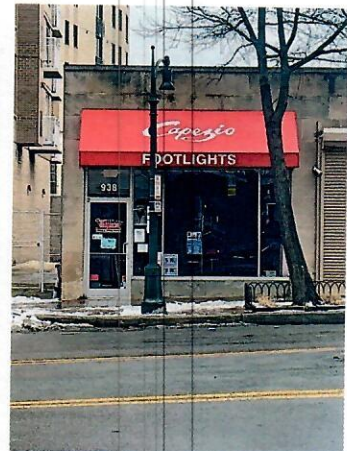




Interior view



Wayne Ave. Garage across the street



View from Wayne Avenue

2,400 S.F. RETAIL – FOR LEASE

938 Wayne Avenue, Silver Spring, Md. 20910

IMPROVEMENTS: This highly visible retail space is located directly across from the Wayne Avenue Parking Garage. 2,000 s.f. on the first floor and 400 s.f. on the second level. Currently leased to Footlights until a new lease is signed. Some of the improvements include ducted central HVAC system, 1 large bathroom, drywall ceiling with a combination of spotlights and down lighting, laminate floor, gas hot water heater, rewired electrical system with multiple electric panels, front and rear doors, large glass retail storefront, steel stairway to 2nd level, and more. The space is leasing in as-is condition.

The building is located on Wayne Avenue between Georgia Avenue and Fenton Street just ½ a block from the future Purple Line Metro Station. A tenant could install a sign or awning at the store entrance and use the large display windows for signage as well. CR zoning, a wide variety of commercial uses are allowed in this zoning.

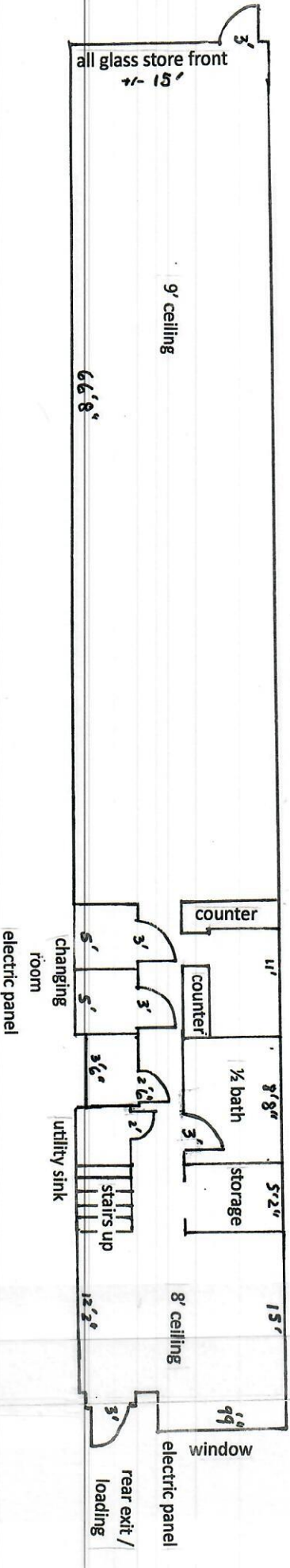
PARKING DISTRICT: The property is located within a parking district. No parking is required on site because the County provides parking spaces in the parking garage across the street and on metered spaces in the area.

LEASE PRICE: \$30 p.s.f., (\$6,000 / month), NNN The 2024 triple net charges (adjusted annually to the actual figures) are currently \$855 per month for real estate tax, \$275 per month landlord's insurance, plus tenants separately metered utilities. Based on these amounts the full rent per month will be \$7,130 plus utilities.

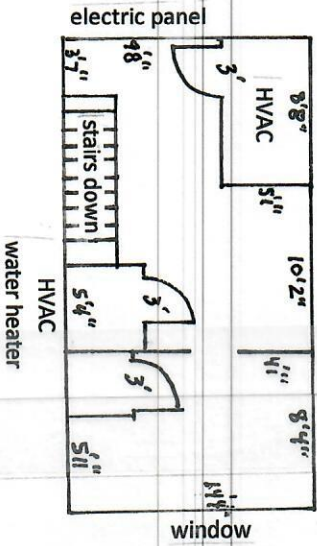
This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or lease or withdrawal from the market without notice. The attached floor plan is an approximate interior sketch of the current conditions. If exact measurements are required one should re-measure for accuracy.

Wayne Avenue (Wayne Ave. Garage across the street)

FIRST FLOOR



SECOND FLOOR



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