



# 2355 Lewis Ave - Light Industrial

32,979 SF



Warehouse and office space  
near Twinbrook Metro Station

Marathon Realty Group Inc  
703.726.0149



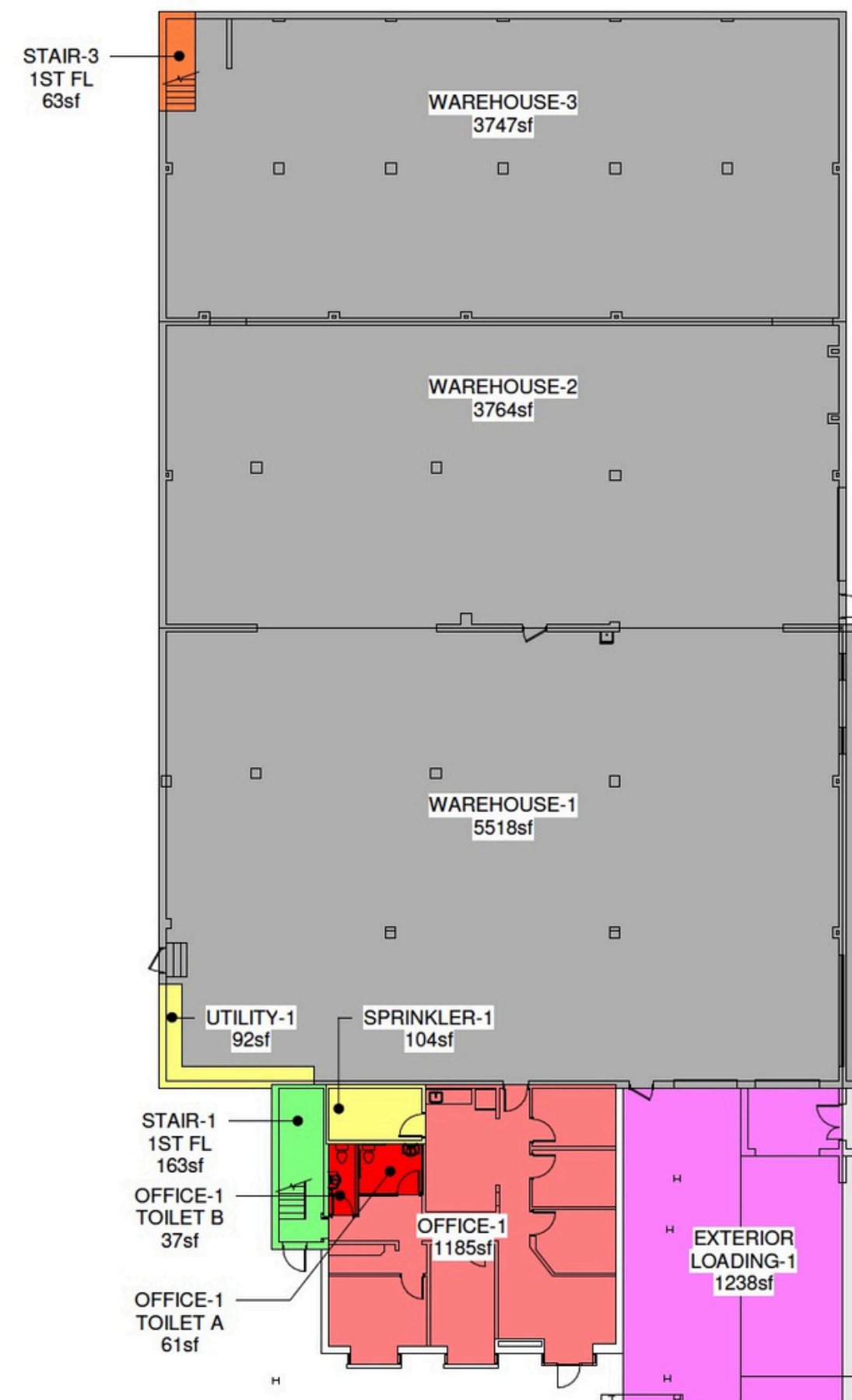


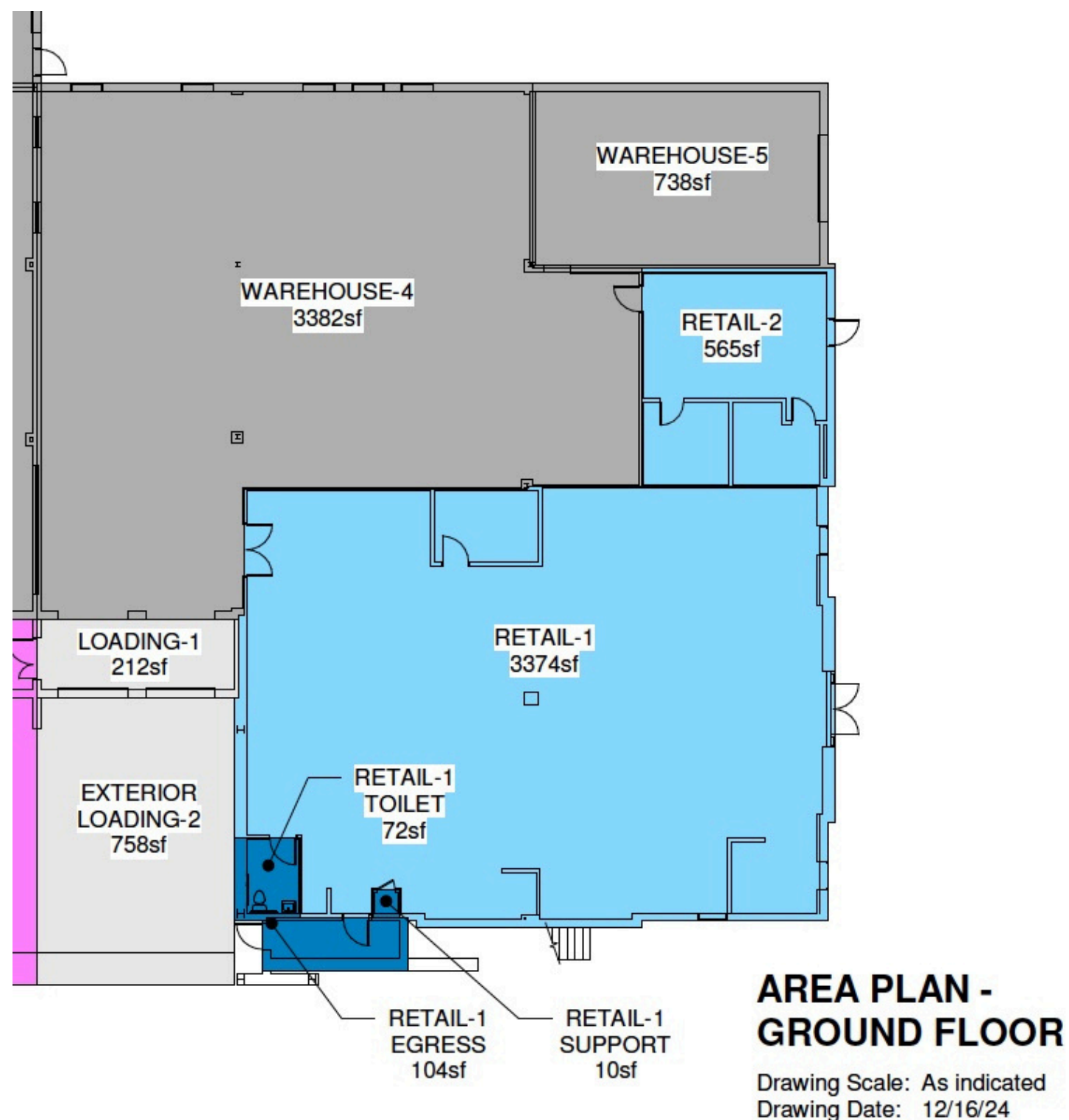
# Suite 1

## ◆ Suite 1 – ±14,424 SF |

### Warehouse + Office

- 2 loading docks + 1 drive-in
- Warm shell office with 2 restrooms, a kitchen, and a private entrance
- Ceiling height: 16'8" to 21'





