



8484 GEORGIA AVE | 1010 & 1100 WAYNE AVE

# STATION SQUARE

 CUSHMAN &  
WAKEFIELD

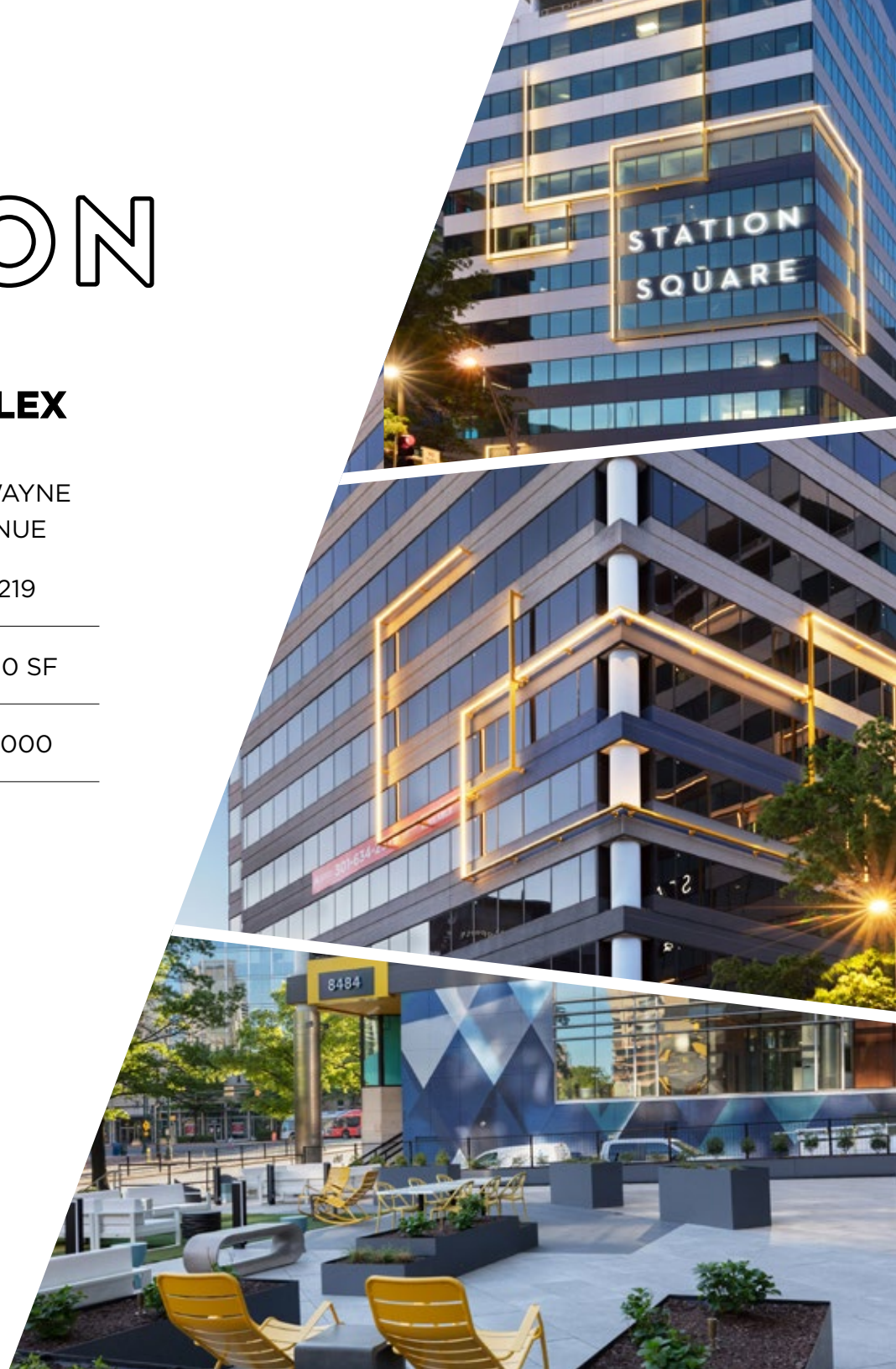
 AREP

American Real Estate Partners

# BUILDING INFORMATION

## THREE BUILDING CLASS A OFFICE COMPLEX

	8484 GEORGIA AVENUE	1010 WAYNE AVENUE	1100 WAYNE AVENUE
Square Footage	142,862	202,121	165,219
Typical Floor Plate	15,500 SF	17,000 SF	20,000 SF
Parking Ratio	0.8/1,000	0.8/1,000	0.8/1,000



# LOCATION

Station Square is a three building Class A office complex located inside the beltway just one-half mile from Washington, DC in the heart of downtown Silver Spring, MD. The complex provides its tenants with the benefits of a diversely populated, transit-oriented environment.



# TRANSIT-ORIENTED

Immediately adjacent to Silver Spring's state-of-the-art transit center, providing express access to downtown Washington DC and the surrounding region.



Access to Capital Beltway (I-495), Georgia Avenue (US 29) and 16th Street



Metro  
Steps from Red Line and Future Purple Line (Opening 2027)



MARC Commuter Train Station



Metrobus



Shuttle-UM  
To the University of Maryland



Interim Metropolitan Branch Trail





## Dining

- BIBIBOP
- Cava Mezze Grill
- Chick-fil-A
- Cold Stone Creamery
- Copper Canyon Grill
- Einstein Bros. Bagels
- Java Nation (on-site)
- Lebanese Taverna Cafe
- Nando's Peri-Peri
- Panera Bread
- Peet's Coffee
- Potbelly Sandwich Shop
- Quarry House Tavern
- Silver Branch Brewing Co.
- Starbucks
- Subway (on-site)
- Sushi Jin Next Door
- Sweetgreen
- Tastee Diner



## Retail

- Burlington
- Truist (on-site)
- DSW
- H&M
- LOFT
- Men's Wearhouse



## Lifestyle

- 7-Eleven (on-site)
- Courtyard by Marriott
- CVS
- Fedex Office & Print
- MyEyeDr.
- OrangeTheory Fitness
- Planet Fitness (on-site)
- Strosniders Hardware
- Walgreens
- Whole Foods Market



## Cultural Venue

- AFI Silver Theater
- The Fillmore Silver Spring
- Montgomery College Cultural Arts Center
- Regal Cinemas
- Silver Spring Civic Center

