



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

# LEASE FOR

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## 11701 LIVINGSTON RD

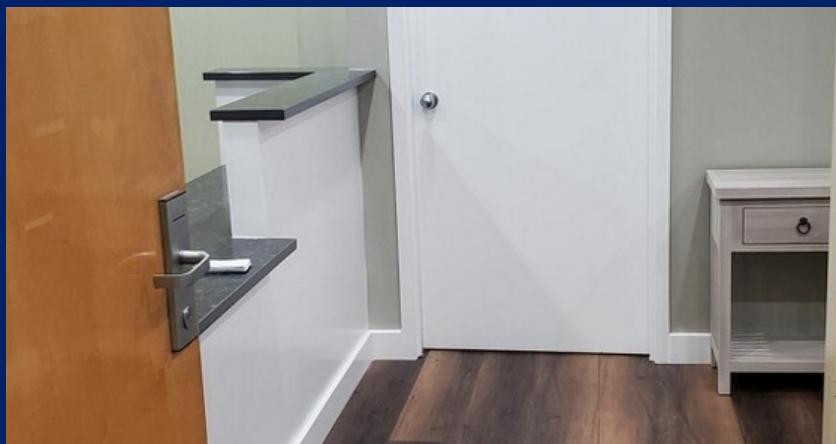
Fort Washington, MD 20744

AVAILABLE SPACE

715 SF

LEASE RATE

\$3089 per month (Full Service)



### OFFICE

Michelle Burns  
703 743 4547  
[michelle.burns@cbcnrt.com](mailto:michelle.burns@cbcnrt.com)

Ricardo Guice  
202 805 5614  
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**COLDWELL BANKER COMMERCIAL**  
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555.555.5555



## 11701 LIVINGSTON RD

Fort Washington, MD 20744



## OFFERING SUMMARY

Available SF: 715 SF

Lease Rate: \$3,089 per month  
(Full Service)

Building Size: 28,869 SF

Renovated: 2018

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## PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is pleased to announce the exclusive listing of 11701 Livingston Rd, Suite 208 for lease.

The 715 square foot office space was recently renovated in 2018. This space includes a reception plus waiting area, with a private bathroom, three exam rooms, an office and a dedicated area with a microwave and refrigerator.

For more information please contact:  
Michelle Burns or Ricardo Guice

## LOCATION OVERVIEW

Located in Prince George's County. The office building is next to Adventist Health Care Fort Washington Medical Center and adjacent to Olde Forte Village Shopping Center.

