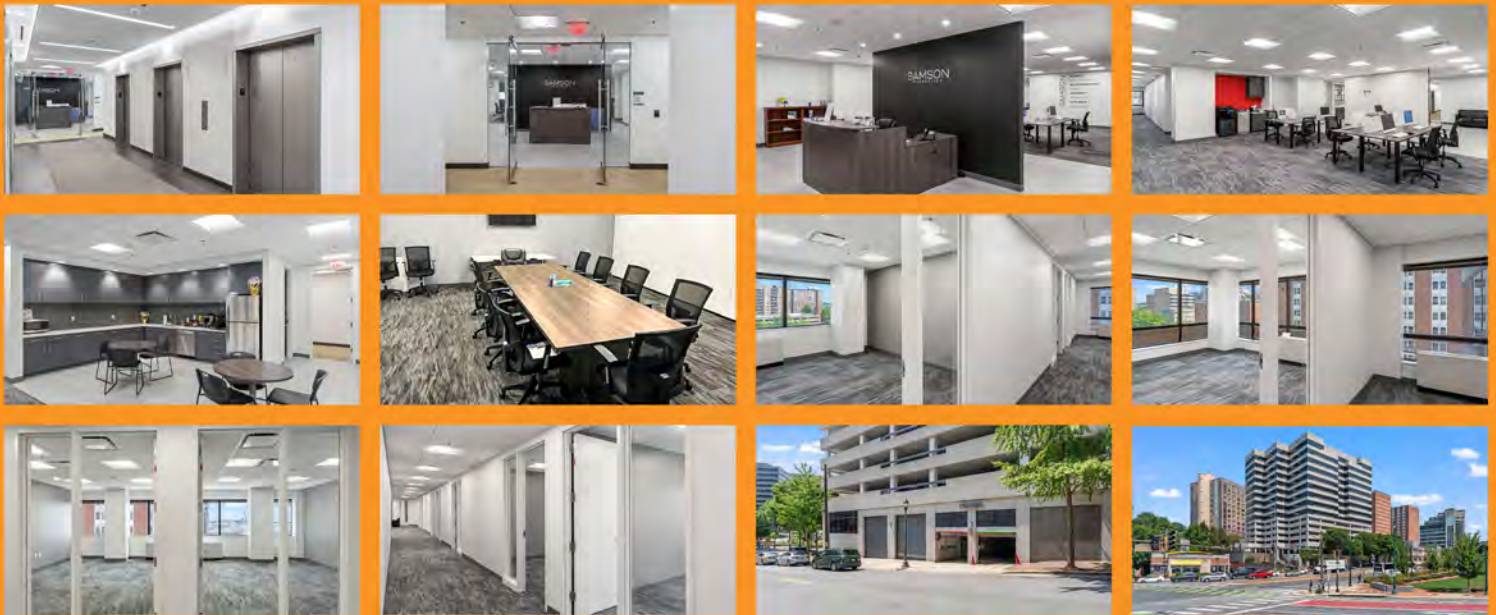


SUBLEASE

**8455 Colesville Road,
Suite 1150,
Silver Spring, MD 20910**



Noble Davis
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COMMERCIAL



Amenity Rich 15-story Class A Office Building

This office suite offers a prime sublease opportunity in Argent Spring, a premier Class A office building in Silver Spring, just minutes from downtown Washington, DC.

Here are the key highlights:

Location: Located on the 11th floor with easy access via Colesville Road and Georgia Avenue Capital Beltway exits, and close to the Silver Spring Metro (Red Line), Capital Bikeshare station, Metrorail, MARC, Metrobus, and Ride On services.

Office Space: 11,427 sq ft fully built-out, modern office suite with a contemporary design.

Amenities: The building features The Hall, a 30-person conference facility on the 2nd floor, two conference rooms, outdoor terrace access, Wi-Fi connectivity, a kitchen and pantry area, multiple breakout areas, and presentation screens.

Proximity: Conveniently located near over 50 popular restaurants and eateries, wellness centers, and sought-after art venues in one of the region's most vibrant downtown areas.

This turnkey office suite is ready for immediate move-in and offers an excellent opportunity for businesses looking for a premium office location with numerous amenities

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