

# EXCLUSIVE OFFERING FROM CPCG

8807 COLESVILLE ROAD  
SILVER SPRING, MD 20910

**17,390 SF Medical/Office Building for Sale**

7272 Wisconsin Avenue, 10th Floor, Bethesda, MD 20814

Adventist  
HealthCare

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BUSINESS TERMS

SALE PRICE	\$4,000,000
CAP RATE	15.45% ON 2025 PROJECTED NOI
CY 2024 NOI	\$600,131.04
CY 2025 PROJECTED NOI	\$618,134.88
STUDY PERIOD	30 DAYS
SETTLEMENT	30 DAYS
DEPOSIT	5% OF PURCHASE PRICE

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.



**CPG, as exclusive representative to the Seller, is pleased to present 8807 Colesville Road in Downtown Silver Spring, MD (the "Property").** The 1.50 acres Property is improved with a 5-story, 17,390 SF office building with 52 surface parking spaces that is master leased to Adventist Healthcare, Inc. 8807 Colesville Road is prominently located at the northeast intersection of Colesville Road and Spring Street. The Property is a ten-minute walk to the Silver Spring Transit Station (Metro, MARC, Metrobus, University of Maryland shuttle), a five-minute walk to the planned Purple Line Metro Station at the Silver Spring Library, and a short walk to all the employment, residential, shopping, dining, and entertainment amenities that Downtown Silver Spring has to offer.

The Property has significant frontage and visibility on Colesville Road (24,700+ VPD) serving as a gateway to Silver Spring and creating an ideal location for an investment property. The unique building has a drive thru to a private dedicated surface parking lot which is a valuable commodity in downtown Silver Spring that provides additional revenue for the Property. The elevator lobby on the first floor provides access to the four higher levels and lower level. The property is zoned CR-3.0 (C-3.0, R-3.0, H-150') providing in excess of 91,000 SF of by-right FAR for redevelopment for residential and/ or commercial uses.

The master NNN lease expires in the summer of 2026. There are three floors (2nd, 3rd, and 4th) that are currently occupied by medical uses associated with Adventist Healthcare. There are three floors (2nd, 3rd, and 4th) that are currently occupied by medical uses associated with Adventist Healthcare that have expressed interest in extending their leases. Seller is in negotiations with the tenants - contact CPG for more information about this negotiation.. 8807 Colesville Road offers a user or investor an opportunity to purchase a well-located medical office building with future development potential when the functional life of the building has ended or expansion is needed. Contact CPG Realty with any questions you may have regarding this downtown Silver Spring investment property.

Click on the following Dropbox.com link to execute a Confidentiality Agreement to view the property sharefolder that includes financial statements, leases, rent roll, and additional pertinent information.



**231,010**  
POPULATION



**\$128,866**  
AVERAGE  
HOUSEHOLD INCOME



**85,547**  
HOUSEHOLDS





SPRING STREET

COLESVILLE ROAD

CLOSE UP AERIAL



PROPERTY SUMMARY

- ADDRESS:

8807 Colesville Road, Silver Spring, MD 20910
- BUILDING SIZE:

17,390 SF (Rent Roll has a slight discrepancy showing 17,437 SF)
- LAND SIZE:

30,348 SF (0.69 acres)
- YEAR BUILT:

1985
- STORIES:

5 (First floor is an elevator lobby and fifth floor includes a patio and small outdoor courtyard)
- ZONING:

CR-3.0 (C-3.0, R-3.0, H-150')
- BY-RIGHT FAR:

91,044 SF
- PARKING:

The 52-space surface and partially covered (5 spaces) parking lot is an additional source of revenue for the property. The tenant employs a parking attendant to oversee and manage the lot.
- LEASES:

The property is NNN leased to Adventist Healthcare, Inc (AHC). Affiliates of AHC occupy floors 2, 3, and 4. The lower level and fifth floor are subleased to non-profit organizations. The lease expires on 6/30/2026.
- STRUCTURAL SYSTEM:

Masonry Block and Steel Frame
- FLOOR:

Concrete Slab
- ROOF:

Flat, Built-up Rubber Membrane
- LAST RENOVATED:

At purchase in 2011. The 3rd and 4th floors were renovated in 2023 and 2014 respectively.