## DEMOGRAPHICS

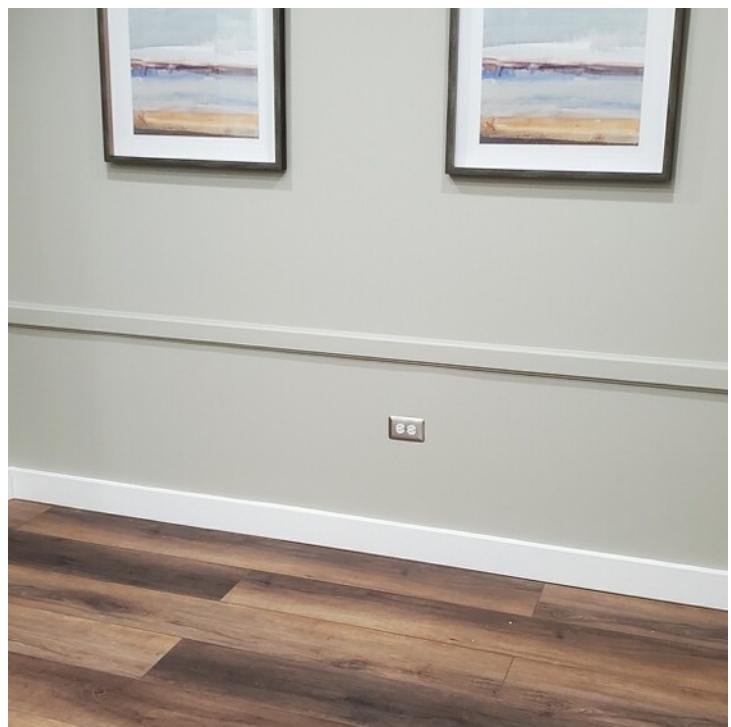
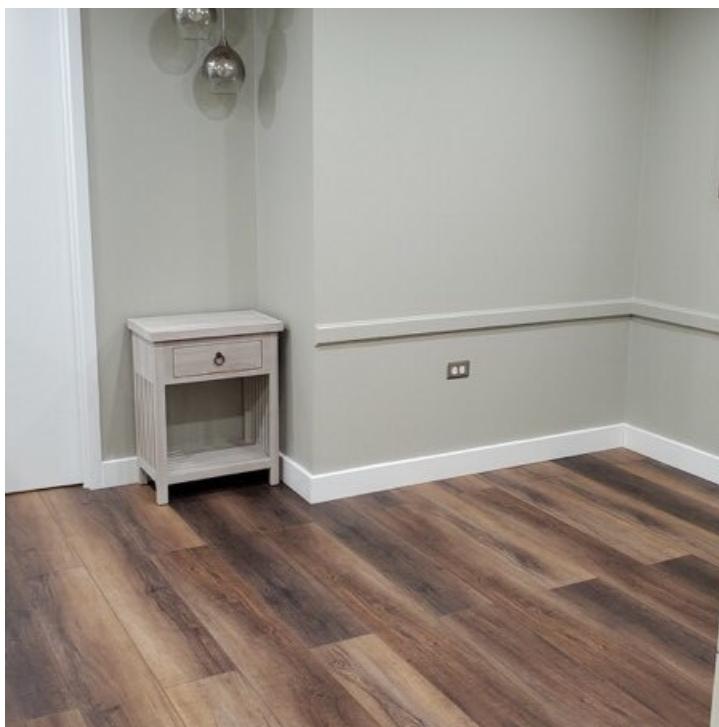
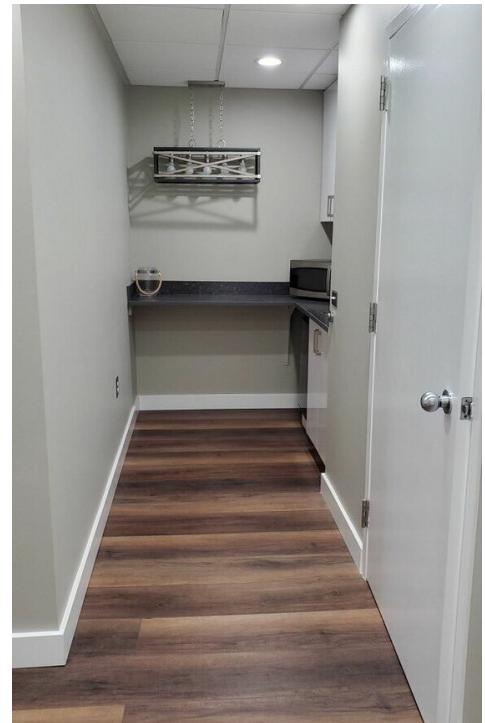
	1 MILE	5 MILES	10 MILES
Total Households	1,810	31,521	267,172
Total Population	5,605	90,371	682,046
Average HH Income	\$114,718	\$113,597	\$95,660