# NEARBY AMENITIES JUST STEPS AWAY



# ON-SITE AMENITIES

Station Square provides its tenants with convenience, comfort and flexibility with the following on-site amenities:

- Subway
- 7-Eleven
- Java Nation
- Conference Center with kitchenette
- 2 Conferencing Facilities
- Planet Fitness
- Truist
- Outdoor furnished courtyards with water feature
- On-site management
- Security guards in each lobby
- Public parking attached to project



**HAVE YOU HEARD?**

**JAVA** IS NOW  
*nation* OPEN!



**NEW ON-SITE CAFE SERVING  
BREAKFAST, LUNCH & HAPPY HOUR**



NEW BUILDING  
**RENOVATIONS**



STATION  
SQUARE

-2379

CAMPUS AT DUSK



**1010**  
**WAYNE AVE**





1010 FRONT PLAZA



1010 LOBBY



1010 CONFERENCE



1010 REAR PLAZA



**8484**  
**GEORGIA AVE**





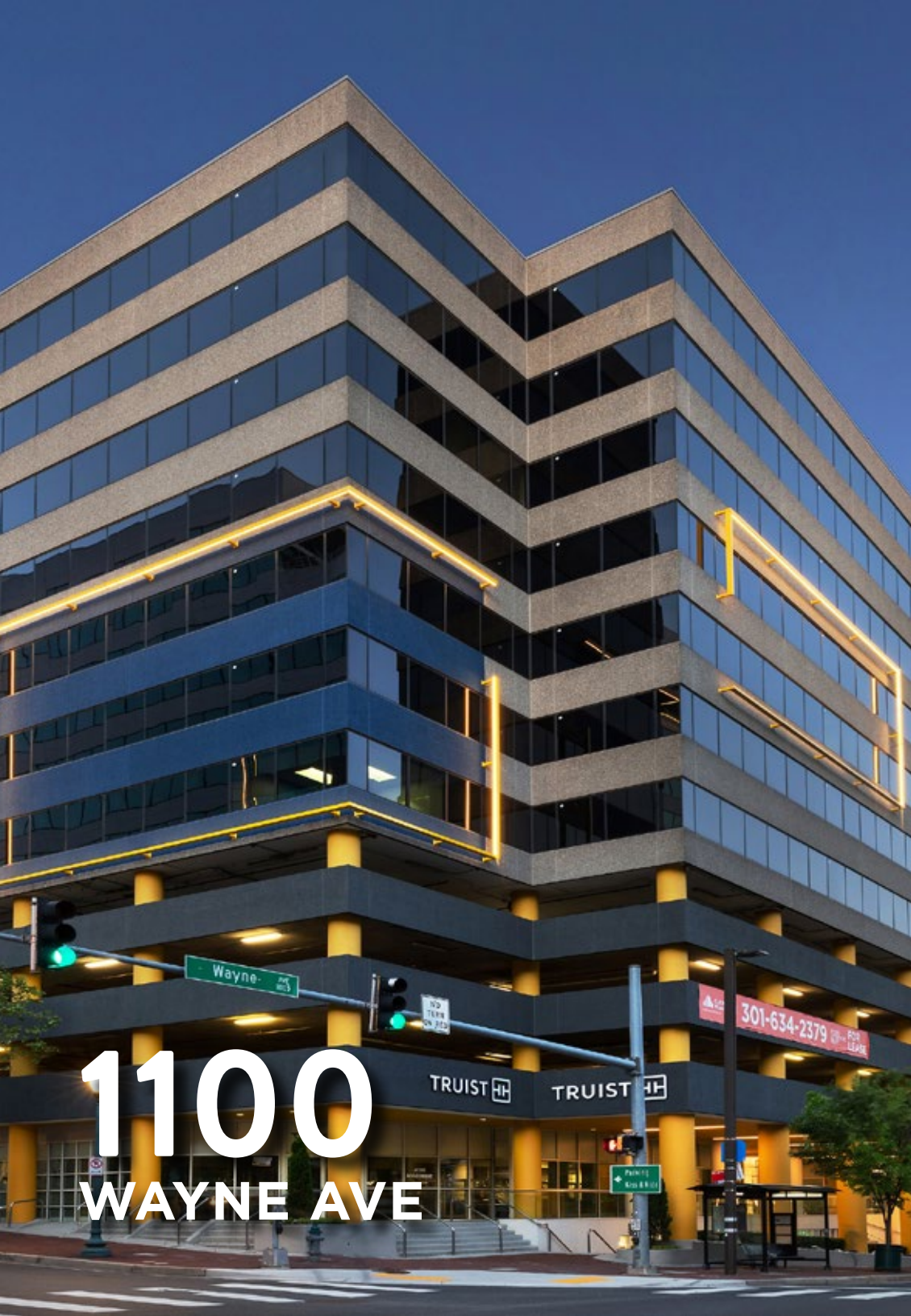
8484 LOBBY



8484 TENANT LOUNGE



**8484 FURNISHED SPEC SUITE**



**1100**  
**WAYNE AVE**





1100 LOBBY



**1100 CONFERENCE ROOM**

# STACKING PLANS

## 8484 GEORGIA AVE

Floor	Stacking Plan
10	LEASED
9	LEASED   VACANT Suite 940: 3,231 SF
8	VACANT Suite 800: 16,165 SF
7	LEASED
6	LEASED   VACANT Suite 600: 2,511 SF   VACANT Suite 675: 3,172 SF
5	LEASED   VACANT Suite 510: 6,480 SF
4	VACANT Suite 400: 16,163 SF
3	LEASED   VACANT Suite 350: 5,965 SF   VACANT Suite 320: 2,107 SF   LEASED
2	LEASED   LEASED   VACANT Suite 220: 2,709 SF   VACANT Spec Suite: 3,788 SF   TENANT LOUNGE
1	VACANT Suite 100: 3,818 SF   LEASED-RETAIL

