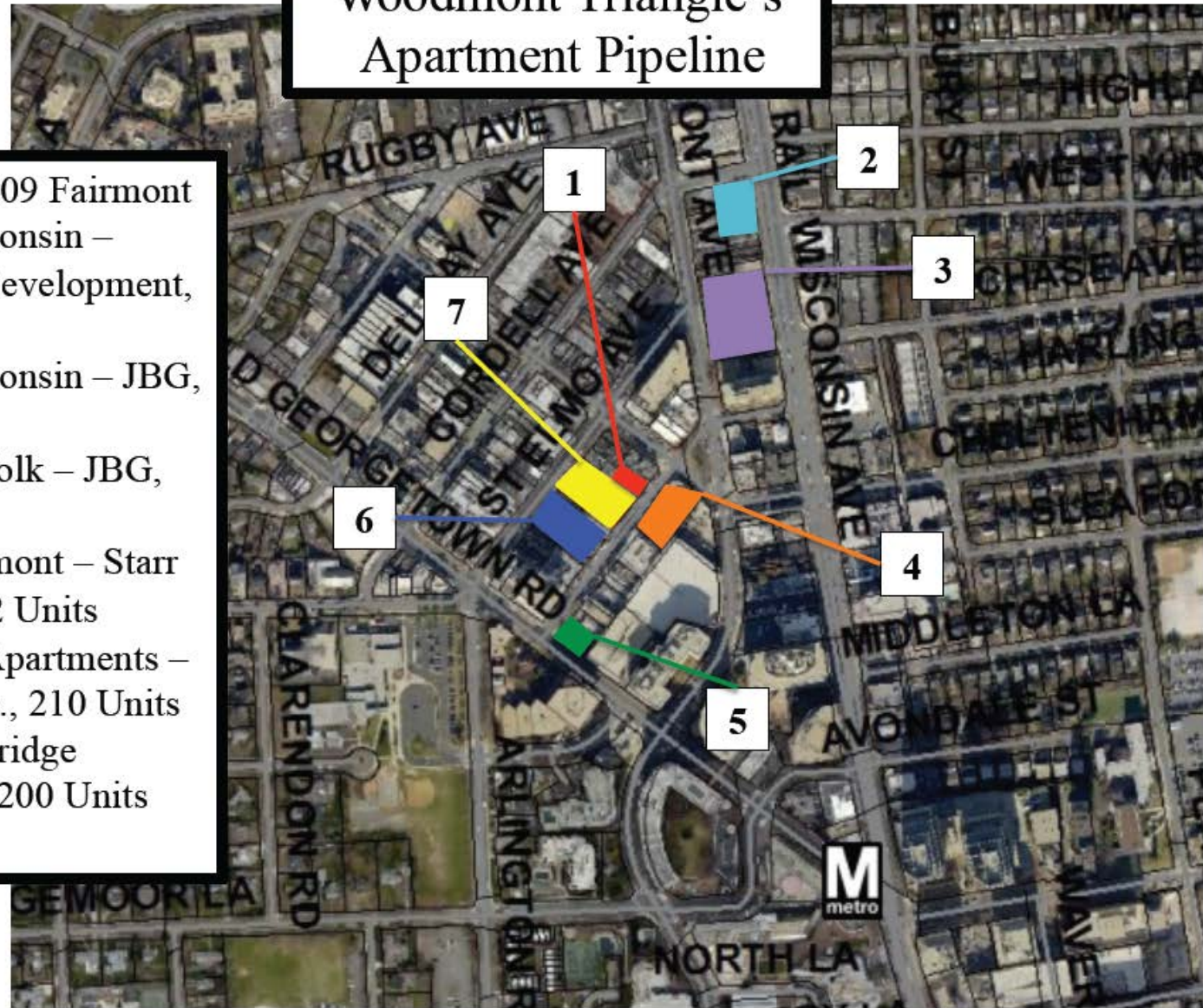
**Availability:** Immediately

**Exclusives:** None

## RESIDENTIAL PROJECTS IN DEVELOPMENT

### Woodmont Triangle's Apartment Pipeline

1. 4905 & 4909 Fairmont
2. 8008 Wisconsin –  
Douglas Development,  
130 Units
3. 7900 Wisconsin – JBG,  
475 Units
4. 7770 Norfolk – JBG,  
250 Units
5. 4990 Fairmont – Starr  
Capital, 72 Units
6. St. Elmo Apartments –  
Lenkin Co., 210 Units
7. The Bainbridge  
Bethesda, 200 Units



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