LEASE



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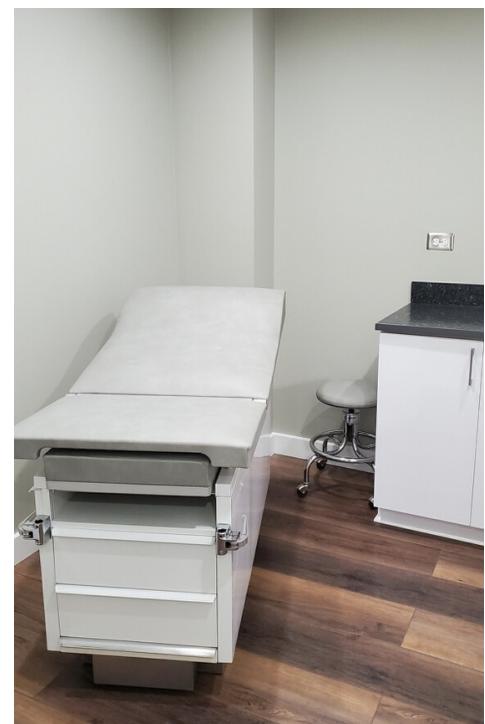
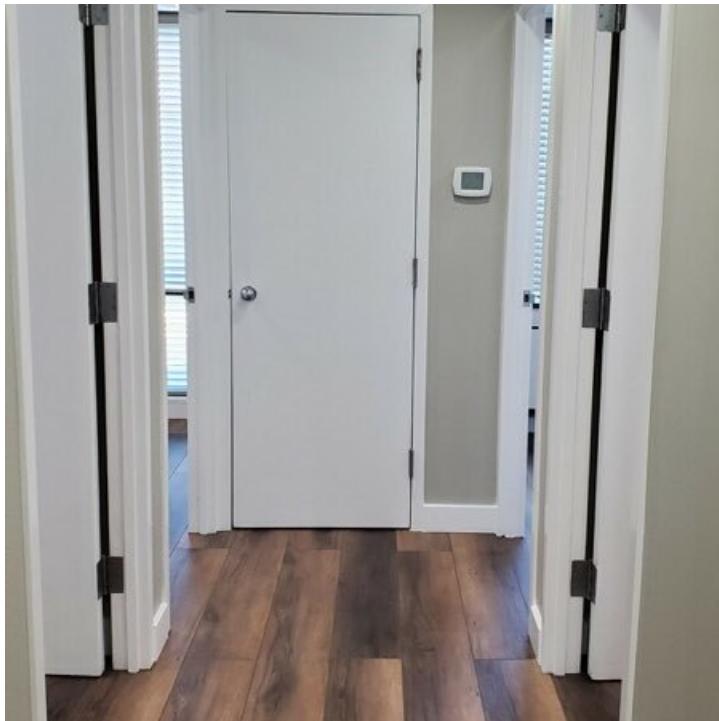
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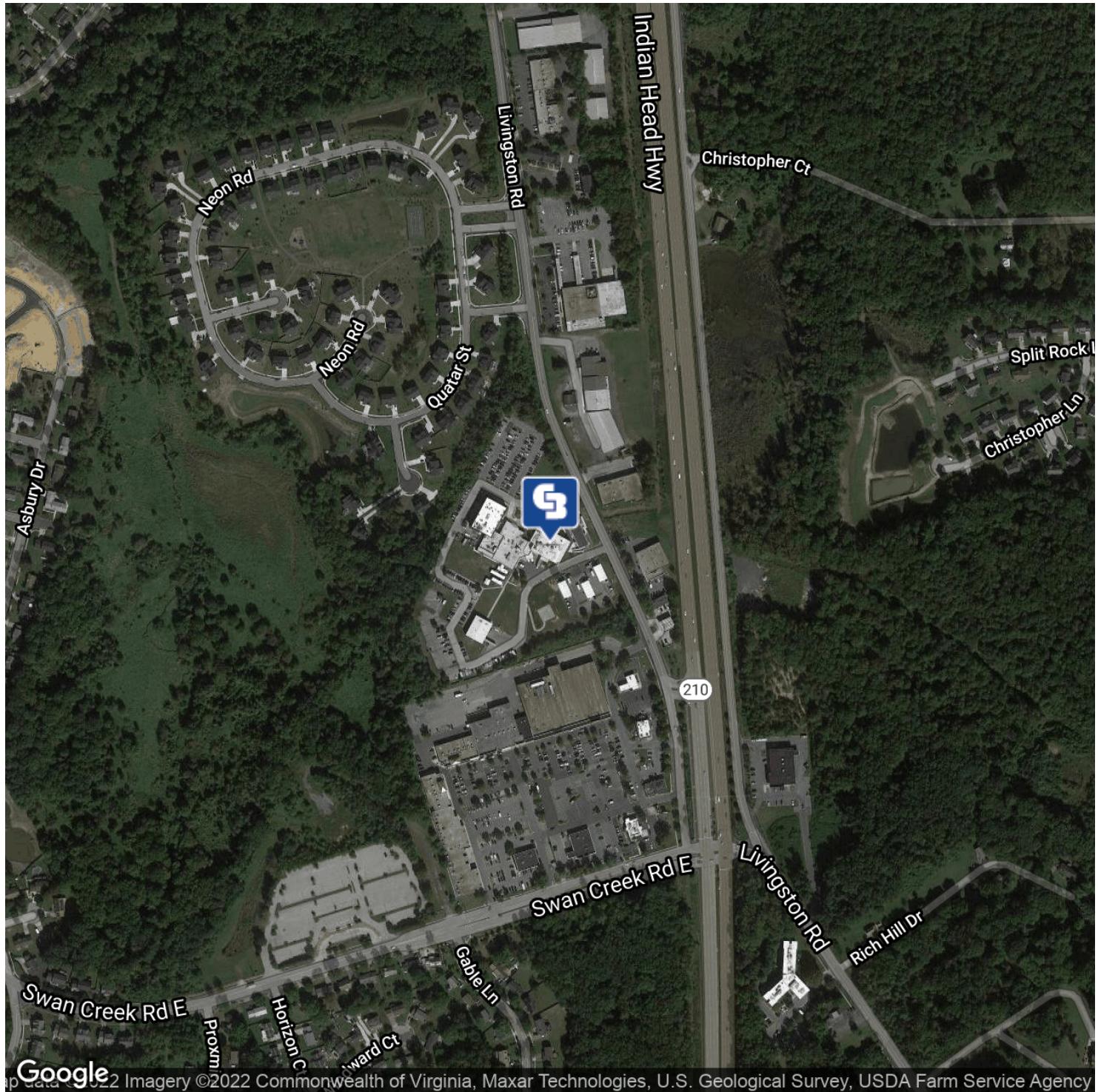
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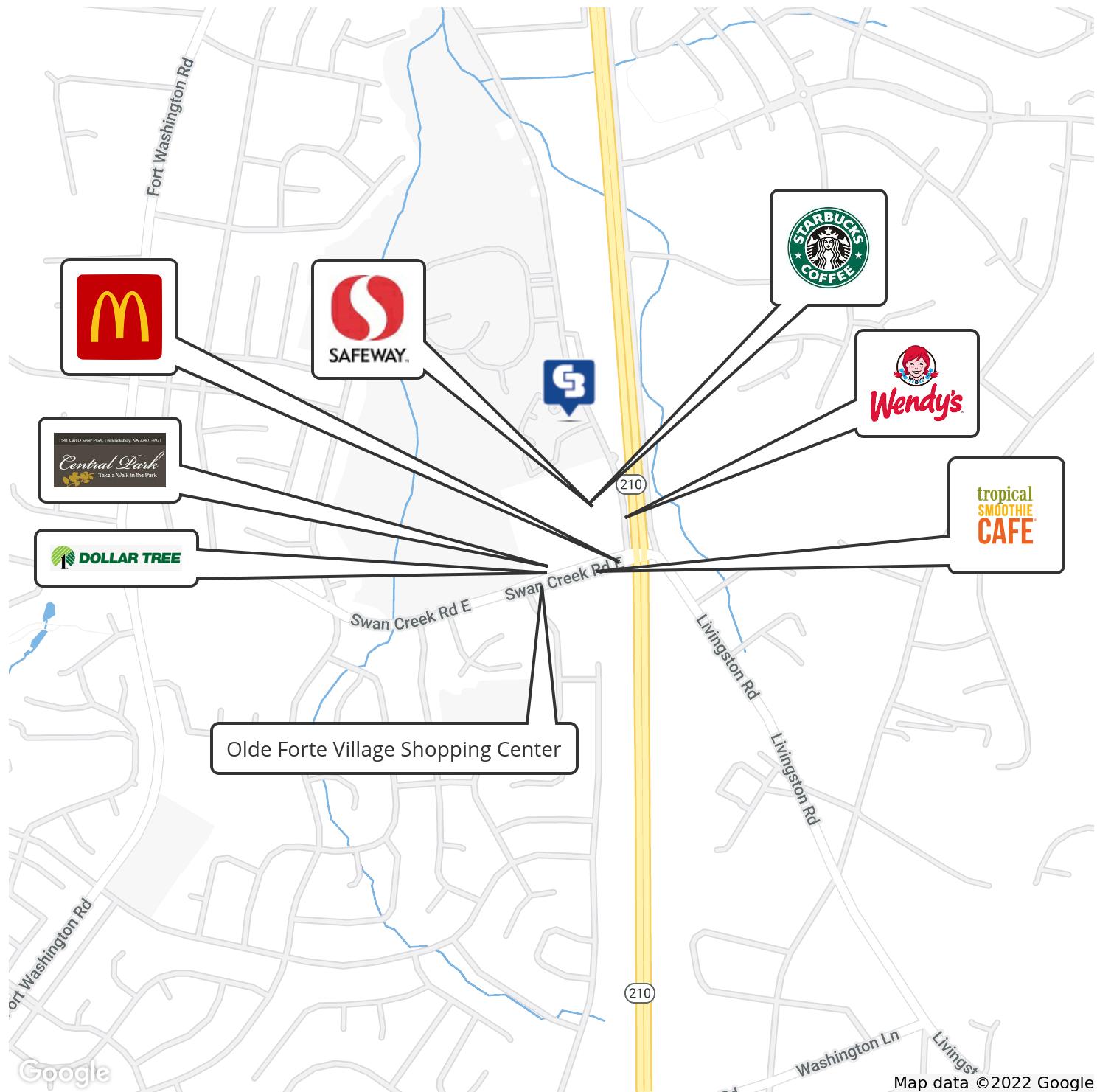
