

# 1110 Bonifant St

FOR LEASE

4TH FLOOR  
SILVER SPRING,  
MD 20910,



**Dyana Snyder**

*Director, Property Management & Leasing*

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**360° VIRTUAL TOUR**

**PROPERTY HIGHLIGHTS**

- Front Call Box
- Lobby Directory
- 24/7 controlled access
- Elevator Access to all Floors
- Parking in Private Deck is \$125/mo per parking space.
- Lease terms offered starting at 60 months
- Landlord TI's available
- Full-Service
- Janitorial included
- Adjacent to Metro and Bus Routes
- Common Area Wi-Fi
- 6% Tenant - Rep Commissions

**OFFERING SUMMARY**

Lease Rate:	\$24.00 SF/yr (Full Service)
Available SF:	11,695 SF
Building Size:	46,927 SF

DEMOGRAPHICS	0.3 MILES	1 MILE	5 MILES
Total Households	5,850	20,264	245,748
Total Population	9,575	40,771	633,801
Average HH Income	\$112,412	\$144,603	\$158,672



**360° VIRTUAL TOUR**

**LOCATION**

Located in the newly redeveloped downtown area of Silver Spring 1110 Bonifant has a central location within walking distance of over 30 restaurants.

Travel to and from the office for Employees and Clients will be a breeze with the adjacent Purple Line Metro (anticipated completion 2027) and Sarbanes Transit center (fully operational) adjacent to the building.

Additional parking adjacent to building in public parking deck.

Don't miss out on an opportunity to rent an entire floor of the building at around 11,000! Move in quickly!

Tenant-Rep up to 6% commissions

**4TH FLOOR**

Customize this entire floor into your trophy space!

Landlord amortized TI's can make this space your DREAM! With ample room, currently featuring more than 14 private offices, reception, private executive bathroom, three break rooms, expansive meeting room and 3 conference rooms.

Ask us for a space test fit and renderings of this space based on your layout and design needs!

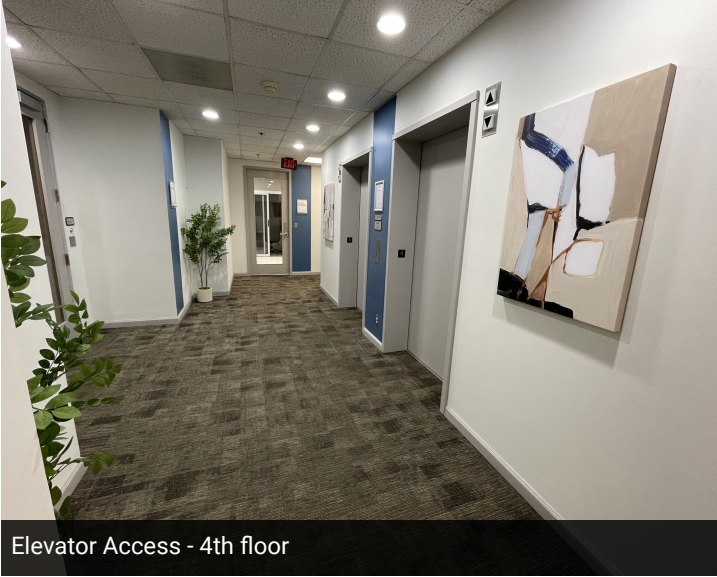


**LEASE INFORMATION**

Lease Type:	Full Service	Lease Term:	60/+ months
Total Space:	11,695 SF	Lease Rate:	\$24.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Entire 4th Floor	Available	11,695 SF	Full Service	\$24.00 SF/yr	The entire 4th floor available for your business, featuring an abundance of private offices, conference rooms of various sizes, kitchenettes, large communal workspaces ideal for coworking or cubicles, printing stations, and more. A perfect fit for all your business needs!