## 1010 WAYNE AVE

Floor	Stacking Plan
14	LEASED
12	VACANT Suite 1230: 5,968 SF Private Balcony   VACANT Suite 1215: 2,176 SF   LEASED
11	LEASED   LEASED
10	LEASED
9	VACANT Suite 900: 17,258 SF
8	VACANT Suite 800: 6,759 SF   LEASED
7	VACANT Suite 700: 17,206 SF
6	LEASED
5	LEASED   VACANT Suite 510: 1,958 SF   LEASED
4	LEASED   VACANT Suite 400: 1,563 SF   VACANT Suite 430: 2,030 SF   VACANT Suite 460: 7,989 SF
3	LEASED   VACANT Suite 320: 2,647 SF   VACANT Suite 330: 945 SF   VACANT Suite 350: 2,002 SF
2	LEASED   VACANT Suite 220: 3,558 SF   LEASED   CONFERENCE CENTER
1	CAFÉ + BAKERY+LOBBY

## 1100 WAYNE AVE

Floor	Stacking Plan
12	VACANT Suite 1200: 20,588 SF
11	LEASED   VACANT Suite 1150: 6,578 SF
10	LEASED   LEASED
9	LEASED   VACANT Suite 900: 16,245 SF
8	LEASED   LEASED
7	VACANT 20,307 SF
6	VACANT Suite 650: 10,488 SF   CONFERENCE CENTER + LOUNGE   VACANT Suite 620: 6,101 SF
5	PARKING
4	PARKING
3	PARKING
2	LEASED
1	LEASED

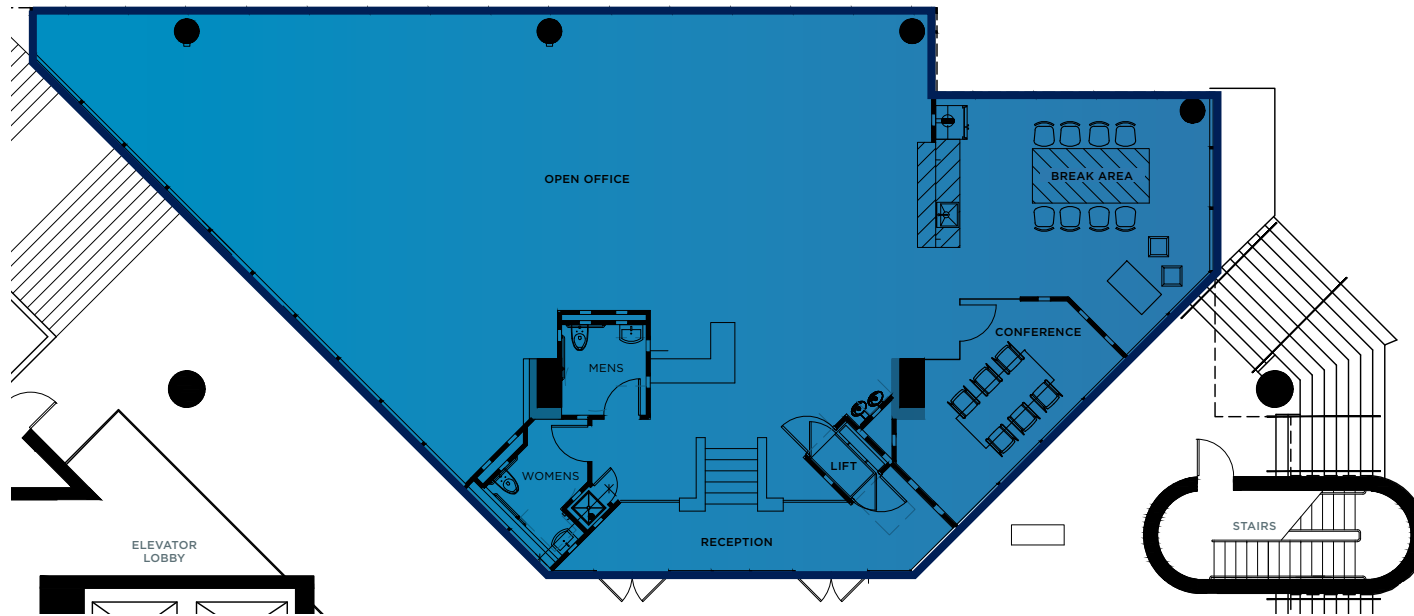
# FLOOR PLANS

**8484 GEORGIA AVE**

SUITE 100  
3,818 SF



CLICK OR SCAN  
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TO VIEW



# STATION SQUARE

8484 GEORGIA AVENUE

## 2<sup>ND</sup> FLOOR

SUITE 220 - 2,709 SF  
BRAND NEW TOWNHALL  
SPEC SUITE - 3,788 SF

### Available November 2026



# STATION SQUARE

8484 GEORGIA AVENUE

## 3<sup>RD</sup> FLOOR

SUITE 320 - 2,107 SF  
SUITE 350 - 5,965 SF

SUITE 320  
2,107 SF



SUITE 350  
5,965 SF



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# STATION SQUARE

8484 GEORGIA AVENUE

# 4<sup>TH</sup> FLOOR

SUITE 400 - 16,163 SF



SUITE 400  
16,163 SF



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SUITE 510  
6,480 SF



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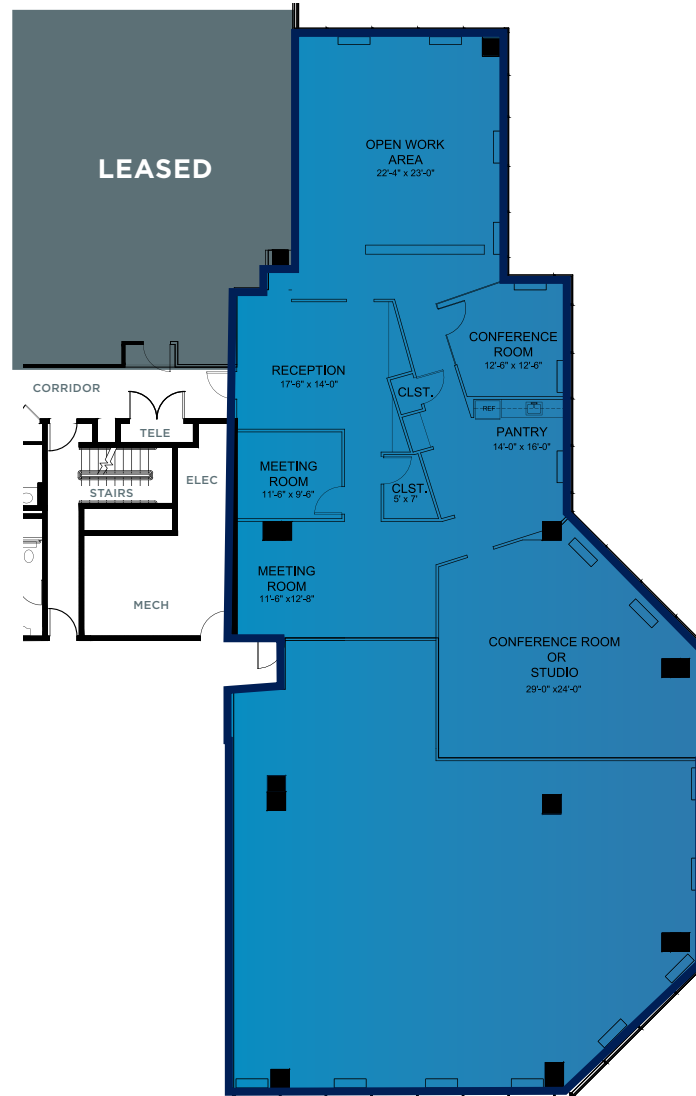
# STATION SQUARE

