

Larry Rosen

Commercial & Investment
Realty Associates, LLC



1309 Fenwick Lane - Exterior



Arrive Apartments



8735 First Ave. - Exterior view and interior view.



8735 First Ave. & 1309 Fenwick Ln.

Street Level- RETAIL SPACES – For Lease

Silver Spring, Md. 20910

8735 First Avenue is 1,399 s.f. (**RETAIL**) Turn key space ready to move into. Space has a very high drop ceiling and lights along the front, drywall walls & insulation, separate HVAC system / ductwork, half bathroom, utility sink and rear door. Large retail signage box exists overtop the space facing First Ave. Immediate delivery. Only \$27 p.s.f. or \$3,150 / month, plus utilities/cleaning.

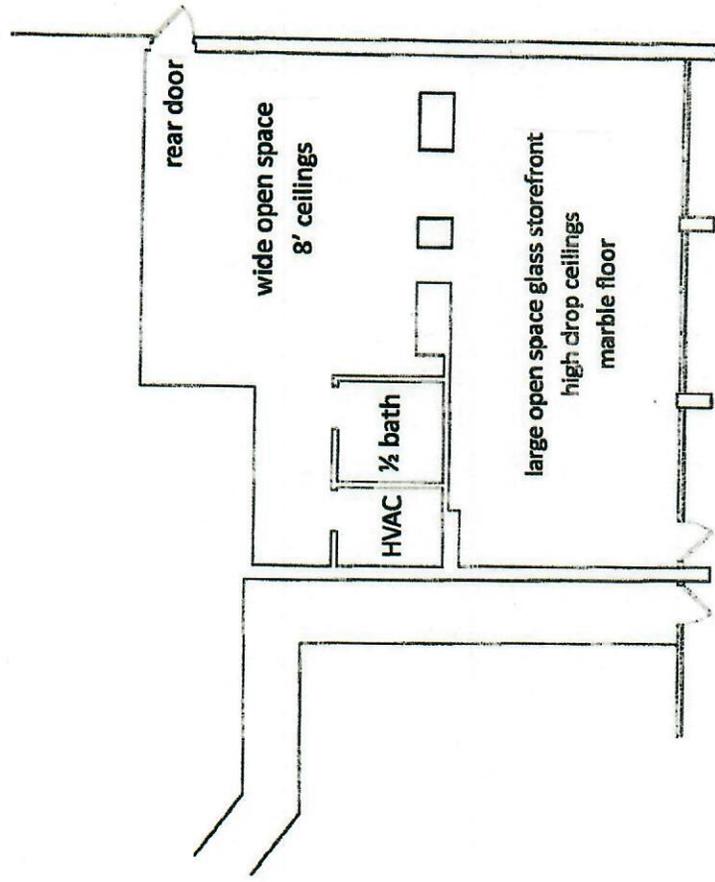
1309 Fenwick Lane (**SERVICE or RETAIL SPACE**) is 1,375 s.f. \$38 p.s.f. or \$4,354 per month. **Landlord will provide a \$35 (\$48,125) Tenant Allowance to assist in tenants build out.**

Previous tenant submitted plans to the county and started building out a spa but did not complete the work. This space is ideal for a spa or other retail or personal service uses. Retail signage overtop front door. Space has fully glass retail storefront and last tenant's plan was to construct a spa with 4 massage rooms, 2 half bathrooms, +/- 10 treatment stations, reception and waiting area on main level and a break lounge and office on the mezzanine level. There is a front and rear door.

Lease Term Long term leases preferred.

Join our current tenants/Parking: Arrive Silver Spring is a 15-story apartment building containing +/- 1,200 residents. The retail tenants are 7/11, Atlantic Shop, Silva Shoe Repair, Deli-Beer-Wine, City Place Dental, Indique Hair, Taco Restaurant, Kumon Learning Center. Street metered parking surrounds building with a County garage on Fenwick Lane and across Georgia Avenue.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or lease or withdrawal from the market without notice.



8735 First Avenue 1,399 s.f.

ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION

Measure Up Corp.
MEASUREMENT SERVICES

www.MeasureUpCorp.com

Ground Floor - Retail

8750 Georgia Ave, Silver Springs, MD

AREA CHART

Site #735 1,399 SF

N



SCALE

1" = 1'-0"

DATE: 02-25-2021
SHEETS: 6 OF 17

FL-00



DEPARTMENT OF PERMITTING SERVICES

USE AND OCCUPANCY CERTIFICATE

Rabbiah Sabbakhan
Director

Certificate No: 394316
ID: 1465202

Expires: NONE

Marc Elrich
County Executive

Issue Date: 06/26/2023

Residence or Building Location: 8735 1ST AVE
SILVER SPRING, MD 20910

Proposed Use: COMMERCIAL - Retail Sales and Services

The applicant has applied for a certificate of Use and Occupancy under the provisions of the Montgomery County Code. The use for each floor, or part thereof; the live load (p.s.f.); the fire grading; the construction type; the code/edition; and any special conditions must be as follows:

Floor	Use Group Class	Maximum Live Load	Fire Grading	Occupancy Load	Construction Type	Code/Edition	Conditions
1	M	80	N/A	47	IA	2018	

Lot: P1 Subdivision: WOODSIDE
Block: 1 Owner's Name:

Caution: The issuance of this certificate does not eliminate the need to obtain the required approvals of other State or County agencies.

The permit fee is calculated based on the approved Executive Regulations multiplied by the Enterprise Fund Stabilization Factor for the current fiscal year.

Director, Department of Permitting Services

1309 FENWICK LN. PLANNED DESIGN FROM PREVIOUS TENANT

