

ARGENT SPRING

A Goodstone Property
8455 Colesville Road, Silver Spring, MD



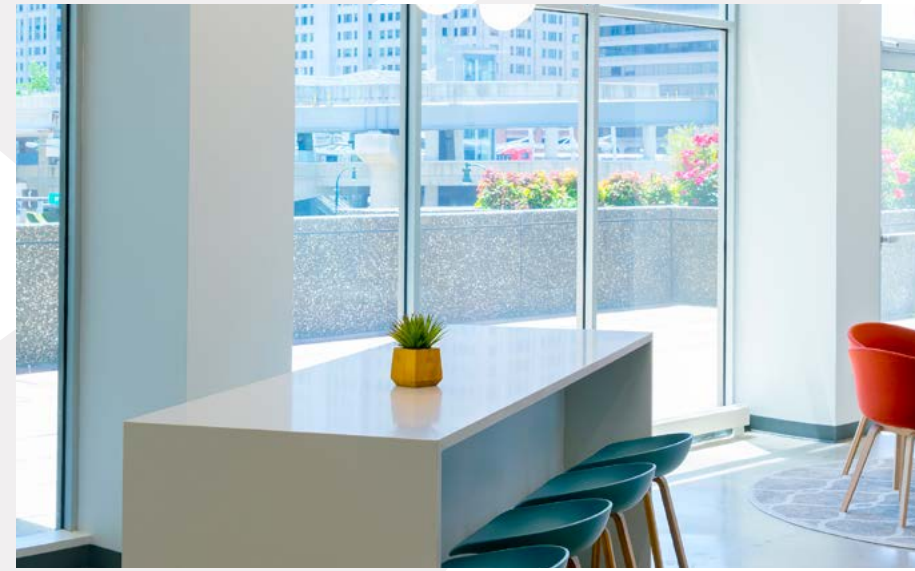


Meet, collaborate, and mingle at The Hall at Argent Spring



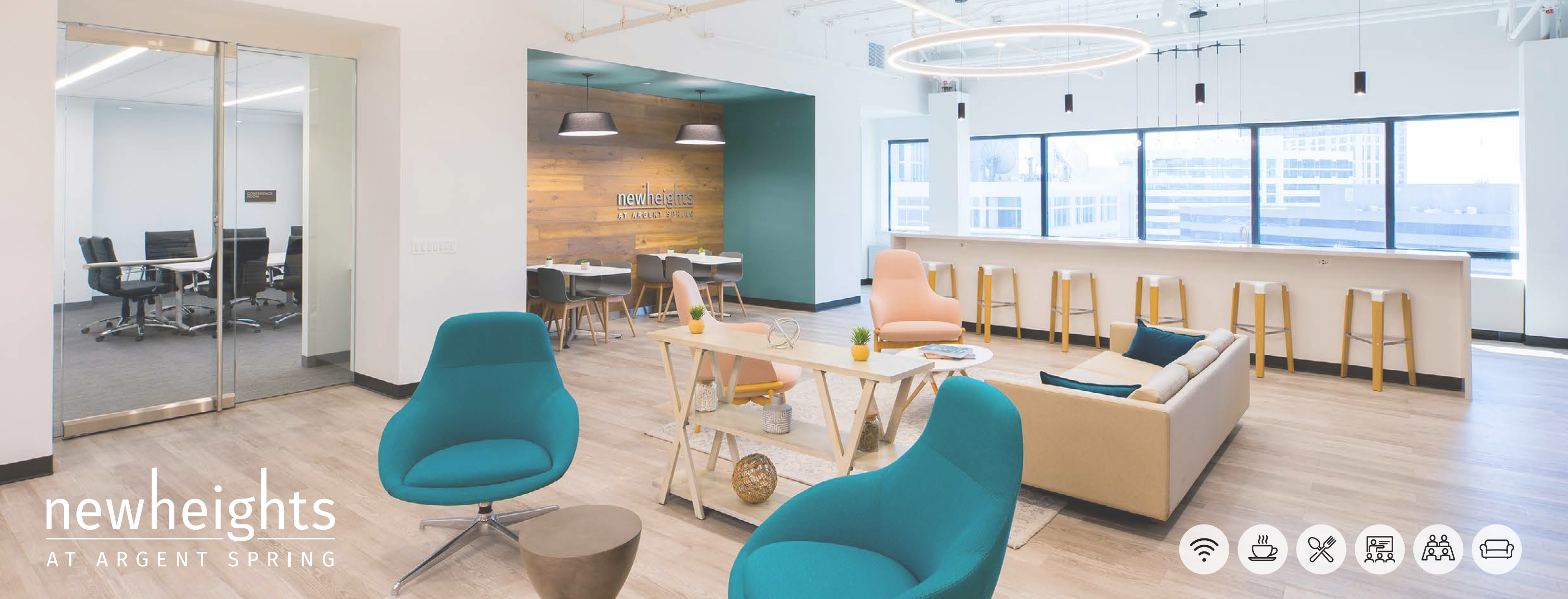
Introducing Argent Spring

The vibe of success. Minutes from downtown Washington, DC, Argent Spring features modern spaces, a contemporary feel and easy accessibility and proximity to one of the region's most vibrant downtown areas. New Heights tenants have exclusive access to the penthouse floor and a unique collaboration/conferencing space with Capitol views, while all tenants enjoy The Hall at Argent Spring which includes a conference facility, pantry area and breakout space, among other amenities. Add