8484 GEORGIA AVENUE

## 6<sup>TH</sup> FLOOR

SUITE 600 - 2,511 SF

SUITE 675 - 3,172 SF



SUITE 675  
3,172 SF

5,683 SF  
CONTIGUOUS

SUITE 600  
2,511 SF  
(Shell Condition)



# STATION SQUARE

8484 GEORGIA AVENUE

# 9<sup>TH</sup> FLOOR

SUITE 940 - 3,231 SF

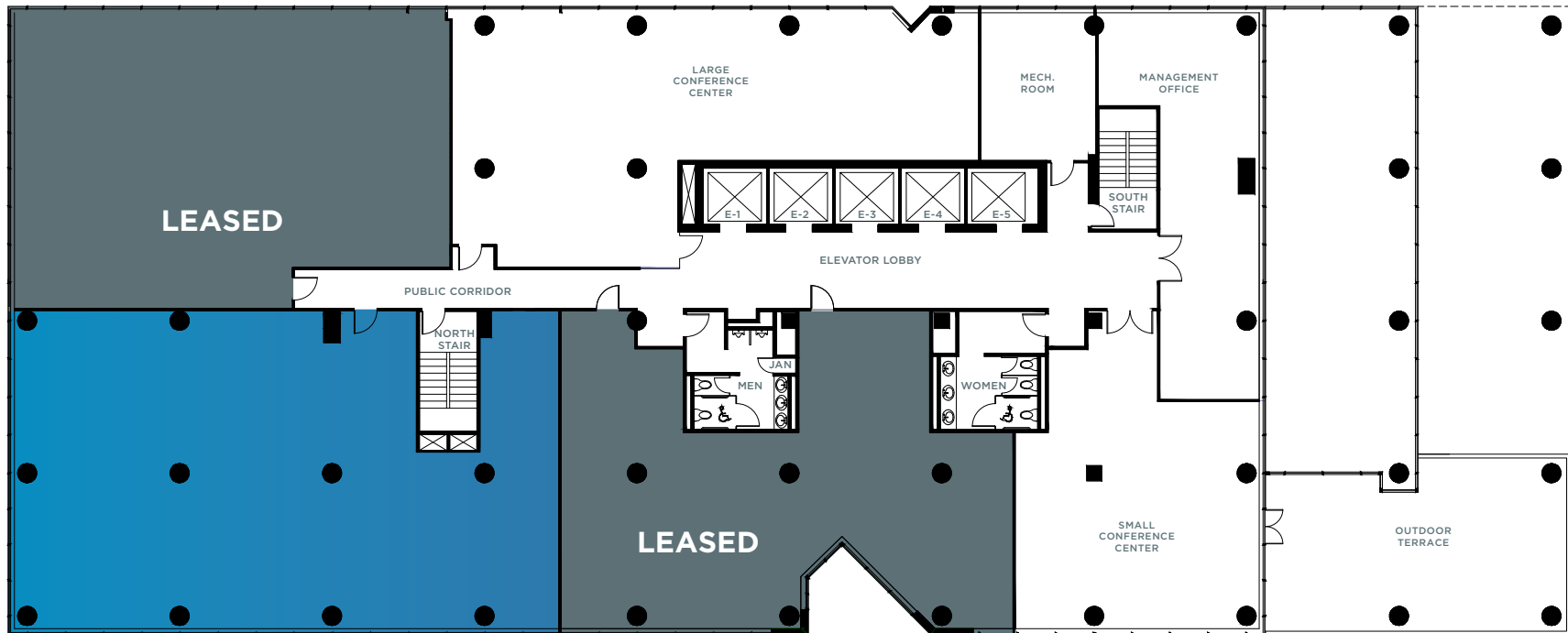


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# FLOOR PLANS

**1010 WAYNE AVE**



SUITE 220  
3,558 SF



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# STATION SQUARE