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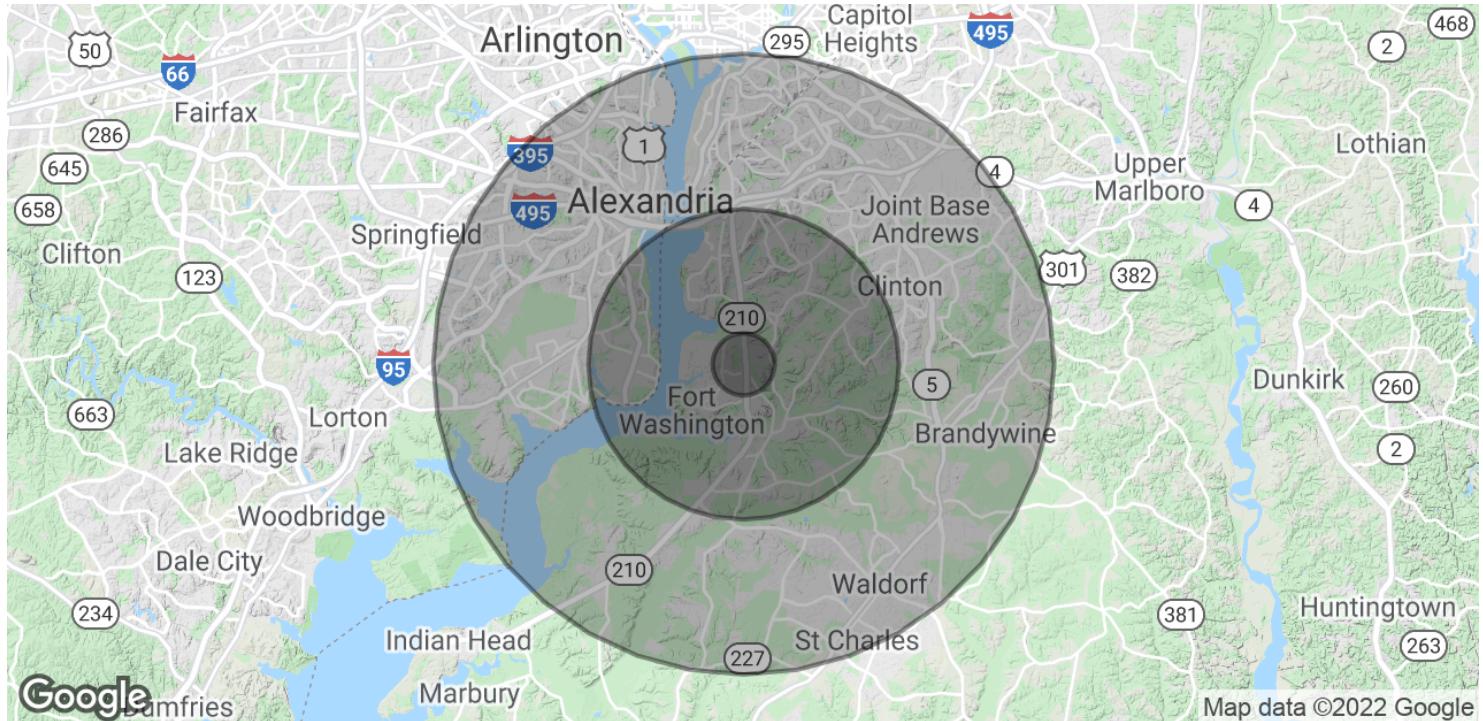
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,605	90,371	682,046
Average Age	42.1	41.0	36.3
Average Age (Male)	38.3	39.2	34.9
Average Age (Female)	43.6	41.6	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,810	31,521	267,172
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$114,718	\$113,597	\$95,660
Average House Value	\$553,681	\$453,457	\$455,413

\* Demographic data derived from 2010 US Census

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