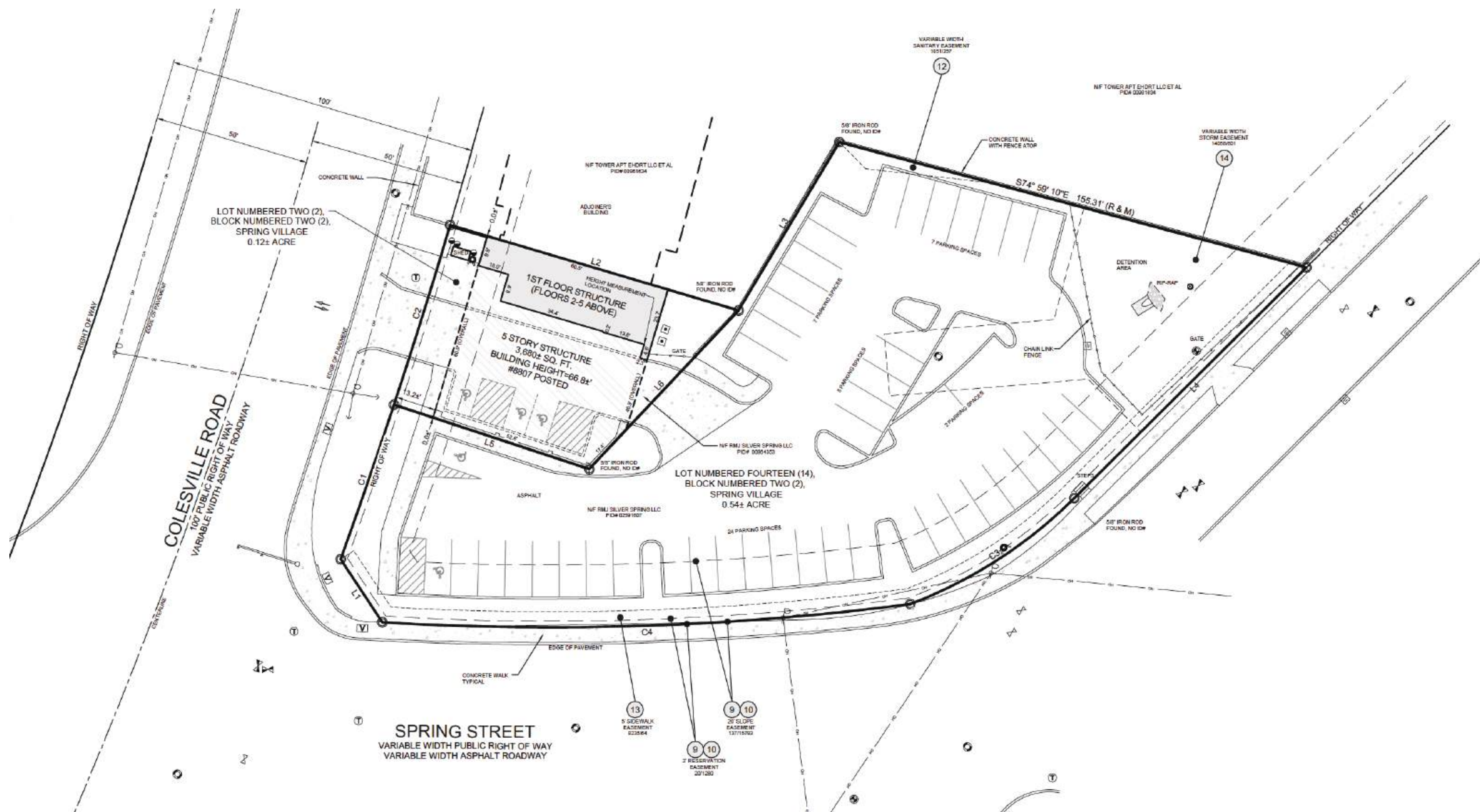
[8807 COLESVILLE ROAD CA LINK](#)

HIGHLIGHTS:

- **3 blocks** from the Silver Spring metro and **minutes to downtown Silver Spring** with an abundance of restaurants and shopping
- Includes a **dedicated surface parking lot** which is a rare commodity in this area

