



Building entrance



New county office bldg.
Directly across the street



Exterior of building

SMALL WINDOWED OFFICE SPACES – FOR LEASE 2446 Reddie Drive, Wheaton

AVAILABLE: Suite 14 - 250 s.f. Only \$595 / month, sublease. Small 2nd floor windowed space facing rear of building with new laminate floors. Preferred lease term through March 31, 2026 (about 1.5 years).

Suite 13 – 293 s.f. Only \$540 / month. Small 2nd floor windowed space facing Veirs Mill Rd. Can put a sign in the window facing the street.

Suite 5 – 434 s.f. Only \$875 / month. Faces Reddie Drive. Large reception area and one large office with windows facing Reddie Drive. Can put signs in the window. Lease term through May 31, 2026 or longer.

Suite 3 – 450 s.f. Only \$750 / month direct lease. 2nd floor space with entry room and one windowed office facing the rear of the building.

There are directory signs inside the buildings lobby and outside on the street. The front door is accessible via a keyless remote system. There is a woman's and men's bathroom in the hallway.

ZONING: CR - This CBD zoning will allow general office & some retail uses.

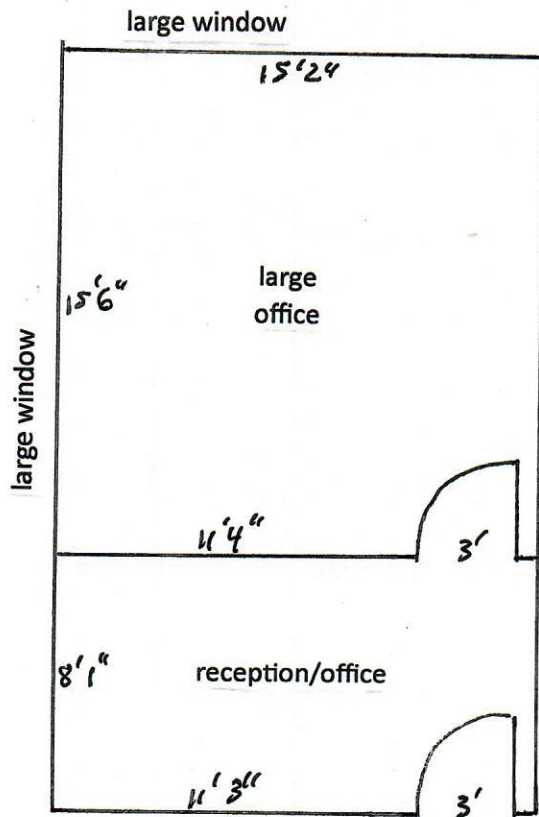
PARKING: The property is located in a Parking District. There is substantial metered parking on the street and a large County garage is across the street. The Wheaton Metro station is one block away.

LOCATION: The property is located at the corner of Veirs Mill Road and Reddie Drive at the intersection of Grandview Avenue. It is directly across from Westfield Wheaton Shopping Mall and the new office building across the street containing Park & Planning and Permitting Services. There is a bus stop in front of the property.

For Showing call: LARRY - 301-793-8901 Cell

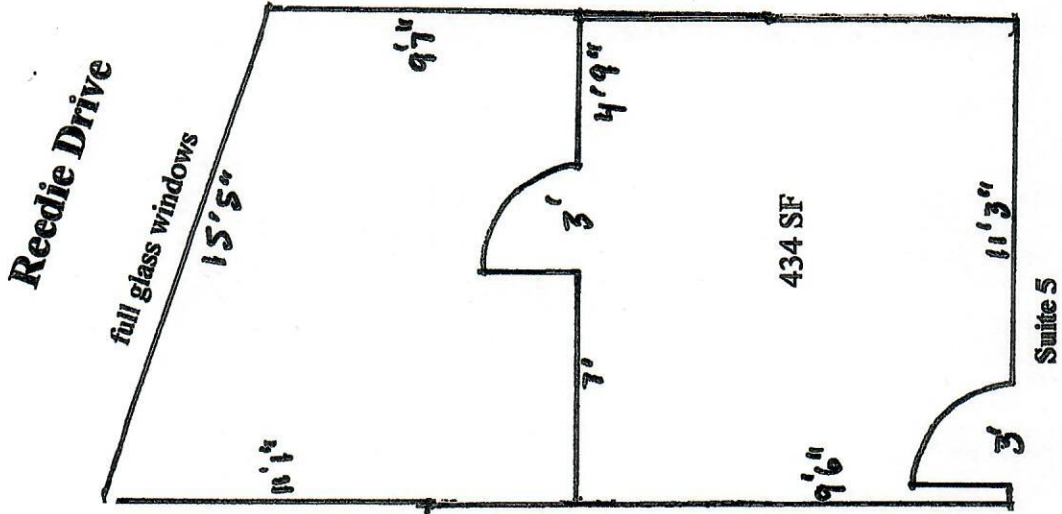
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2446 Reddie Dr. Suite 3, Wheaton, Md. 20902