Elevator Access - 4th floor



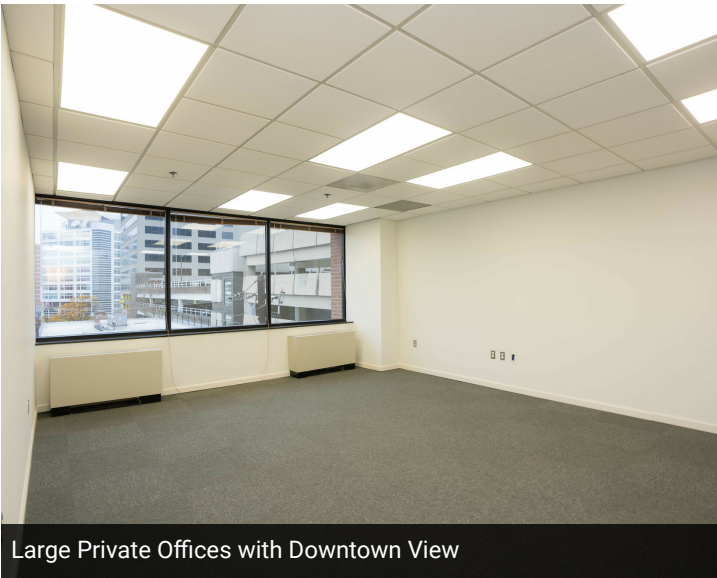
Large Meeting Spaces



Kitchenette with work room functionality



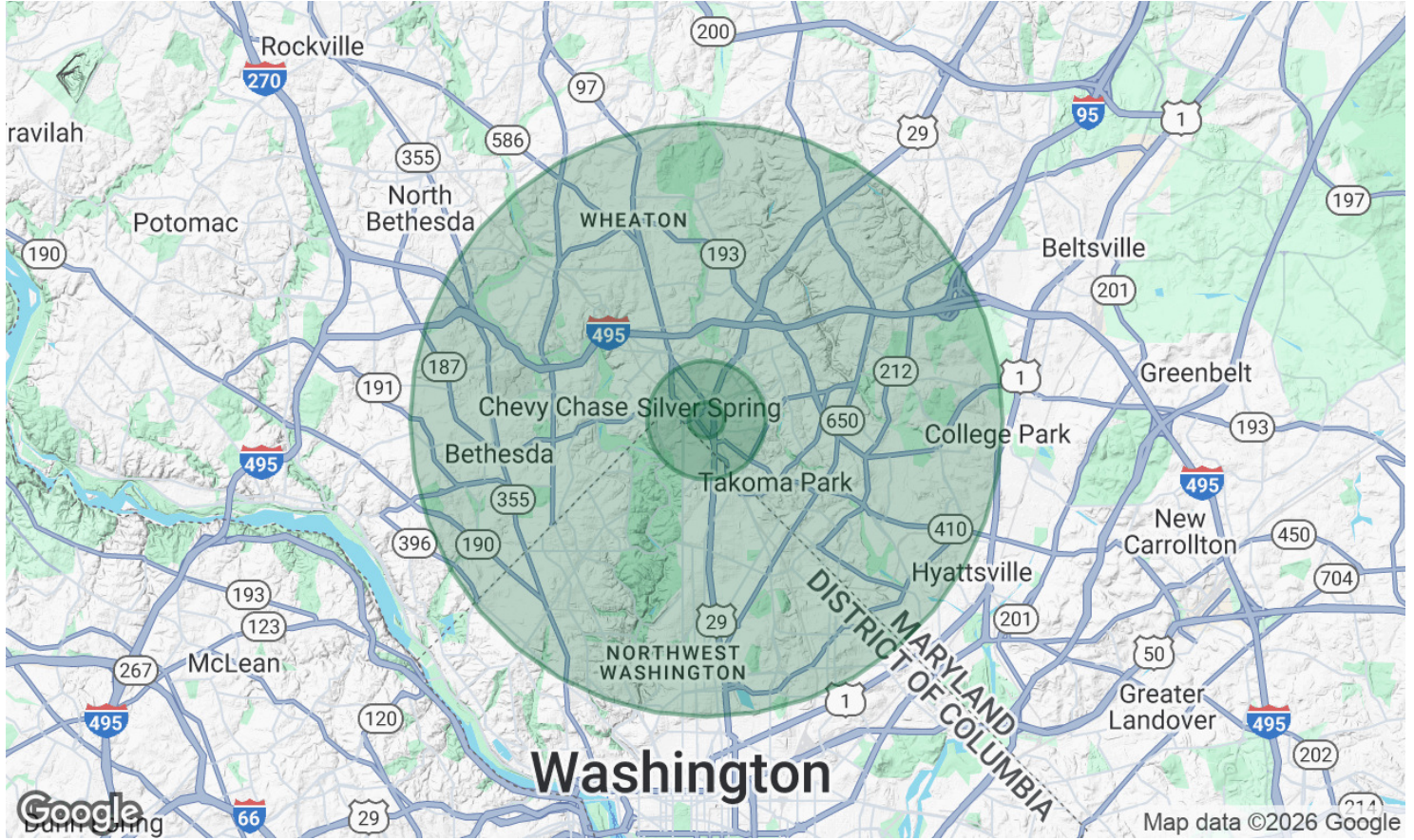
