



# 8730 GEORGIA AVENUE

Silver Spring, Maryland 20910

**OFFICE SPACES  
FOR  
RENT**

**START FROM**

**\$22/SF/YR**

105 - 1,267 SF

Offices available



***Individual Office, Therapist, and Beautician Suites  
Available!***



301-578-2261



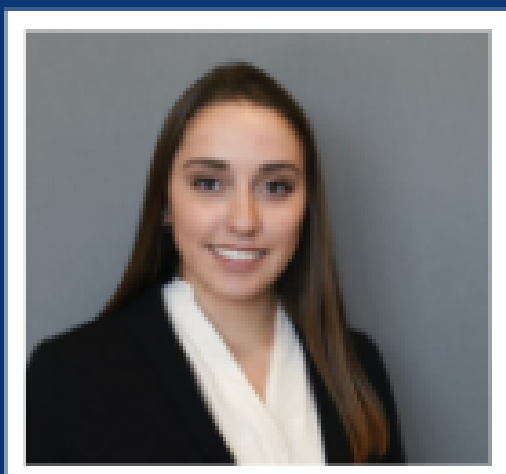
Sb@bnbinc.com

# Amenity Map



- Walk Score of 98
- Transit score of 87

- Excellent Location and Parking
- 24/7 Access & Newly Upgraded Security System



**Sophia Bellamah**  
**301-578-2261**  
**Sb@bnbinc.com**



**PROPERTY PLUS  
MANAGEMENT, INC.**



# SPACES AVIALABLE

## Lower Level Ste B110

Space Available: 635 SF

Rental Rate: Upon Request

Date Available: Immediately

Space Use: Office/Retail

Lease Term: Negotiable

Details:

- **Charming Space:** Hardwood floors, fresh paint, and ample lighting.
- **Open Layout:** Spacious with a private office in the back.
- **Well-Priced:** Offering exceptional value for your business needs.



## Lower Level Ste B102

Space Available: 1085 SF

Rental Rate: Upon Request

Date Available: Immediately

Built Out as: Standard Office/ Teaching Space

Space Use: Office, Mixed Use

Lease Term: 2-5 years

Details: This suite was previously used as a classroom for a driving school and would make a great teaching space! All chairs and tables pictured are available to use in the space upon request!



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# SPACES AVIALABLE

## 2nd Floor Ste 200 F, G



Space Available: 105 SF- 221SF

Rental Rate: Upon Request

Date Available: Unit F- 1/1/25, Unit G- Immediately

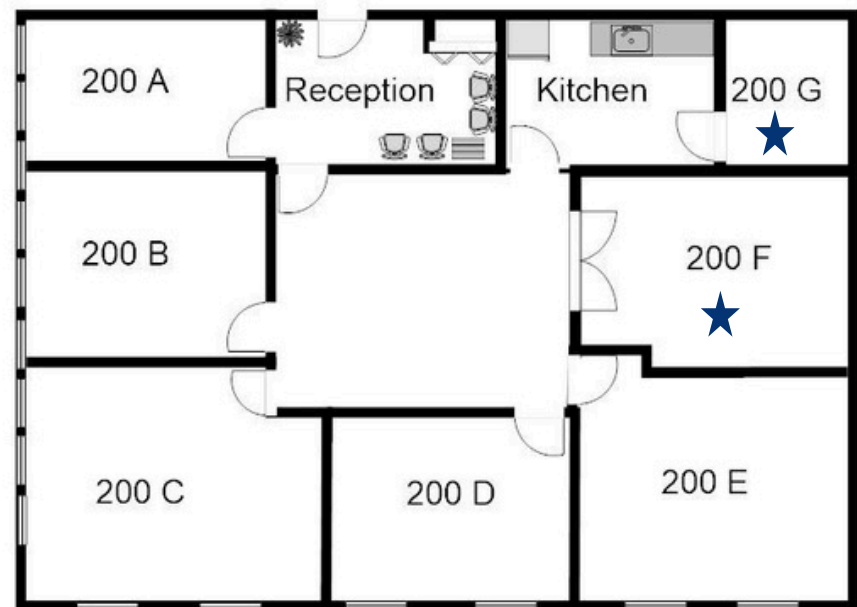
Built Out As: Standard Office

Space Use: Office

Lease Term: 1 - 5 Years

Details:

- Affordable Option: Unit G offers a budget-friendly solution at 105 sq ft.
- Inclusive Amenities: Enjoy hassle-free leasing with all utilities included, along with access to a convenient kitchenette and a spacious reception area, fostering a welcoming environment for clients and practitioners alike.