in the best parking ratio in Silver Spring and you will want Argent Spring at the top of your short list.



The Hall Key Features

- 30-person conference facility on the 2nd floor
- Two conference rooms
- Outdoor terrace access
- Wi-Fi connectivity
- Kitchen and pantry area
- Multiple breakout areas and presentation screens

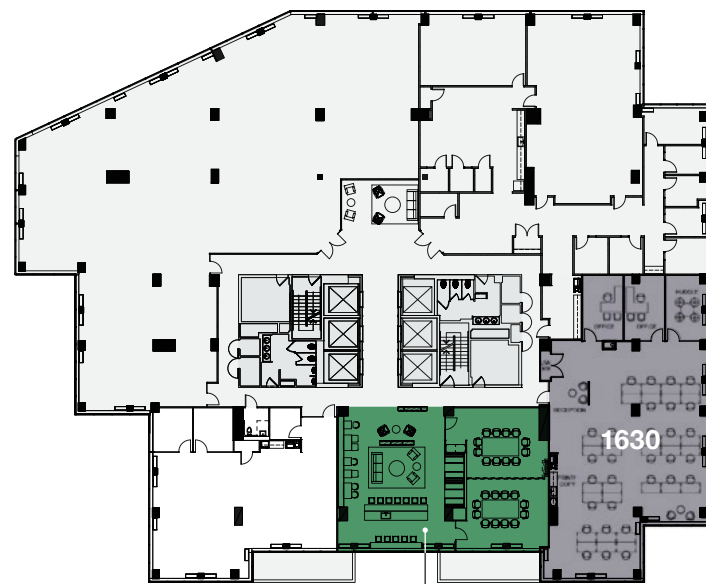


newheights
AT ARGENT SPRING



Take meetings to new heights

Step into something special. An exclusive benefit for 16th Floor tenants is the New Heights lounge. The distinctive space allows tenants to get away to a place of style and serenity, and includes common areas for conferences, visiting and light entertainment with its own kitchen and coffee bar.



