

# 1110 Bonifant St

FOR LEASE  
SUITE 305

SILVER SPRING,  
MD 20910,



**Dyana Snyder**

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**360° VIRTUAL TOUR**

**LOCATION DESCRIPTION**

Located in the heart of 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 the Bonifant and Dixon 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

**PROPERTY HIGHLIGHTS**

- **Private Parking Deck with Gated Entry**
- **Front Call Box**
- **Lobby Directory**
- **24/7 controlled access**
- **Elevator Access to all Floors**
- **2 minute walk to Silver Spring Station**
- **8 minute walk to Downtown Silver Spring with a wide variety of restaurants and shops**



**AVAILABLE SPACES**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 305	3,252 - 8,066 SF	Full Service	\$24.00 SF/yr	Suite 305 provides the perfect balance of private offices and open space! As you enter the suite, you are greeted by a reception desk and waiting area, entering the office area you will find seven large offices, one that would be ideal for a conference room with expansive windows overlooking Bonifant street. Your office will also have a large open area that can be utilized for printing, additional cubicles or a relaxation area for your Team members to mingle.



Reception Area



Large Private Office/Conference Room



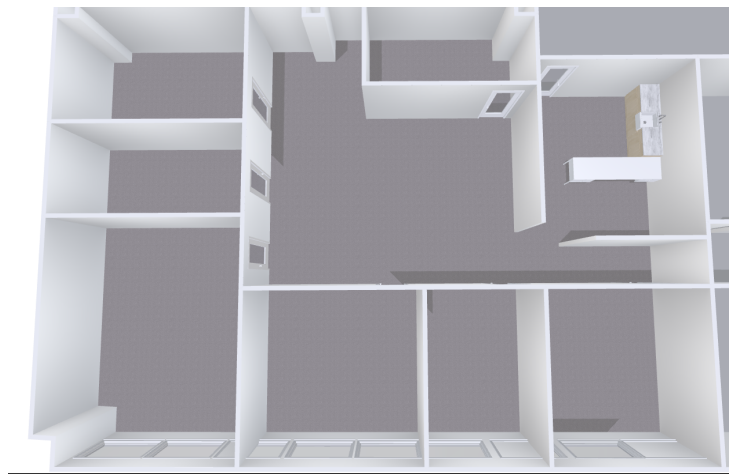
Open Areas for Coworking space



Open Areas for Coworking space



Dedicated Server Room



Suite 305 floorplan



Team Cluster \*Rendering



Team Cluster \*Rendering



Team Cluster \*Rendering



Team Cluster \*Rendering



Team Cluster \*Rendering



Traditional Office \*Rendering



Traditional Office \*Rendering



Traditional Office \*Rendering



Traditional Office \*Rendering



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Executive Office \*Rendering



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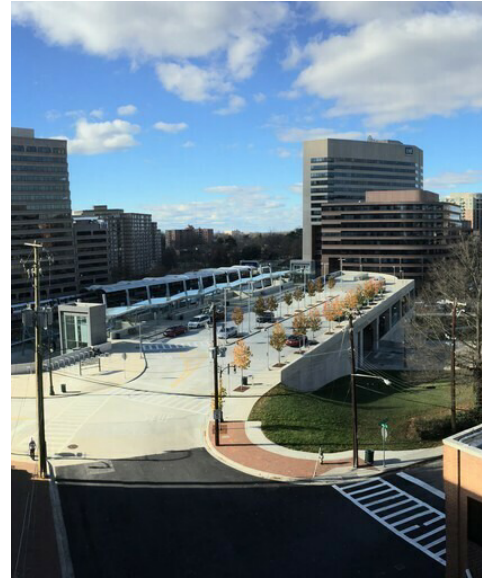
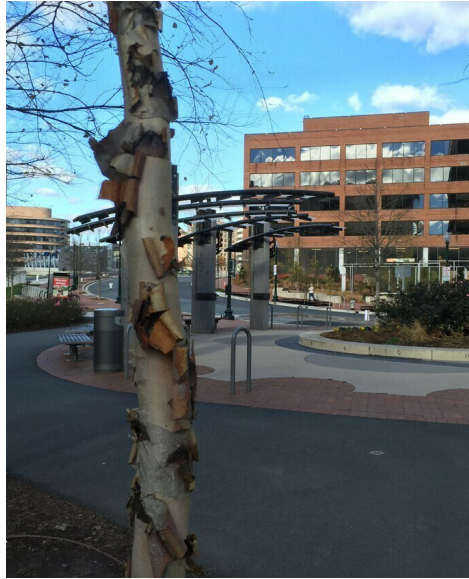
Creative Office \*Rendering