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## **SPACES AVIALABLE**

### **2nd Floor Ste. 210**

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Space Available: 573 SF

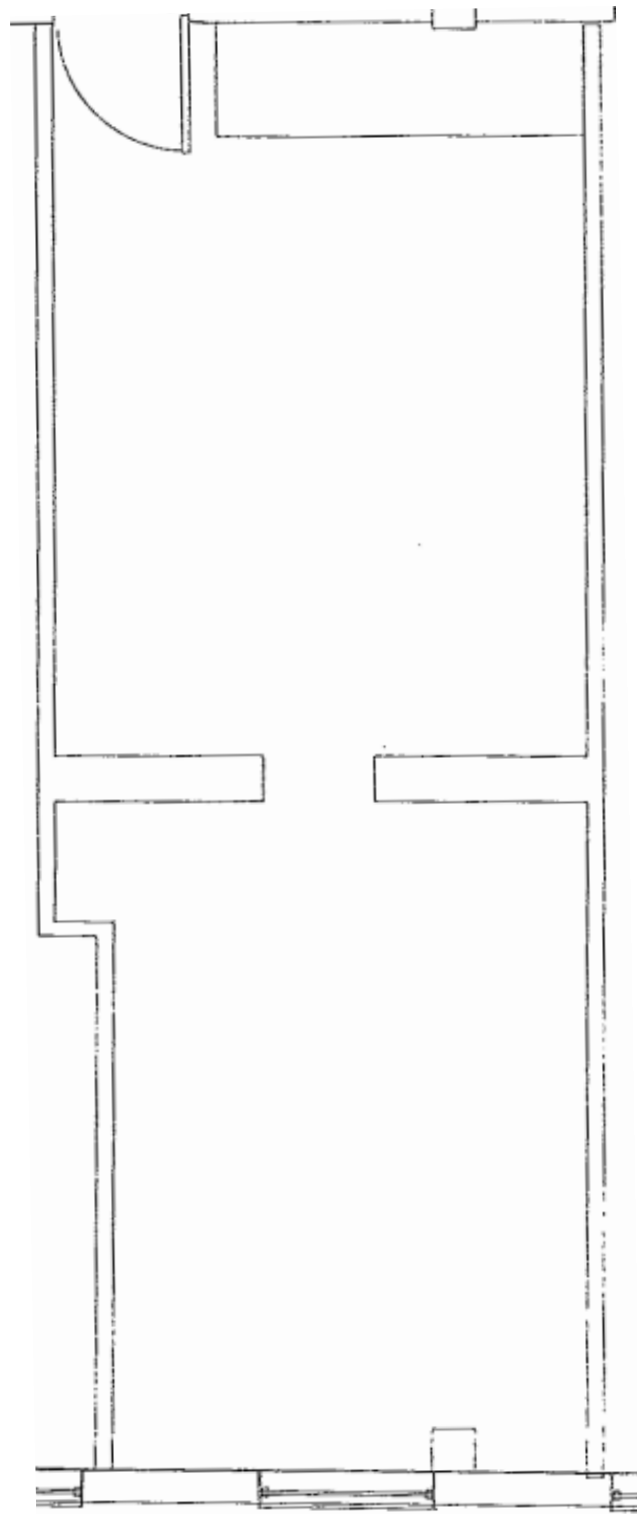
Rental Rate: Upon Request

Date Available: Immediately

Space Use: Office/Retail

Lease Term: 1-5 years

Details: Private suite for lease! Nice space for reception area in the front of the suite with a private office in the back. Window with street views.