New Heights lounge



New Heights Key Features

- Key card access for 16th floor tenants only
- Conference center
- Lounge with casual seating and generous breakout areas
- Wi-Fi connectivity
- Kitchen, wet bar and coffee bar
- Great window lines and views of Silver Spring

Commuting has never been easier

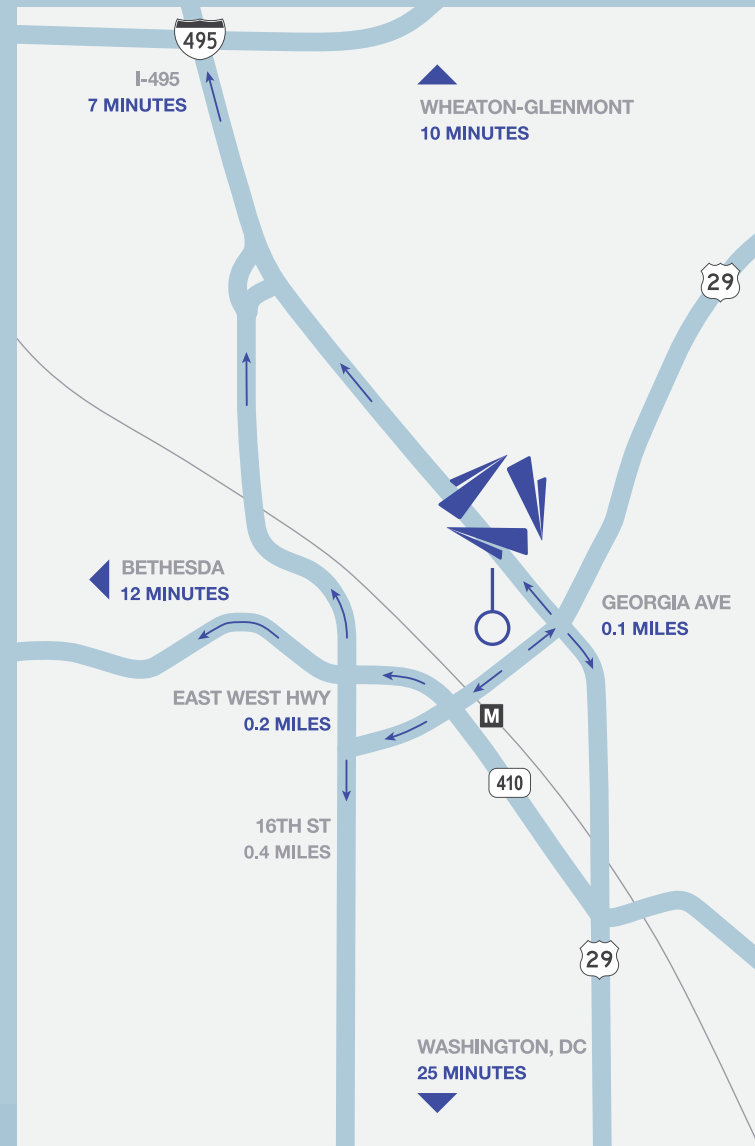
Like Bethesda...but without the hassle. Located only one block from both the Silver Spring Metro and Georgia Avenue, Argent Spring is easily accessible for every type of commute. Convenient to more than 50 of the most popular restaurants and eateries, a choice of wellness centers and sought after art venues. The bottom line? Argent Spring delivers without the higher rent, traffic, and congestion.