8807 COLESVILLE ROAD - STACKING PLAN			
LEVEL/FLOOR	TENANT	SQUARE FT	YEAR RENOVATED
LOWER	NON-PROFIT SUBTENANT	3,409	2011
FIRST	LOBBY	N/A	2011
SECOND	AHC MEDICAL USER	3,750	2011
THIRD	AHC MEDICAL USER	3,718	2023
FOURTH	AHC MEDICAL USER	3,721	2014
FIFTH	NON-PROFIT SUBTENANT	2,839	2011









ENTRANCE





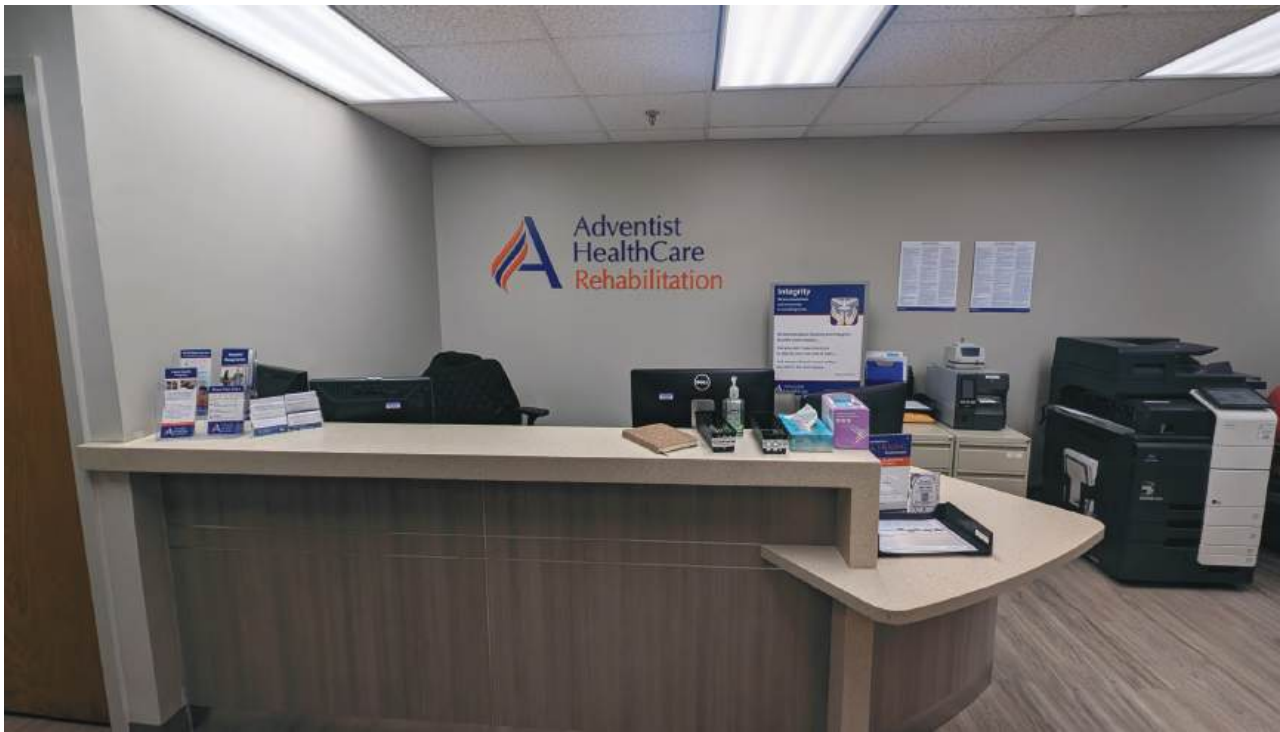
REAR





PARKING



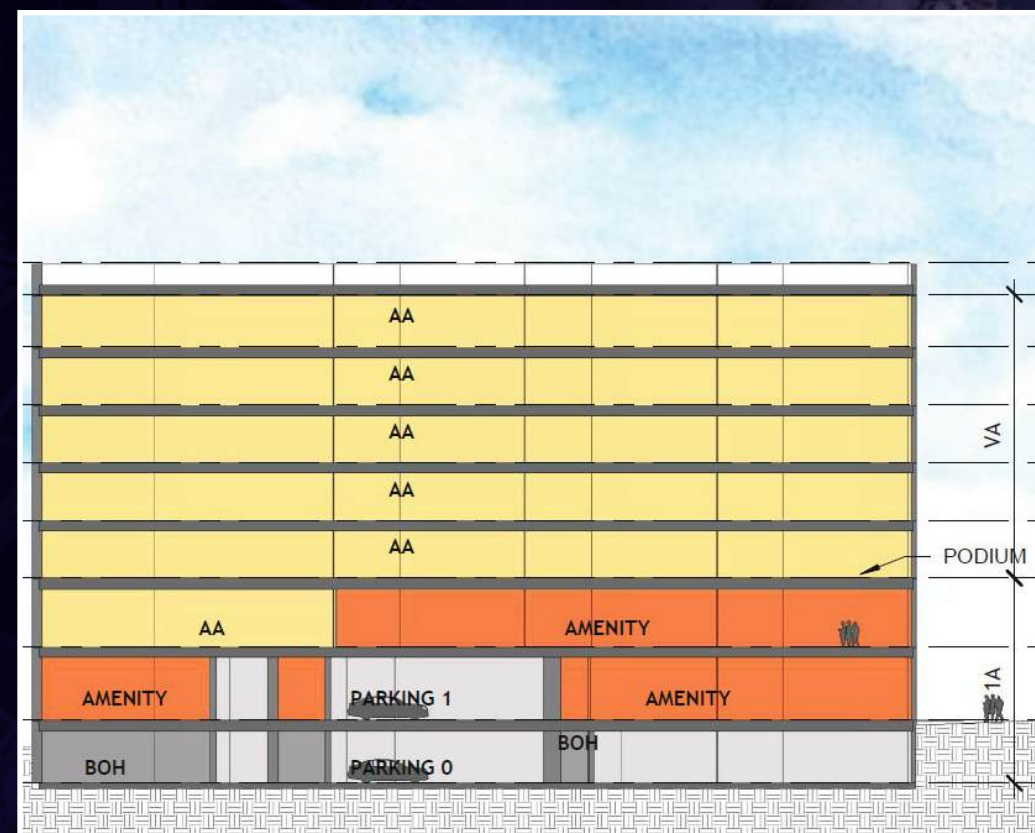




## OPTION 1 | 128,491 SF 5 OVER 2 MF DEVELOPMENT



The following Conceptual Plans were created to show the future development potential for 8807 Colesville Road based on its CR-3.0 zoning and the ability to purchase additional FAR as described in the Downtown Silver Spring and Adjacent Communities Plan. These plans are strictly conceptual and further information on these plans can be found in our Dropbox.com sharefolder.