Welcoming Reception off Elevator



Large Private Offices with Downtown View



Large Private Offices with Downtown View

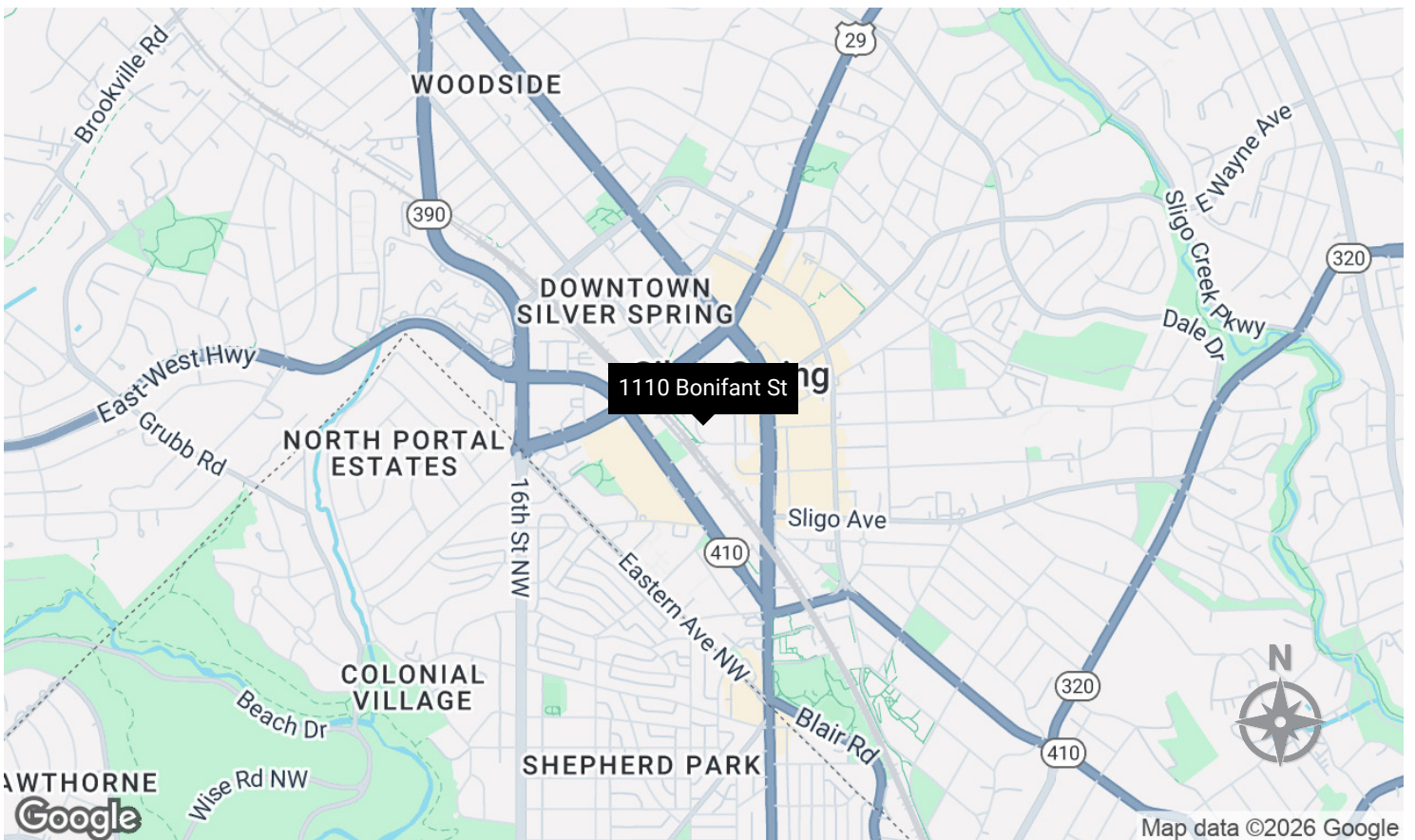
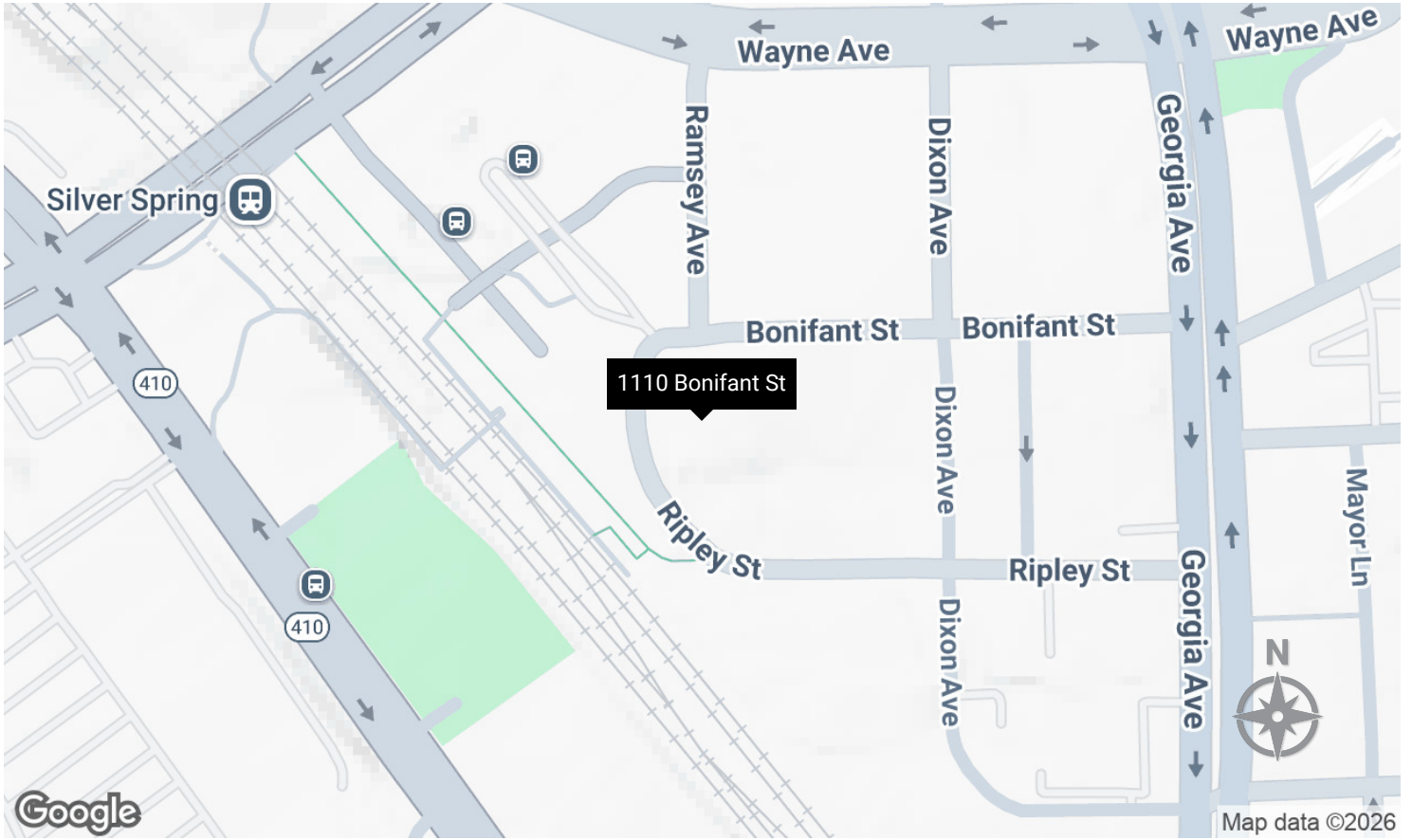


