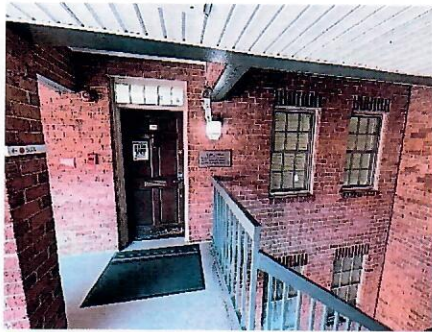


**773 S.F. Office - For Lease**  
**8607 2nd Avenue, Unit 506**  
**Silver Spring, Maryland 20910**

**4 Offices – Parking Space -Shows Great**



Exterior view of entrance.



Built in shelving/counters



Office facing rear of unit.

**IMPROVEMENTS:** Very attractive unit with 9' ceilings! This unit is divided up into 4 offices, reception area, built in file/storage/counter area, kitchenette, 1/2 bath and more. The common hallways have laminate flooring, offices have carpet floors and bathroom is tiled. 24/7 access and control of your own HVAC. The unit has its own separate heat pump, air handler, water heater and electric meter. The space has a very attractive appearance. Ready for quick occupancy.

**PARKING SPACE:** This lease includes a covered parking space in the complex.

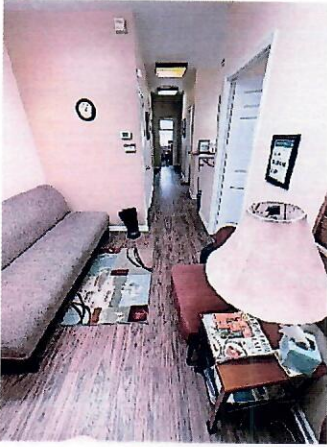
**ZONING:** A wide variety of commercial uses are allowed in this zoning. Ideal for office and service uses.

**LEASE:** Only \$1,800 per month, plus electric, which includes 1 parking space.

**LOCATION:** The property is located directly across from the Fenwick apartment complex on Second Avenue between Spring Street and Fenwick Lane. The Silver Spring Metro Station is 3 blocks from the property. The unit is accessible via stairway or elevator.

**SIGNAGE/COMPLEX:** Occupant is allowed signage on the directory signs located as you enter the complex near the elevators and a brass sign on the unit door. The complex has two elevators, which allows for ADA access.

TRASH: The trash dumpster is located in the rear of the parking area.



Laminate flooring.



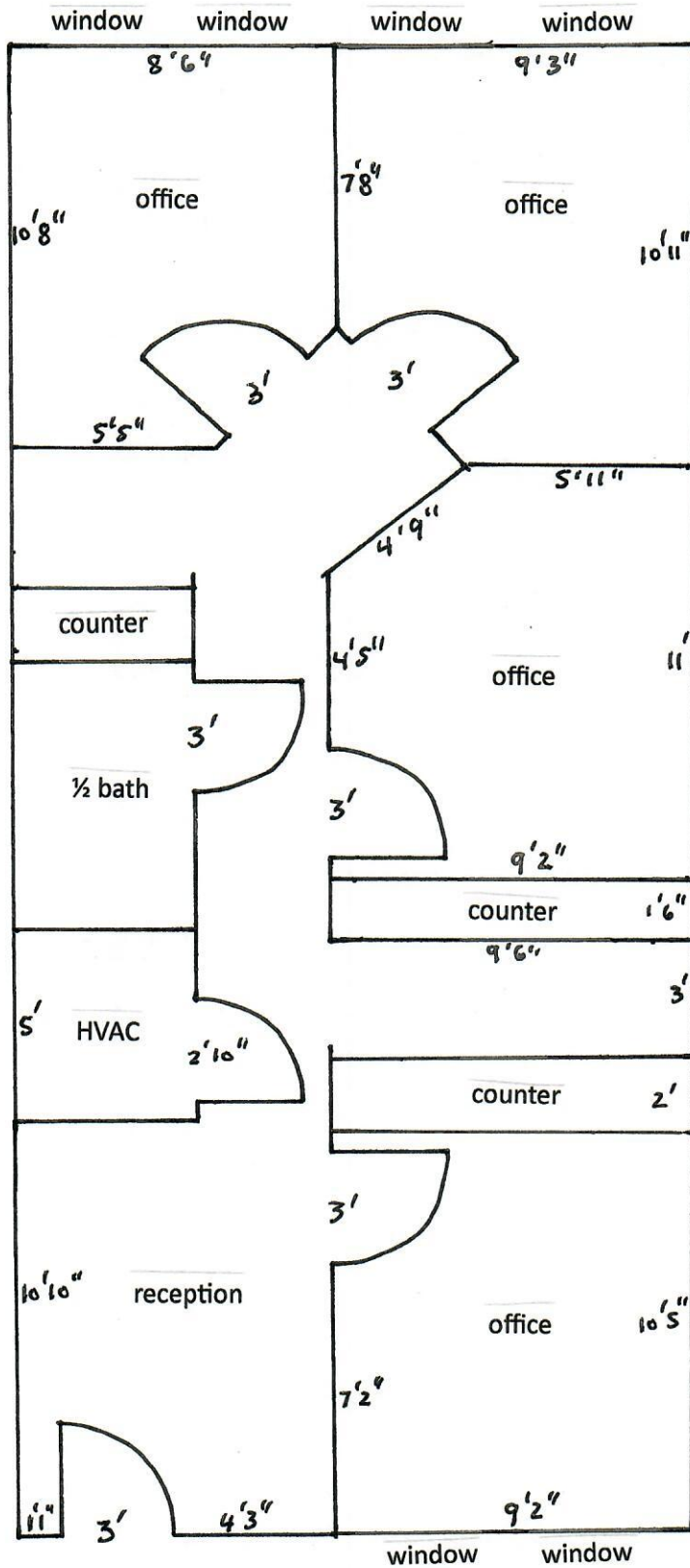
Rear office.



Kitchenette

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. The pictures were taken when the last tenant occupied the space. Most or all of these belongings have been removed. Leased subject to correction of errors, omissions changes of price, prior lease or withdrawal from the market without notice.

8607 2<sup>nd</sup> Ave., Suite 506  
Silver Spring, Md. 20910



This is an approximate interior sketch of the unit for sale.  
If exact measurements are necessary one should remeasure for accuracy.