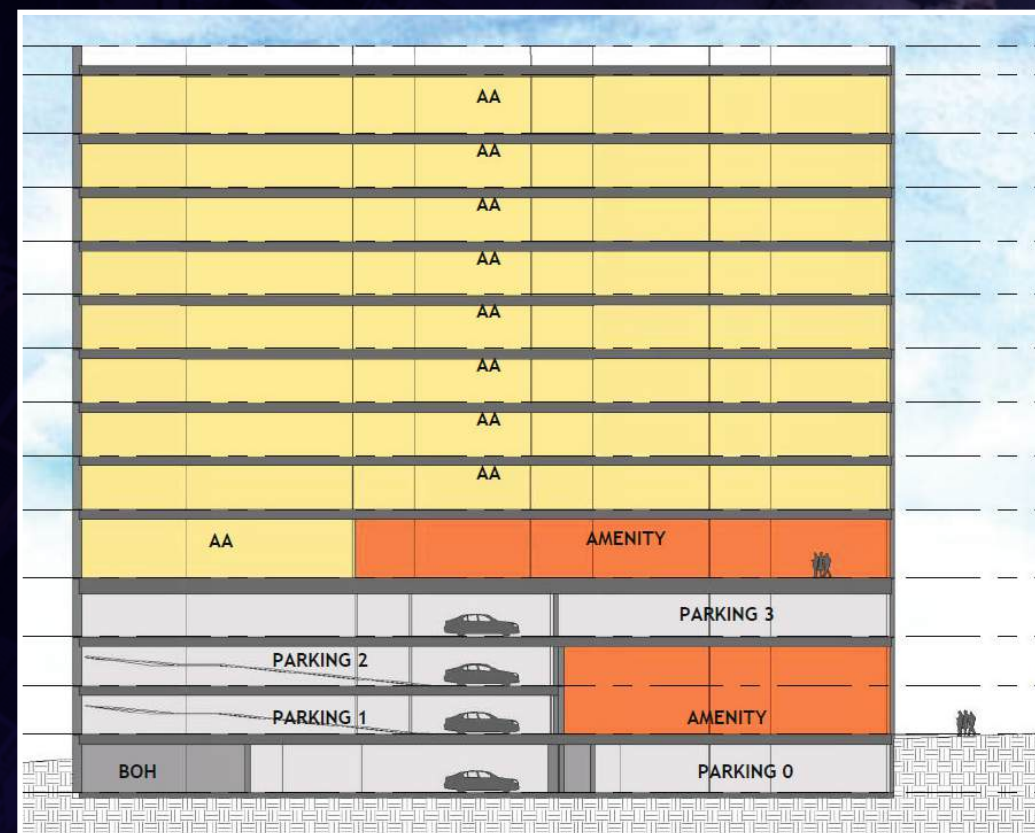


## OPTION 2 | 218,392\* SF HIGH-RISE MF DEVELOPMENT

\*Includes density bonuses