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# SPACES AVIALABLE

## 3rd Floor Ste 312

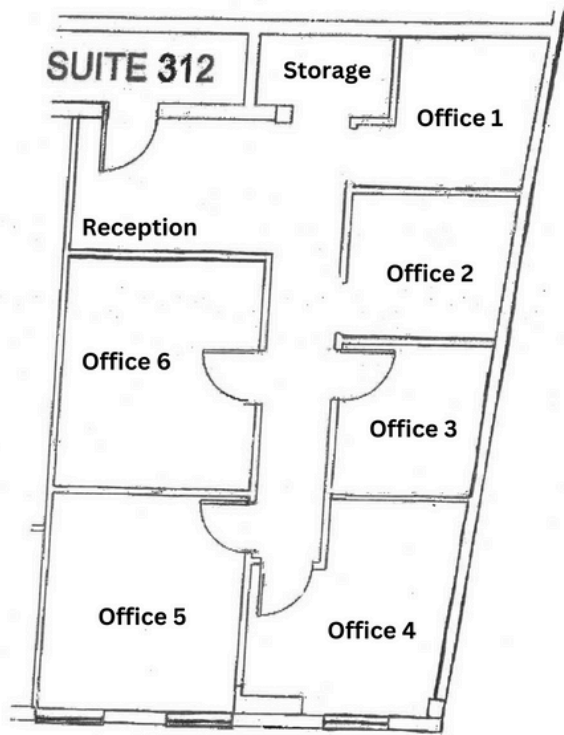
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Space Available: 1,267 SF  
Rental Rate: Upon Request  
Date Available: Immediately  
Built Out As Standard Office  
Space Use: Office

Lease Term: 1 - 5 Years

Details: Beautiful office space with 6 private offices with lobby area upon walking in. Street views with floor to ceiling windows. New vinyl flooring and freshly painted walls.



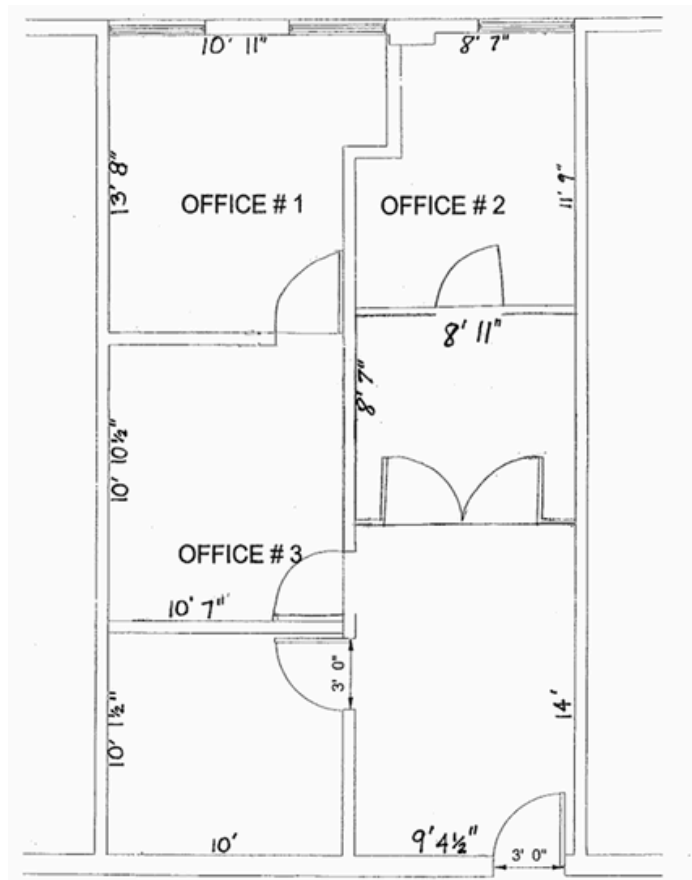
## 4th Floor Ste 400 G, H

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Space Available: 114-115 SF  
Rental Rate: Upon Request  
Date Available: Immediately  
Built Out As: Professional Service Spaces  
Space Use: Salon/ Creative Space

Lease Term: 1 - 3 Years

Details: Beauty Salon Suites! Full-Service Lease. Shared Kitchenette and reception area. Great natural light, fresh paint and vinyl hardwood flooring. Customizable space!

