

# THE GRANDVIEW WHEATON, MARYLAND



**Presented by:**

**Kathy Coakley  
Greenhill Realty Company  
4901 Fairmont Avenue  
Suite 200  
Bethesda, Maryland 20814  
Phone: 301-657-2525 ext. 17  
Fax: 301-657-2555  
E-mail: [kcoakley@greenhillcompanies.com](mailto:kcoakley@greenhillcompanies.com)**

**GREENHILL**

## AREA MAP



## LEASING INFORMATION

---

### PHYSICAL DESCRIPTION

**Address:** 11204-A Grandview Avenue  
Wheaton, Maryland 20902

**Square Footage:** 1,439 s.f.

**Number of Floors:** 2

### LEASING TERMS

**Rate:** \$26.75 per square foot, triple net, with four percent (4%) annual increases

**Term:** Five (5) years, with options available

**Lease  
Commencement:** Immediate

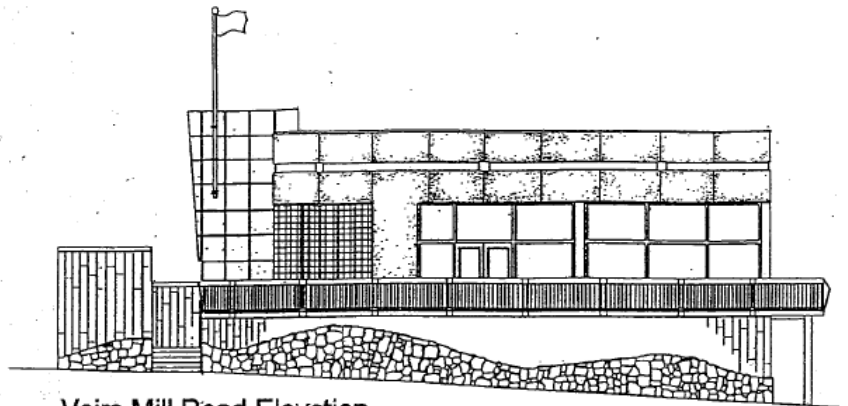
**Rent  
Commencement:** Ninety (90) days following lease commencement