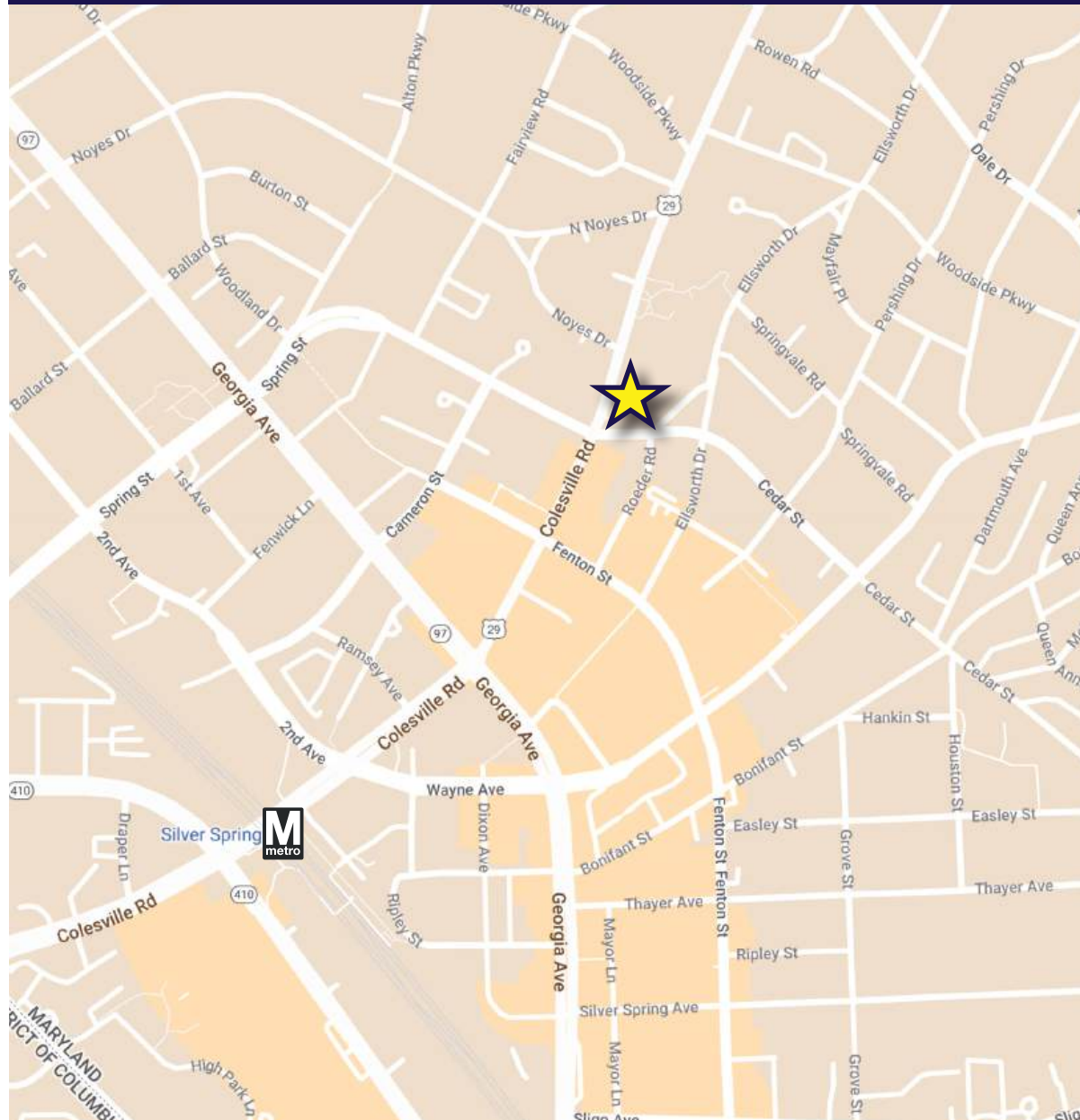


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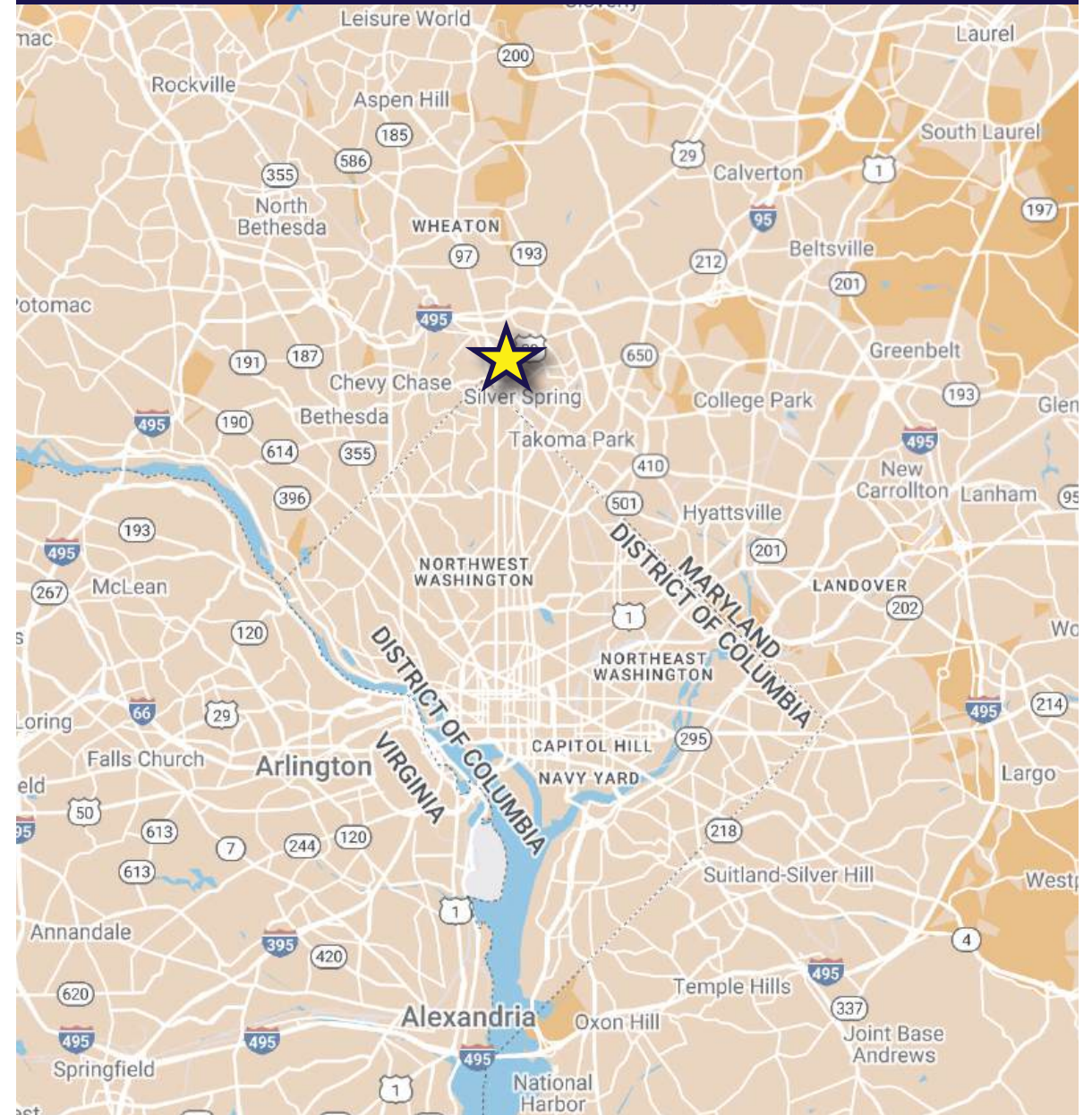