<b>POPULATION</b>	<b>0.3 MILES</b>	<b>1 MILE</b>	<b>5 MILES</b>
Total Population	9,575	40,771	633,801
Average Age	37	39	39
Average Age (Male)	37	38	38
Average Age (Female)	38	40	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>1 MILE</b>	<b>5 MILES</b>
Total Households	5,850	20,264	245,748
# of Persons per HH	1.6	2	2.6
Average HH Income	\$112,412	\$144,603	\$158,672
Average House Value	\$478,421	\$676,186	\$774,136

Demographics data derived from AlphaMap



## ABOUT RYAN STUART DEVELOPMENT

Headquartered in Falls Church, Virginia, Ryan Stuart Development invests in and develops commercial real estate throughout the Washington, D.C. region. Leveraging our entrepreneurial spirit and extensive market knowledge, we acquire and partner on long-term, value-add opportunities. As a local, privately-held company, Ryan Stuart Development embraces an entrepreneurial and flexible approach that makes it easy to do business with us.

At Ryan Stuart Development, we pride ourselves on having a team of highly specialized professionals with extensive experience in the commercial real estate industry. Our experts are dedicated to helping our clients achieve their goals and objectives by providing them with the knowledge, resources, and support they need to succeed.

We understand that investing in commercial real estate can be a challenging and complex process, which is why we are committed to assisting our clients every step of the way.

## SPECIALIZED APPROACH

As a Tenant with Ryan Stuart Development, you will have access to a dedicated Property Management and Maintenance Team that can assist with all your leasing and maintenance needs.

We have partnerships with local-area vendors that specialize in alterations, repairs and replacement needs if you prefer to have a hassle-free experience, we are just a call or text away!

### Tenant Portal Access

We have partnered with Yardi Breeze to allow Tenants a hassle-free experience with 24/7 access to submitting maintenance requests, sending secured messages, checking balances and setting up automatic online payments and viewing and electronically signing applicant and leasing documents.

From start to finish, let Ryan Stuart Development assist in your leasing needs with our dedicated industry professionals!



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