**Exclusives:** None

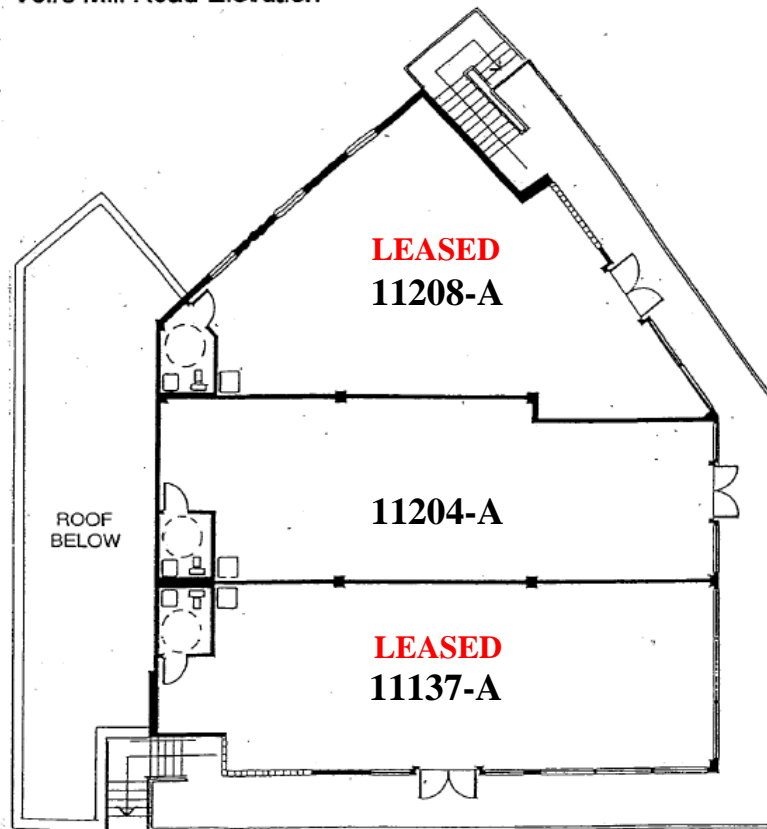
GREENHILL



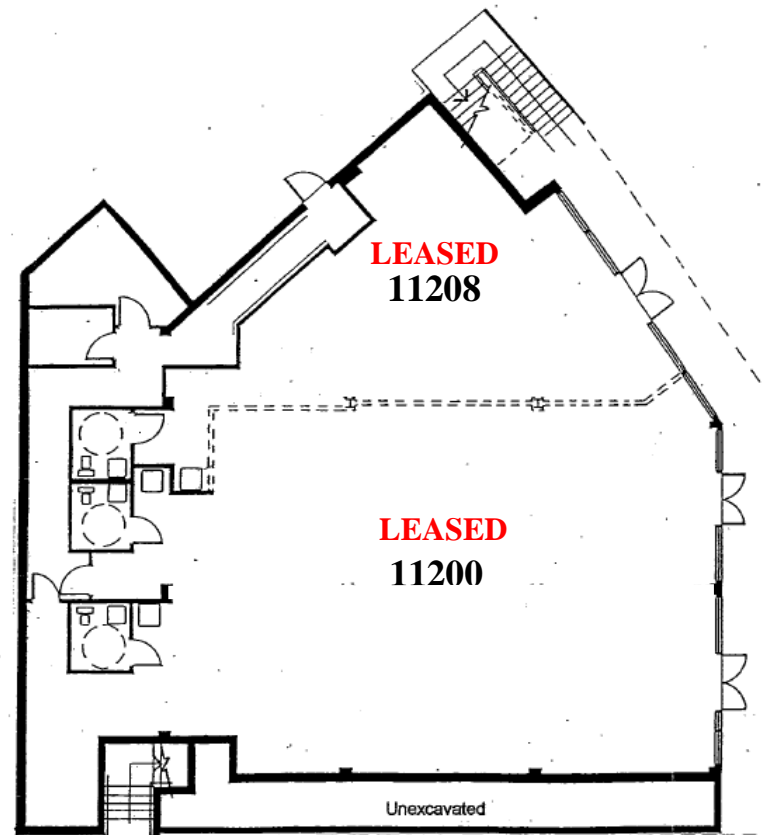
# FLOOR PLAN



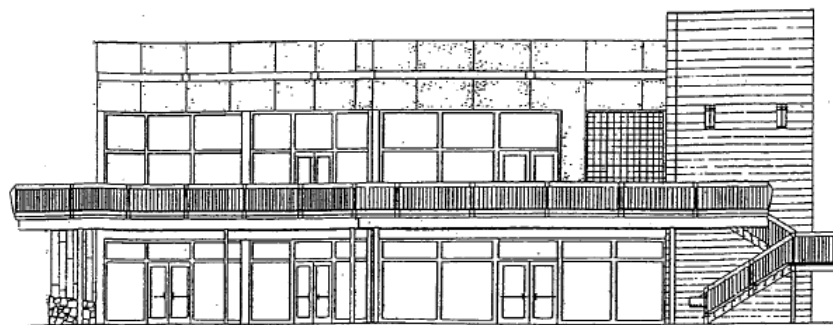
Veirs Mill Road Elevation



Upper Level Floor Plan



Ground Floor Plan



Grandview Avenue & Reddie Drive Elevation

|  |                      |
|--|----------------------|
| STEVEN J. KARR, AIA INC.                               |                      |
| ARCHITECTURE • LAND PLANNING • CONSTRUCTION MANAGEMENT |                      |
| 310 NORTH ADAMS STREET, ROCKVILLE, MARYLAND 20850      |                      |
| TEL: 301.410.3210 FAX: 301.410.3211                    |                      |
| PROJECT ARCHITECT                                      | STEVEN J. KARR, AIA  |
| DESIGNED BY  | STEVEN J. KARR, AIA  |
| DRAWN BY   | RICHARD D. ARMSTRONG |

TWO STORY RETAIL BUILDING  
VEIRS MILL @ REEDIE DRIVE  
11143 VEIRS MILL RD, WHEATON, MARYLAND

|            |          |
|------------|----------|
| PN: 114557 |          |
|            | 11/10/00 |