1010 WAYNE AVENUE

## 3<sup>RD</sup> FLOOR

SUITE 320 - 2,647 SF

SUITE 330 - 945 SF

SUITE 350 - 2,002 SF

CONTIGUOUS - 5,594 SF

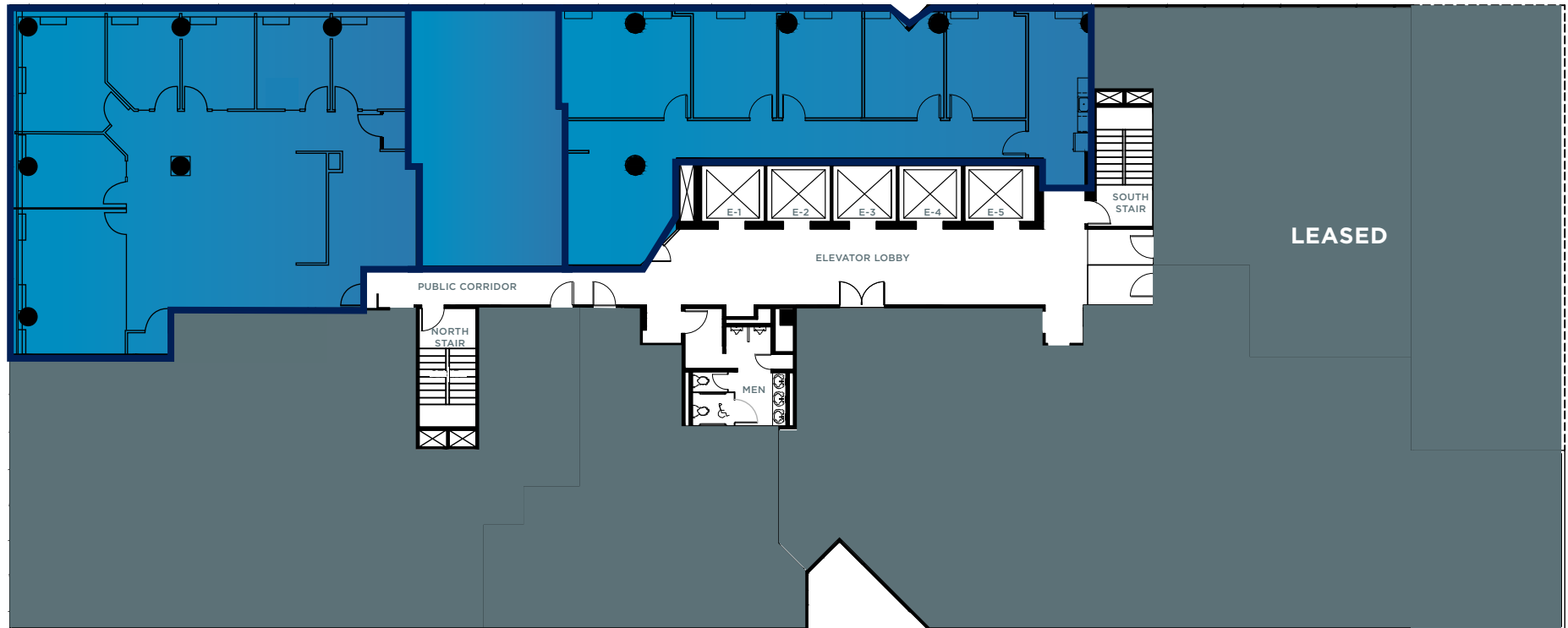
SUITE 320  
2,647 SF



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SUITE 330  
945 SF

SUITE 350  
2,002 SF



SUITE 400 - 1,563 SF  
SUITE 430 - 2,030 SF  
SUITE 460 - 7,989 SF  
CONTIGUOUS - 11,582 SF



SUITE 430  
2,030 SF

SUITE 400  
1,563 SF