Accessibility

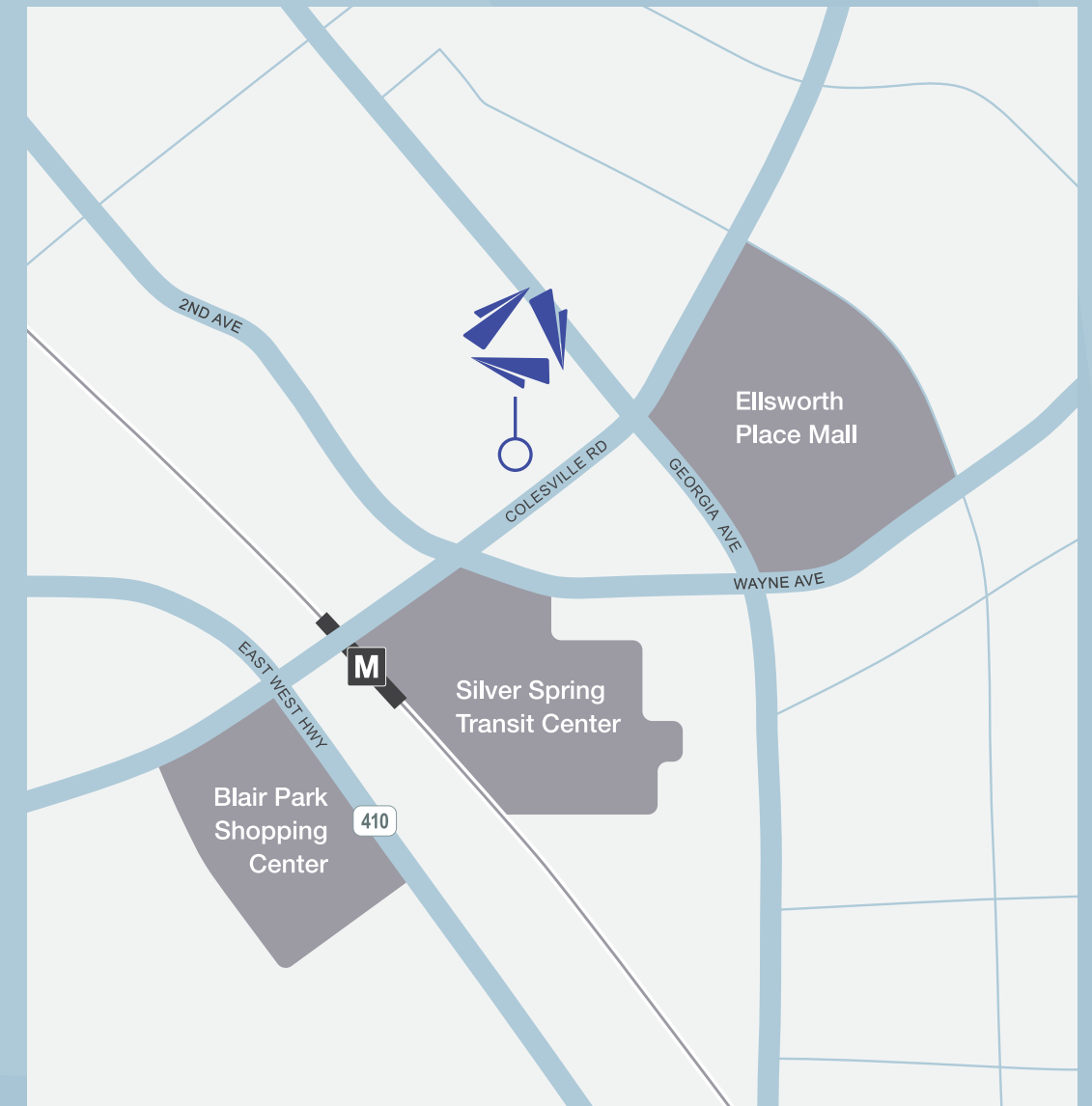
- Easy access via Colesville Road and Georgia Avenue Capital Beltway exits
- Silver Spring Metro (Red Line) and future Purple Line across the street
- Capital Bikeshare station across the street
- Nearby major transportation hub includes Metrorail, MARC, Metrobus, Ride On, and future Purple Line service (opening 2022)



Regional drive times



Local access



Nearby amenities & transit

A dynamic downtown



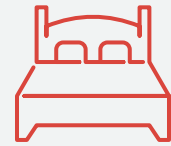
Walk to 50+ Popular Dining Options

Copper Canyon Grill
Mi Rancho
Potbelly
Matchbox



Endless shopping & conveniences

Elsworth Place Shopping Mall
CVS
FedEx Office
Whole Foods Market



8 Hotels to Stay Nearby

Courtyard by Marriott
Homewood Suites by Hilton
Double Tree by Hilton
Sheraton Hotel