These floor plans are interior sketches of the spaces for lease.
If exact measurements are required one should remeasure for accuracy.

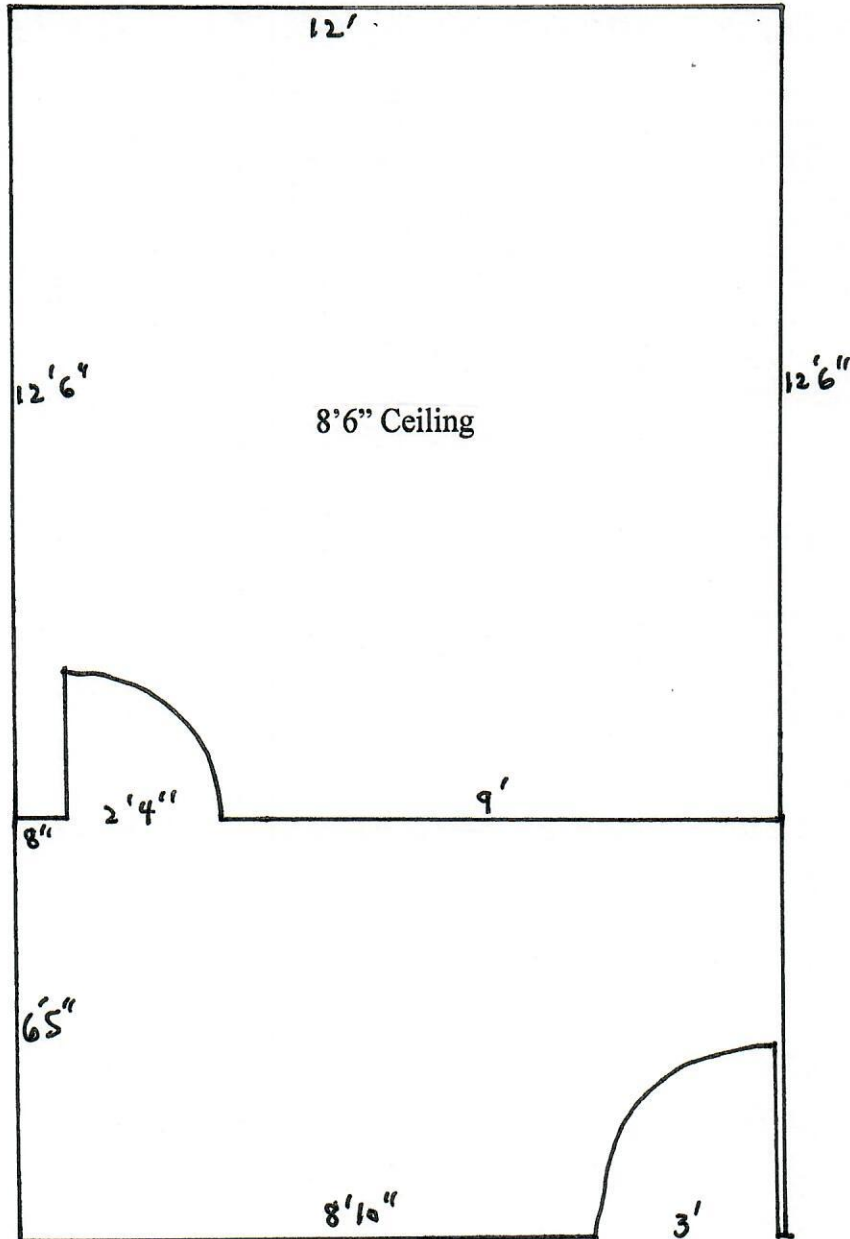
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2446 Reddie Drive, Suite 13
(293 rentable square feet)

Window facing Veirs Mill Rd.



This is an approximate interior sketch of the space for lease.
If exact measurements are needed one should remeasure for accuracy.

Suite 14
2446 Reddie Dr.