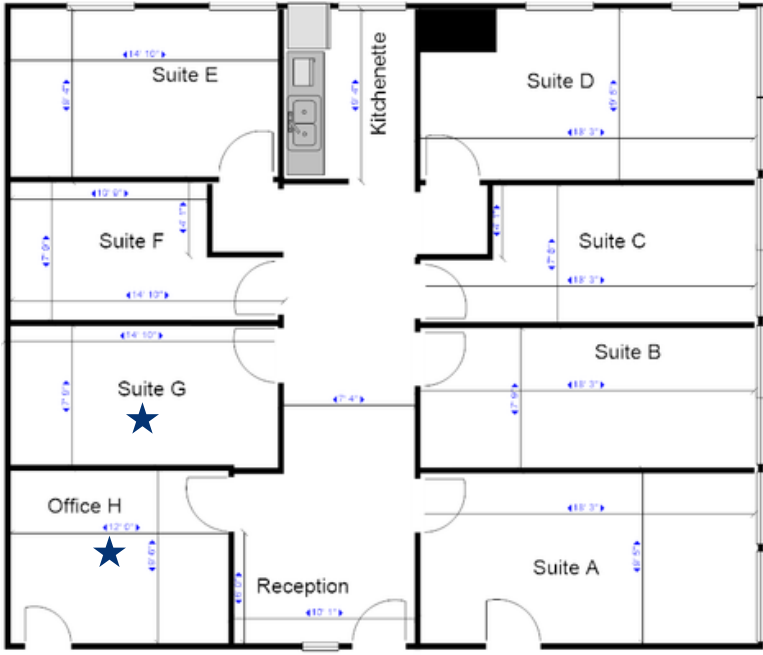


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# SPACES AVIALABLE

## 4th Floor Ste 400 G, H



Space Available: 114-115 SF

Rental Rate: Upon Request

Date Available: Immediately

Built Out As: Professional Service Spaces

Space Use: Salon/ Creative Space

Lease Term: 1 - 3 Years

Details: Beauty Salon Suites! Full-Service Lease. Shared Kitchenette and reception area. Great natural light, fresh paint and vinyl hardwood flooring. Customizable space!



## 6th Floor Ste 600 E, F, G



Space Available: 200- 225 SF

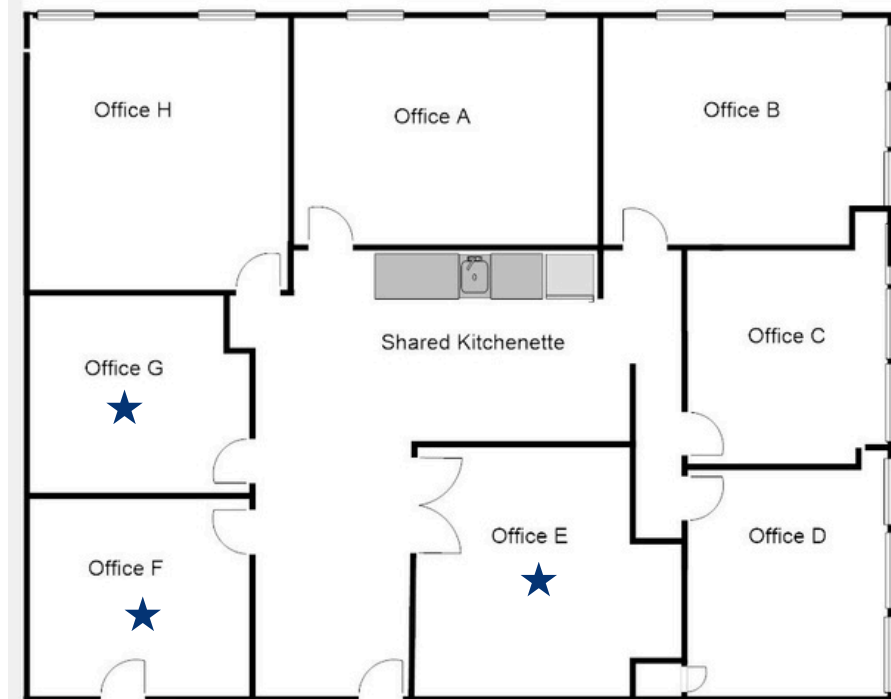
Rental Rate: Upon Request

Date Available: Now

Space Use: Office

Lease Term: 1 - 5 Years

Details: Beautiful small offices. Floor to Ceiling Windows. Shared Entrance and Kitchenette. Turn-key private office suite doors. All utilities included (except for internet).



8730 Georgia Avenue Silver Spring MD

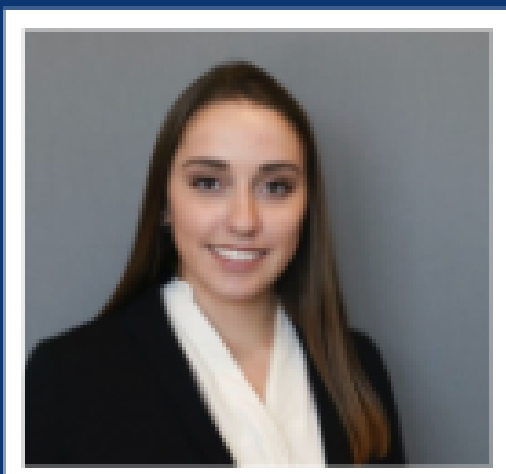
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