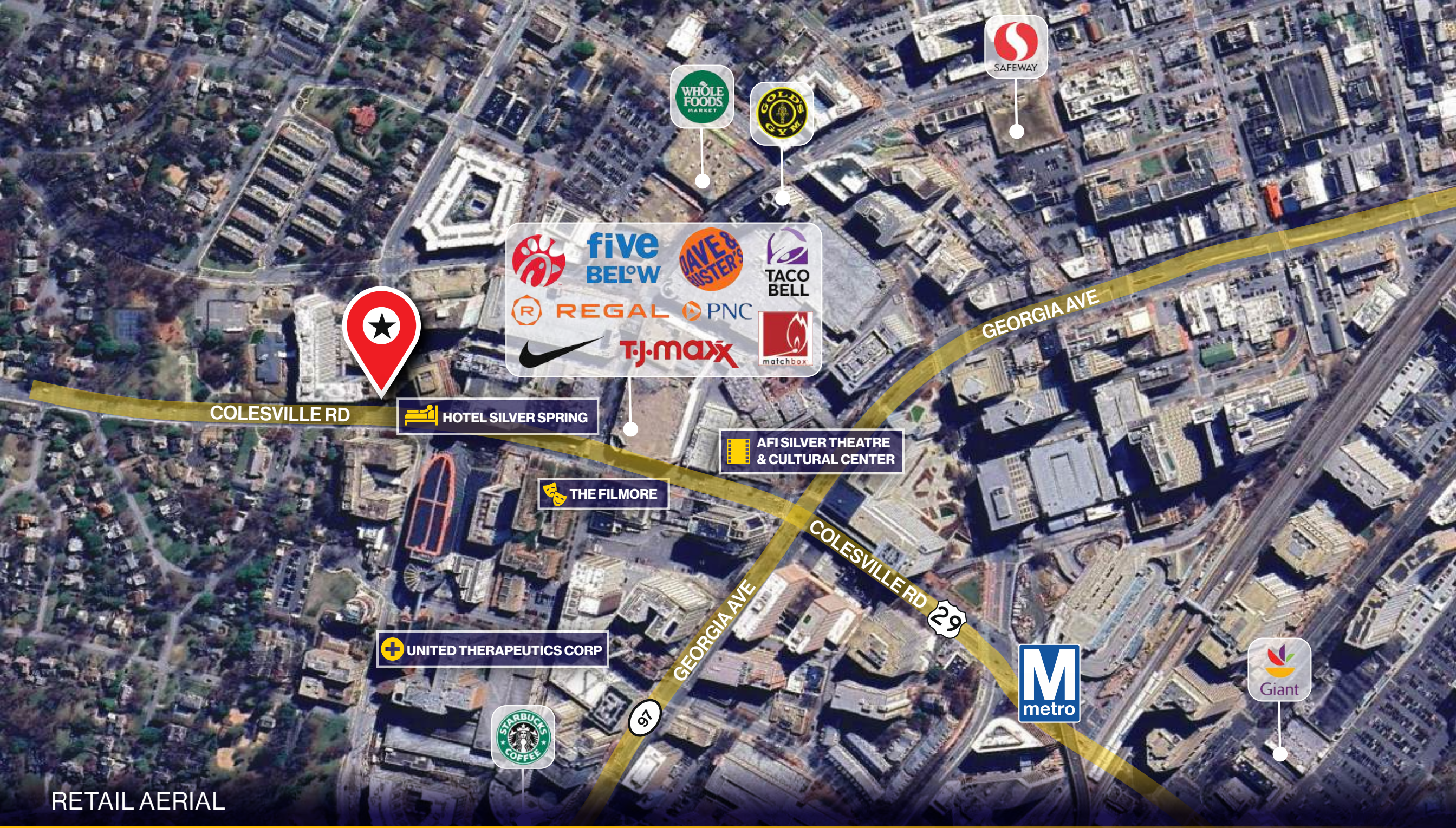
**REGIONAL MAP**



**AREA MAP**







RETAIL AERIAL



## CONTACT



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