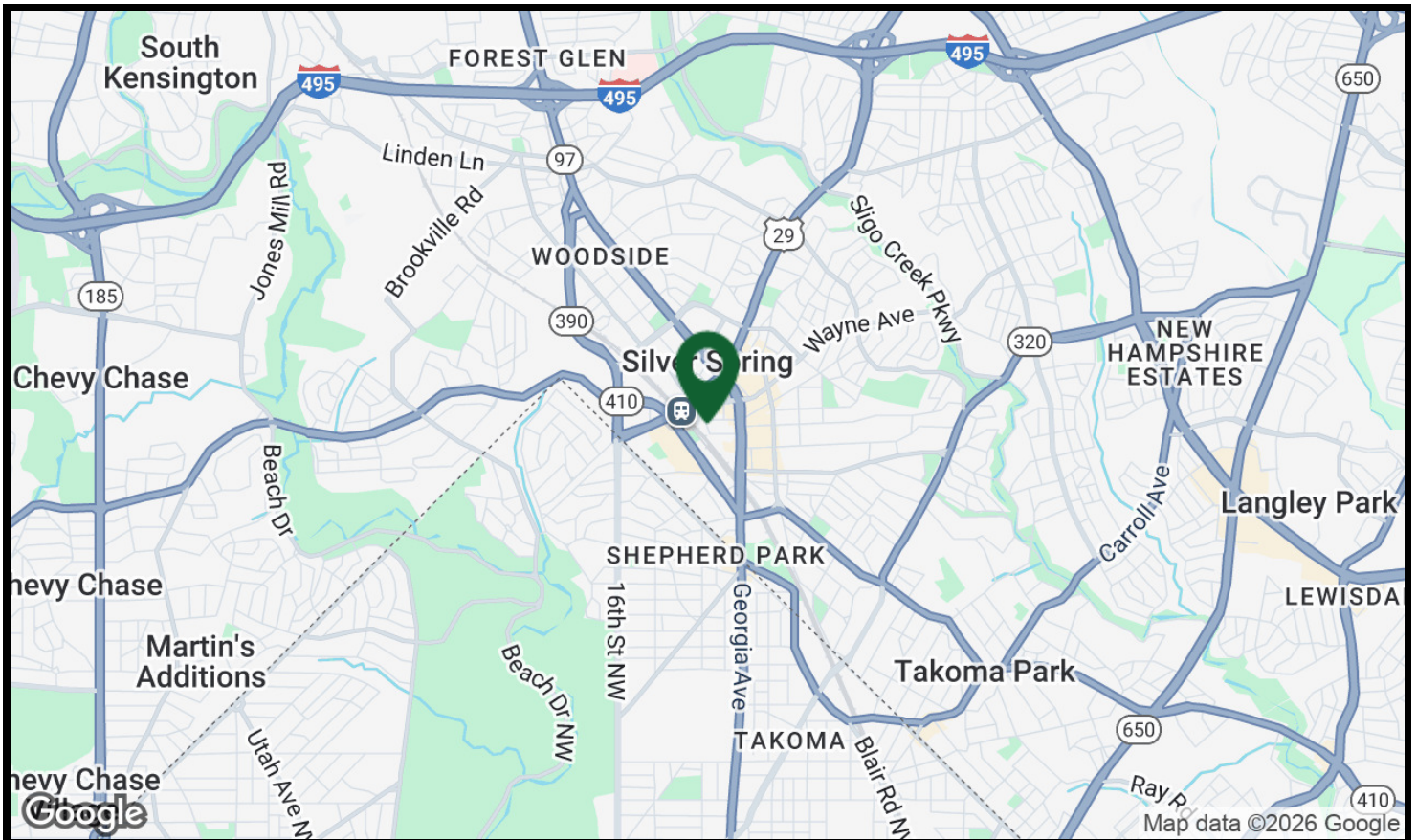
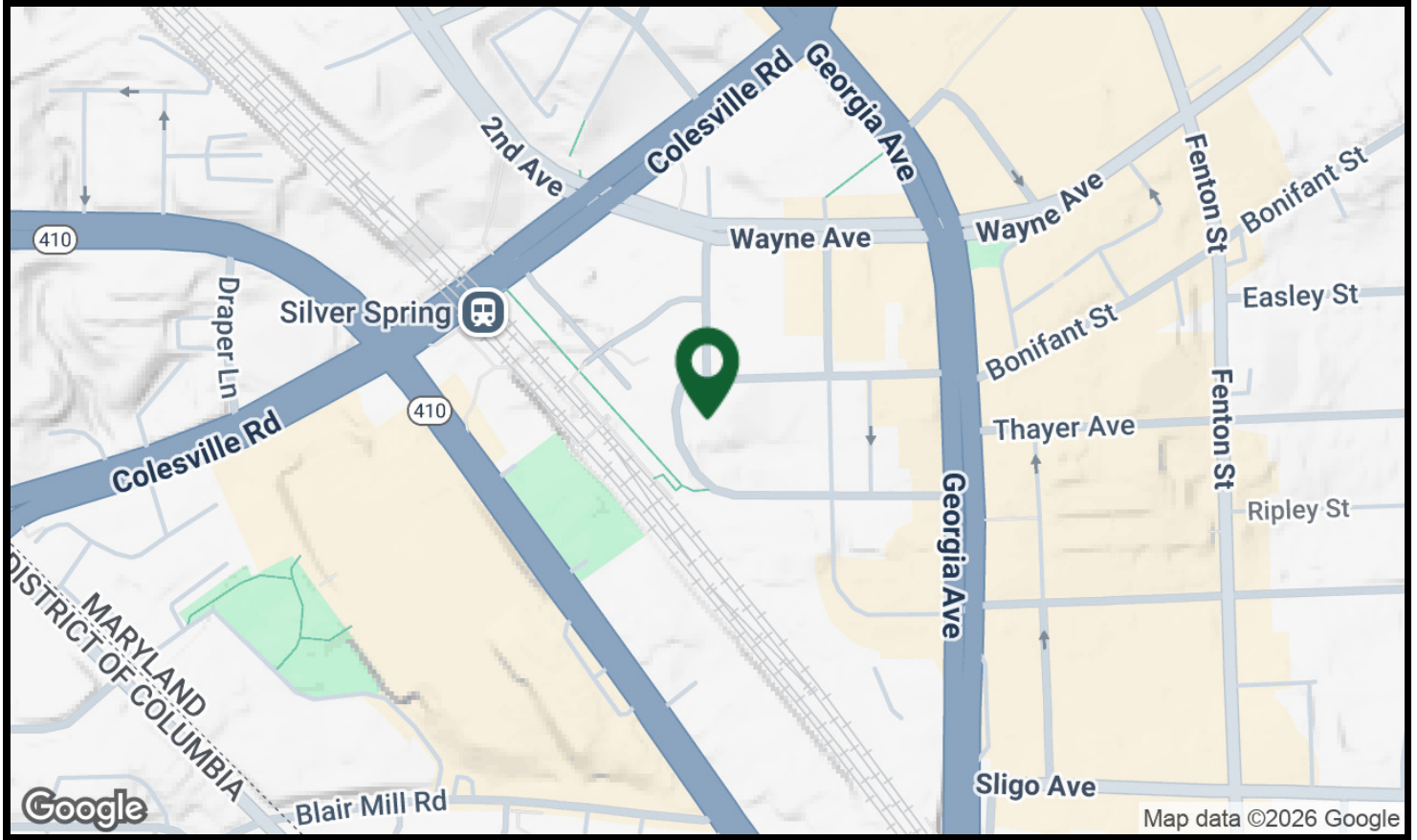


Creative Office \*Rendering



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## 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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