

Parking in Front & Rear

FOR LEASE - RETAIL or OFFICE

Lease - 1,160 S.F. - 1st floor

611 Sligo Avenue, Silver Spring, Md. 20910

IMPROVEMENTS: This is a highly visible retail/office building located on Sligo Avenue between Fenton Street and Piney Branch Road. Occupants can have signage along the street or on the face of the building. Owner is currently remodeling the first floor for the next tenant. 2nd floor is already fully remodeled and leased. First floor will have all new: windows, bathroom, carpet floor, fully functioning air conditioning and heat, paint and more. The first-floor tenant will have on site parking in front of the building and there is also free on street parking. See the floor plan attached.

FOR LEASE - FIRST FLOOR: First floor, with +/- 9' ceilings, contains 5 individual rooms and a large rear area. This space comes with 3-4 parking spaces in front of the building.

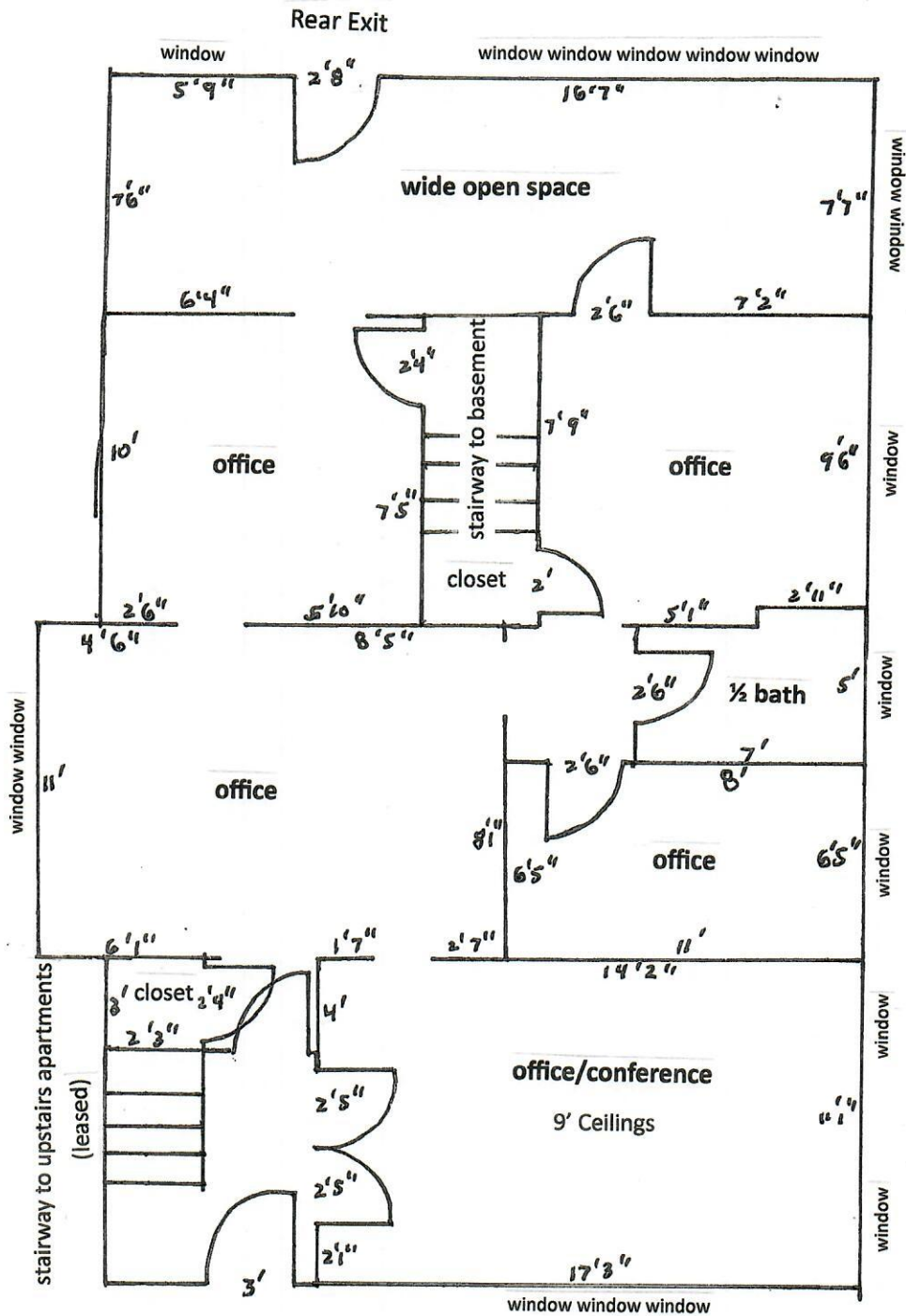
ZONING: CRT zoning, a wide variety of commercial uses are allowed in this zoning. Ideal for service uses, retail or office uses.

LEASE PRICE: First Floor - \$3,000 / month, plus electric and cleaning its own space.

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. The attached floor plans are approximate interior sketches of the current conditions. If exact measurements are required one should re-measure for accuracy.

FIRST FLOOR PLAN

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Parking in Front for Tenant

SLIGO AVENUE