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THE QR CODE  
TO VIEW

SUITE 460  
7,989 SF

11,582 SF  
CONTIGUOUS



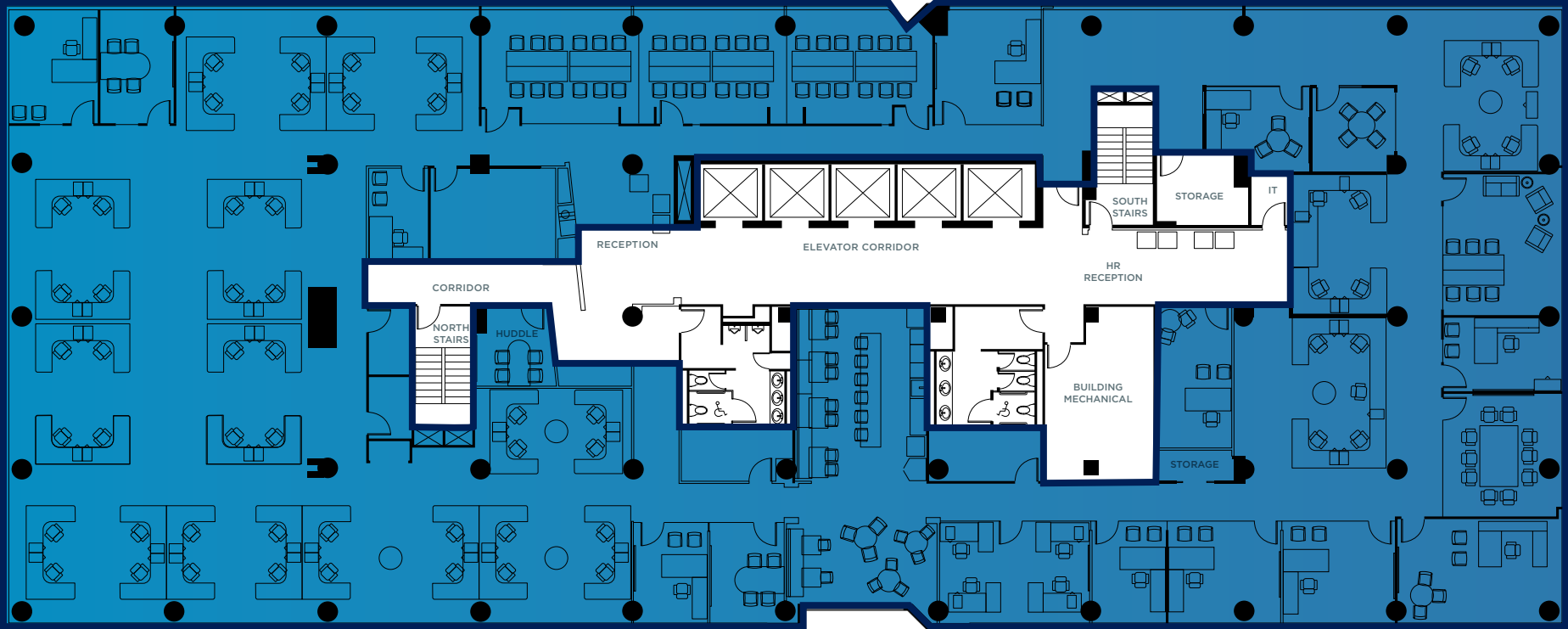
SUITE 510  
1,958 SF

# STATION SQUARE

1010 WAYNE AVENUE

# 7<sup>TH</sup> FLOOR

SUITE 700 - 17,206 SF



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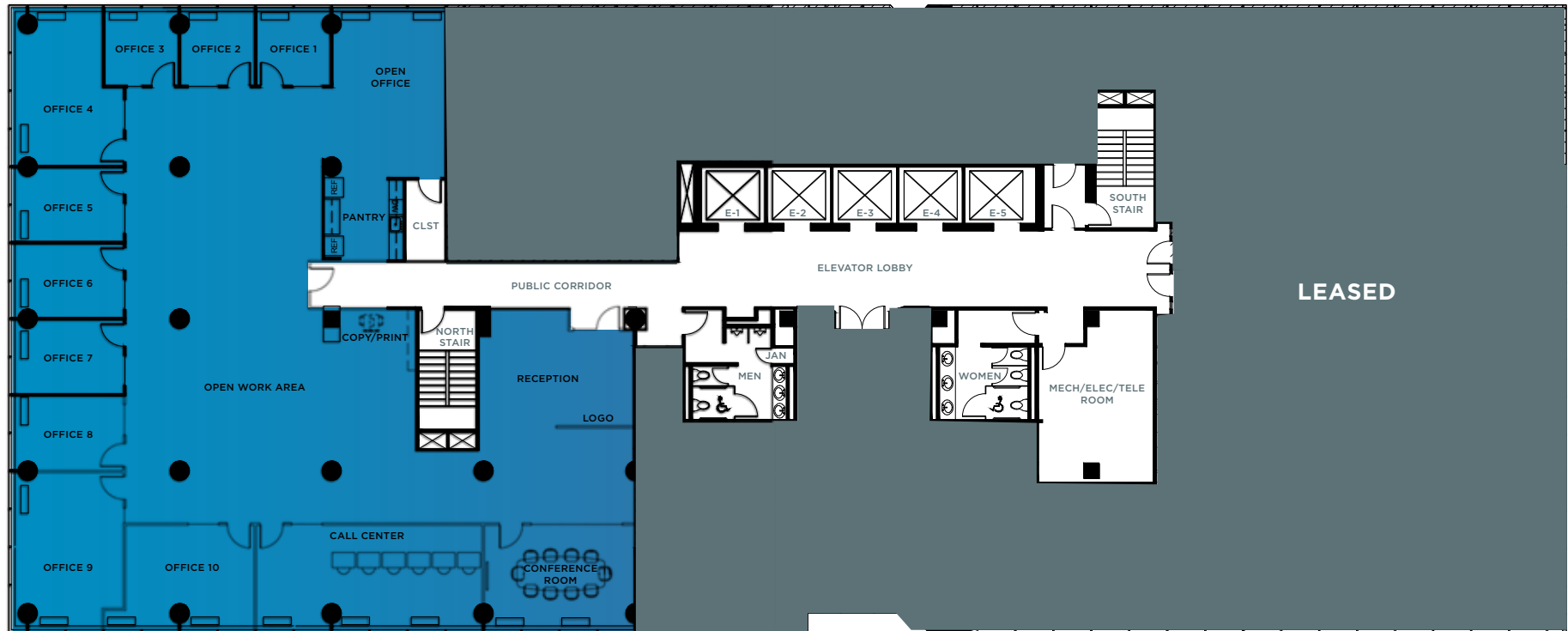


Available August 2027

SUITE 800  
6,759 SF



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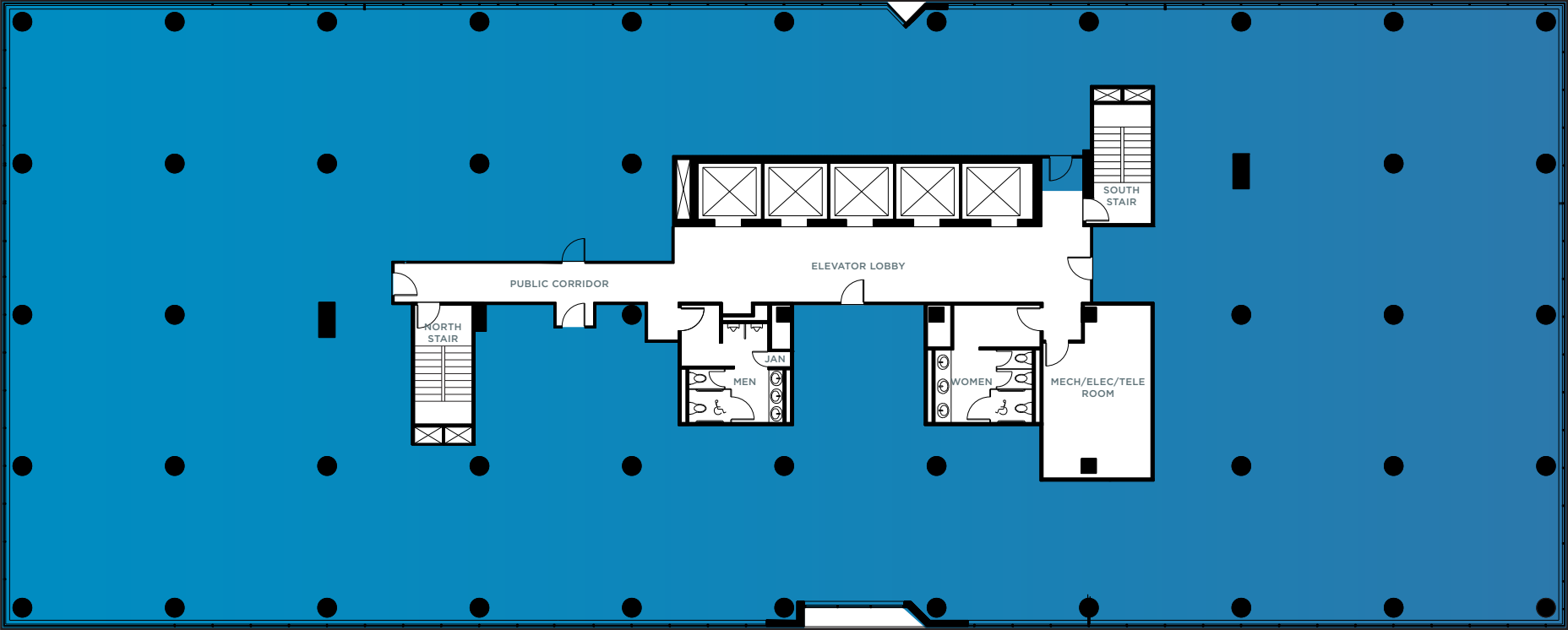