10+ Wellness & Fitness Centers

Planet Fitness
9Round Fitness
Pure Barre
Club Pilates



Experience eclectic Culture, Art, and Entertainment

The Filmore
AFI Silver Theatre
Black Box Theatre



We have what your business needs

Argent Spring's contemporary renovation

and tenant-friendly amenities make it a great value for small and growing businesses. Offering the best parking ratio in downtown Silver Spring, the building also features a variety of move-in ready suites of varying sizes. If you're seeking a new office location that's as contemporary and versatile as your workforce, you owe it to yourself to visit Argent Spring.

- Efficient Spec Suites Available
- On-site Garage (2 per 1,000 SF) and Street Parking
- 5,000-space Montgomery County Garage Parking Two Blocks Away
- Fast, Efficient Solutions to Tenant Needs
- Local Ownership and On-site Management

A Place for Purpose

For you, for your people, for your board

Join our Community of Non-Profit Tenants



Argent Spring has the office solution non-profit organizations are looking for:

- Lease terms suited for your changing organizational needs, at economics that support your mission.
- Argent Spring Standard Turnkey space construction = risk free, high-quality spaces built just for you.
- Building amenity spaces designed to help recruit and retain the most qualified personnel.
- Conference Center spaces well suited for large board meetings, saving on hotel and function space.
- An established community of high-achieving, respected non-profit organizations
- Convenient to Metrorail, MARC, MetroBus, Ride On, and Future Purple Line, perfect for out of town visitors and staffers from all over the region.
- Centrally located in the MD/DC region

9th Floor Spec Suites - 1,792-3,594 SF



Furniture and low voltage wiring can be included upon request.





At a glance



The Hall

- 30-person conference facility on the 2nd floor
- Outdoor terrace access
- Wi-Fi connectivity
- Kitchen and coffee bar
- Multiple breakout areas and presentation screens

New Heights

- Key card access for 16th floor tenants only
- Conference center
- Lounge with casual seating and generous breakout areas
- Wi-Fi connectivity
- Kitchen, wet bar, and coffee bar
- Great window lines and views of Silver Spring

Accessibility

- Easy access via Colesville Road and Georgia Avenue Capital Beltway exits
- Silver Spring Metro (Red Line) across the street
- Within a 10-minute walk: 50+ restaurants, 8 hotels, The Fillmore, and AFI Theatre
- 10 Wellness Centers nearby (fitness, yoga, Pilates, cycling, martial arts)
- Capital Bikeshare station across the street
- Nearby major transportation hub includes Metrorail, MARC, Metrobus, Ride On, and Metro Purple Line service (opening 2022)

Functionality

- Efficient Spec Suites Available
- On-site Garage (2 per 1,000 SF) and Street Parking
- 5,000-space Montgomery County Garage Parking Two Blocks Away
- Fast, Efficient Solutions to Tenant Needs, Thanks to Local Ownership and On-site Management
- Red Line Metro Station across the street
- Renovated lobby & elevators access on Georgia Avenue

About Goodstone

Goodstone LLC has earned a reputation for anticipating business tenants' needs — and exceeding their expectations. Headquartered in Washington, DC, Goodstone, a commercial real estate investment management firm, has extensive experience in Washington, DC and the Maryland and Northern Virginia suburbs, as well as major Texas markets. Goodstone is managed by Stephen Durr, a seasoned real estate executive with 35 years of experience, including 30 years working in Montgomery County, MD.

I founded Goodstone LLC because I believe first and foremost in creating value. Prosperity, professional fulfillment and contributions to the community all flow from the creation of that value. When value is created, it guarantees that investors will be rewarded, that employees and partners will be treated fairly and with respect, and that tenants will be proud to work in our properties.

— Stephen Durr



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Silver Spring, MD



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