# STATION SQUARE

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# 9<sup>TH</sup> FLOOR

SUITE 900 - 17,258 SF



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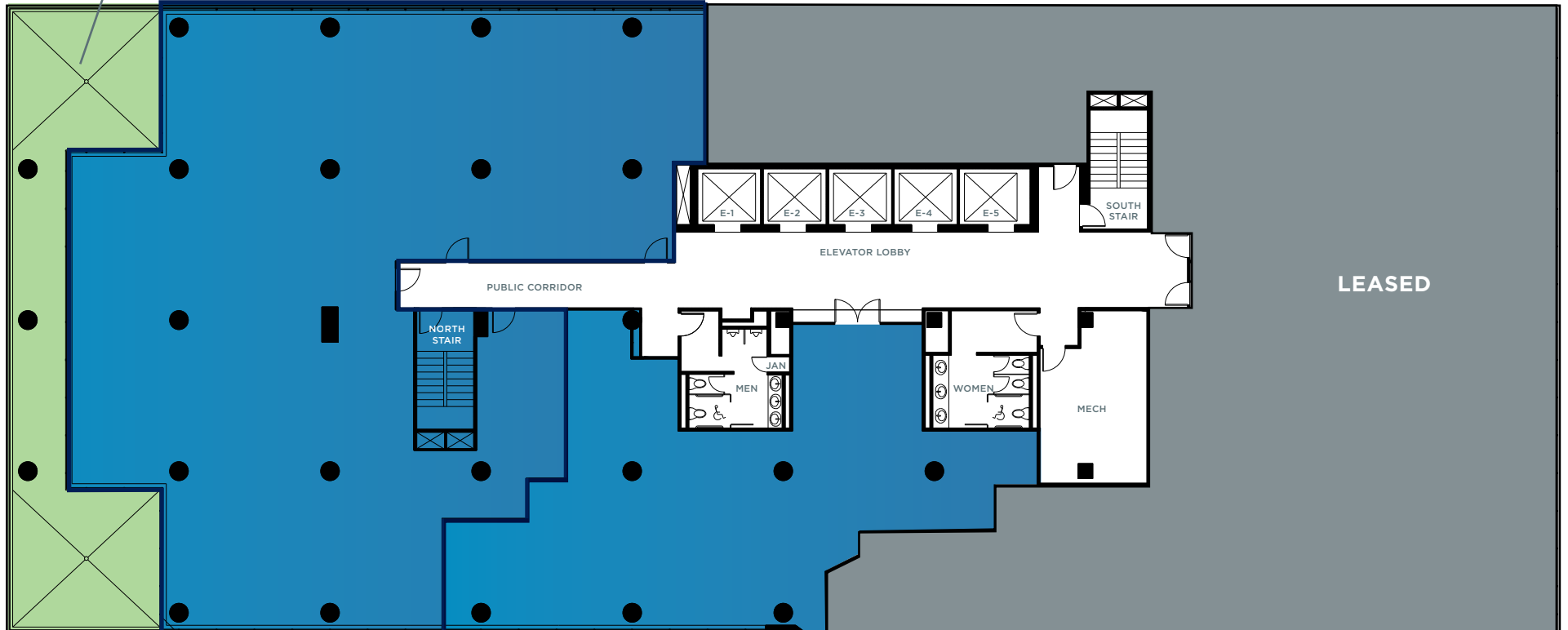
## 12<sup>TH</sup> FLOOR

SUITE 1230 - 5,968 SF

SUITE 1215 - 2,176 SF

CONTIGUOUS - 8,144 SF

PRIVATE, TENANT-ONLY  
USABLE TERRACE



SUITE 1230  
5,968 SF



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SUITE 1215  
2,176 SF

8,144 SF  
CONTIGUOUS





# STATION SQUARE

1100 WAYNE AVENUE

## 6<sup>TH</sup> FLOOR

SUITE 620 - 6,101 SF  
 SUITE 650 - 10,488 SF

BRAND NEW BUILDING  
 CONFERENCE FACILITY  
 AND LOUNGE



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SUITE 620  
 6,101 SF

SUITE 650  
 10,488 SF



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# STATION SQUARE

1100 WAYNE AVENUE

## 7<sup>TH</sup> FLOOR

SPEC SUITE 720 - 1,444 SF

SUITE 730 - 2,929 SF

CONTIGUOUS - 4,373 SF

20,307 SF

4,373 SF CONTIGUOUS

### FULL FLOOR AVAILABLE

SUITE 730  
2,929 SF

SPEC SUITE 720  
1,444 SF



SUITE 750  
4,197 SF

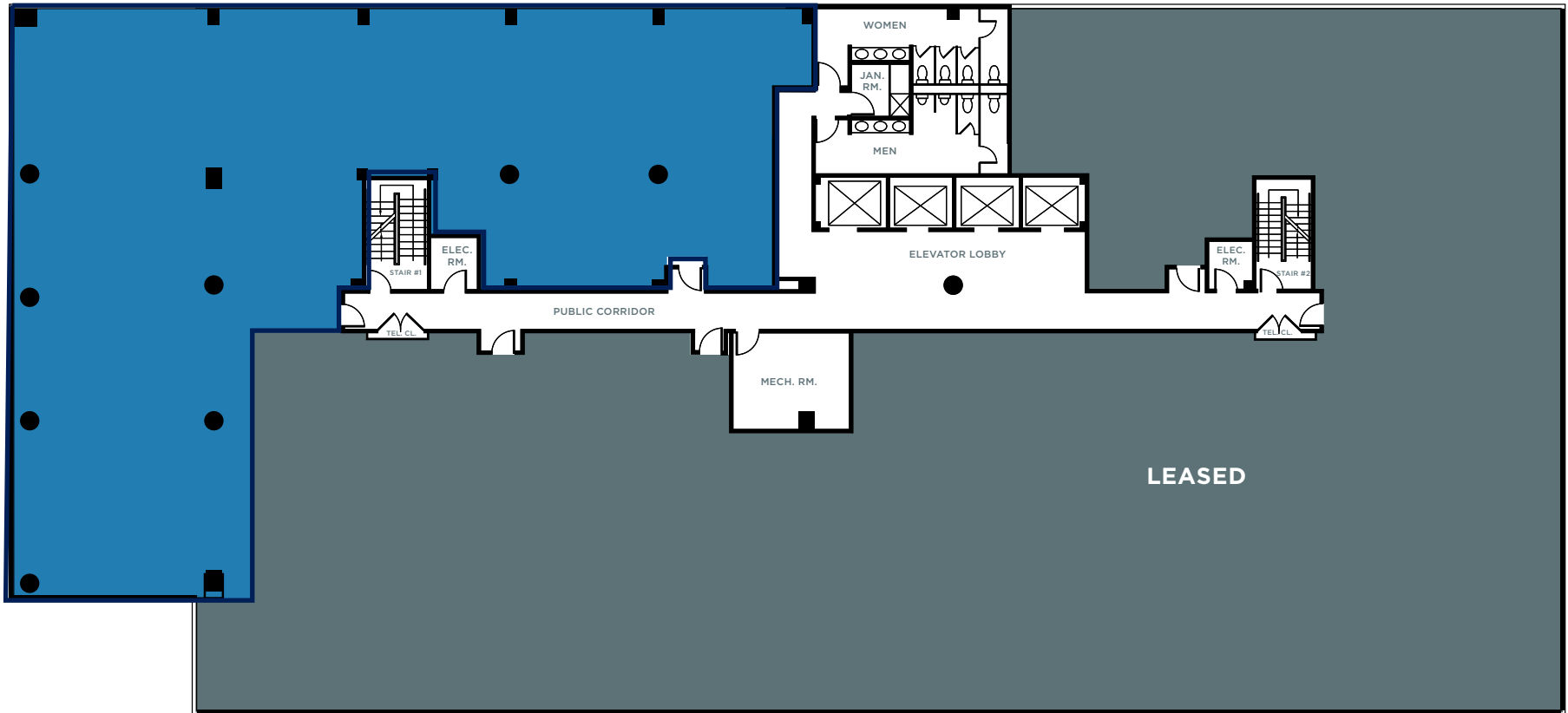
SUITE 770  
1,384 SF

SUITE 700  
10,353 SF



SUITE 900  
16,245 SF

SUITE 1150  
6,578 SF



SUITE 1200  
20,588 SF



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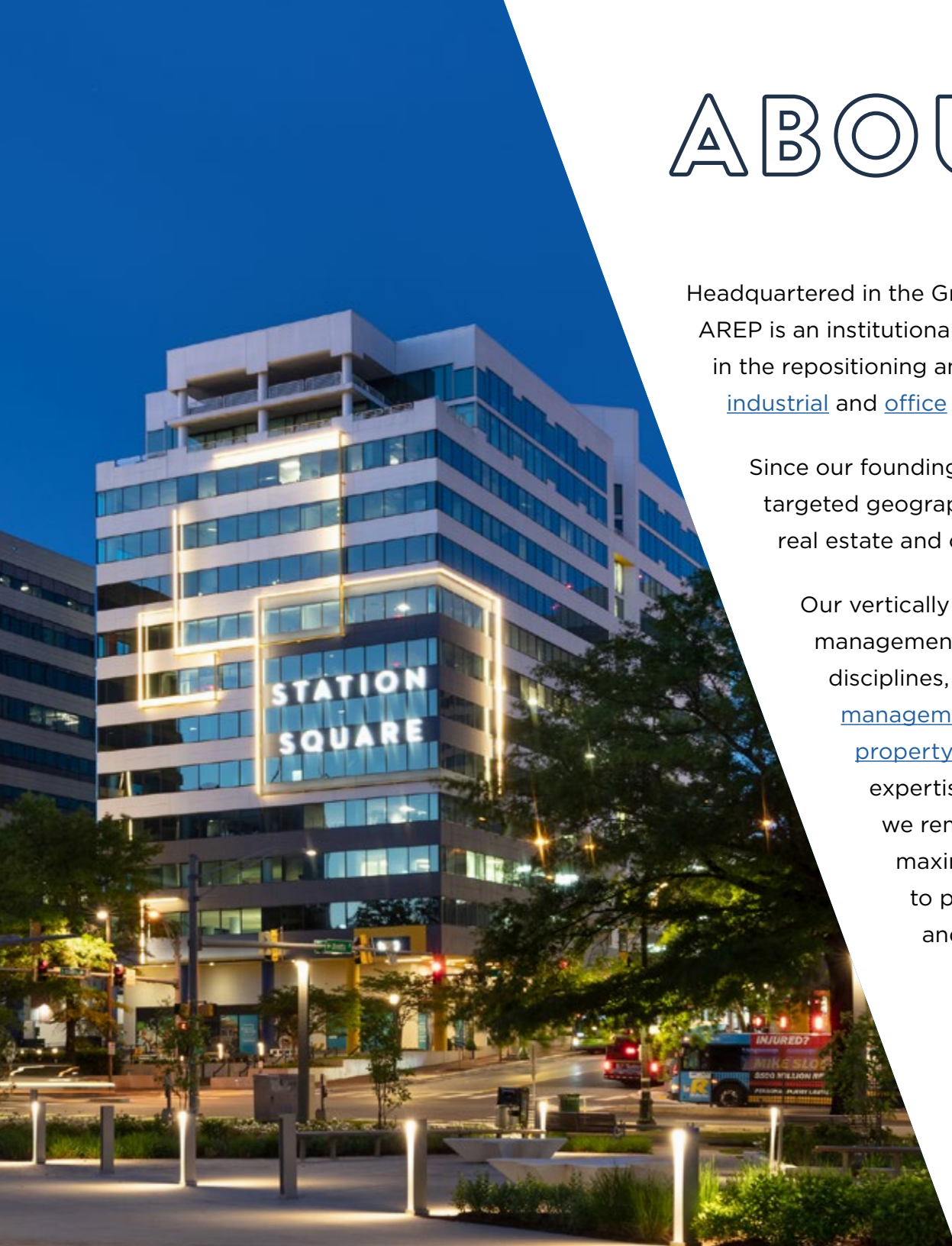


# ABOUT AREP

Headquartered in the Greater Washington metropolitan area, AREP is an institutional fund manager and operating partner specializing in the repositioning and development of [data centers](#), [residential](#), [industrial](#) and [office](#) assets in key markets across the country.

Since our founding in 2003, we have deployed over \$7B across targeted geographies and acquired more than 25M+ SQFT of class-A real estate and currently oversee a portfolio of over 16 million SF.

Our vertically integrated real estate platform and experienced management team provide exceptional expertise in all ownership disciplines, from [acquisition, development and construction management](#) to [asset management, leasing and repositioning, property management](#), and engineering. By leveraging this expertise and the firm's long-standing strategic relationships, we remain at the forefront of real estate innovation, maximizing investment and enhancing performance to provide added value for our investors, partners, and customers.





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