- ◆ Suite 2 – ±8,180 SF | Retail + Warehouse
- Retail front with HVAC, restroom, and private entrance
- Drive-in and 2 loading docs for warehouse access
- Ceiling: 12' retail / 16'8" warehouse

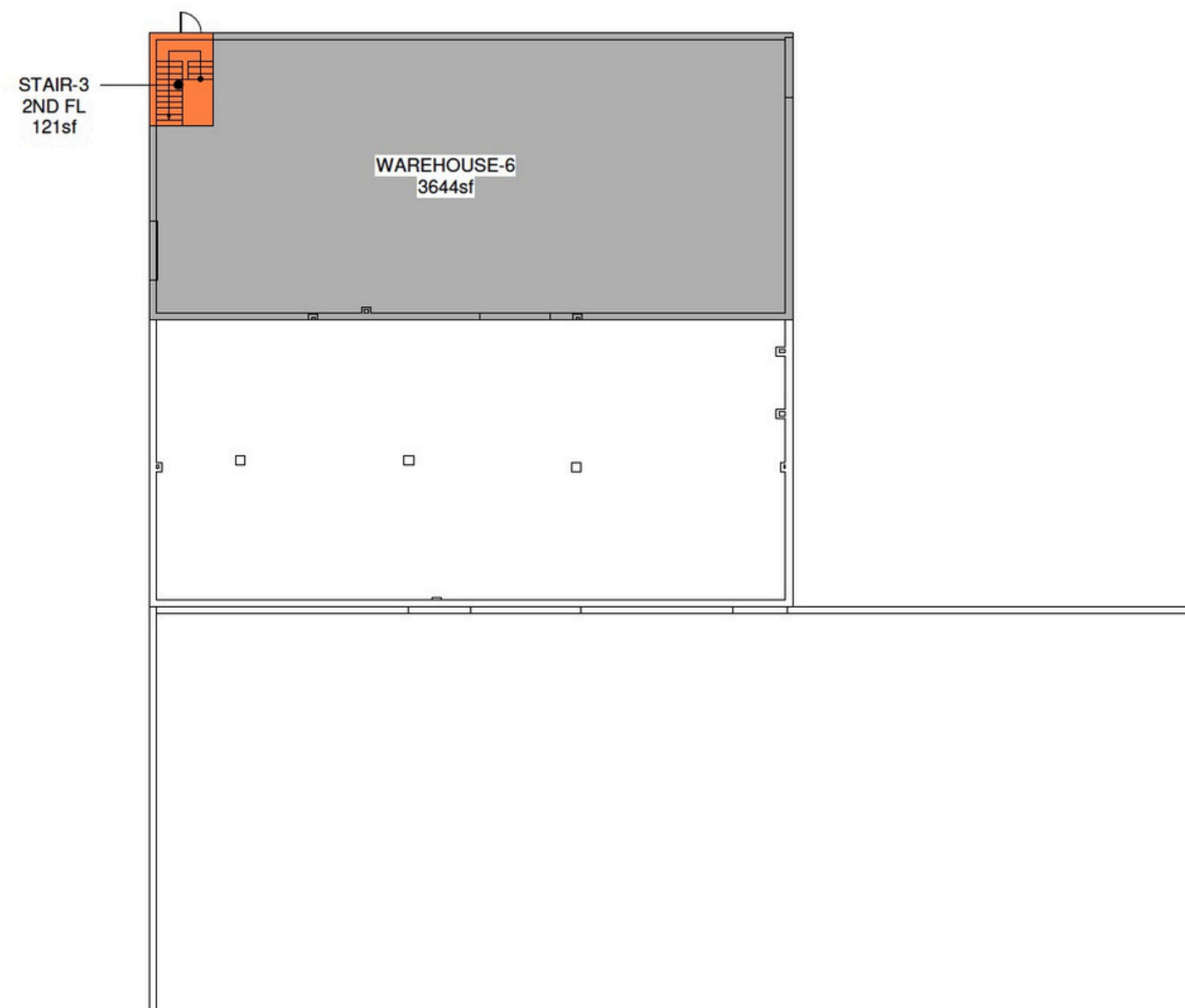


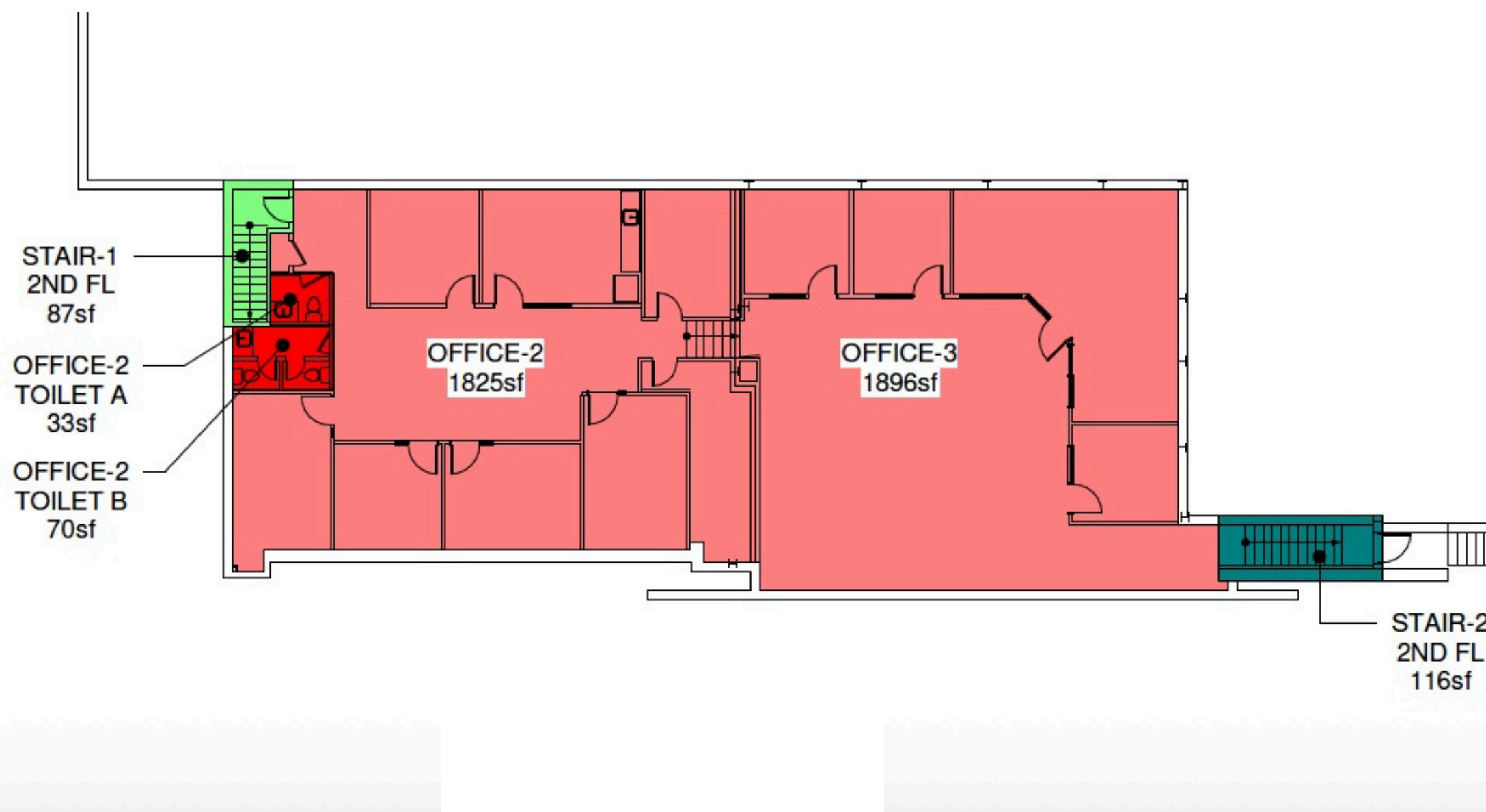
# Suite 3

◆ Suite 3 – ±3,814 SF

| Warehouse

- Rear loading dock + separate entrance
- Ceiling height: 17'





## ◆ Suite 4 – ±4,076 SF | Office

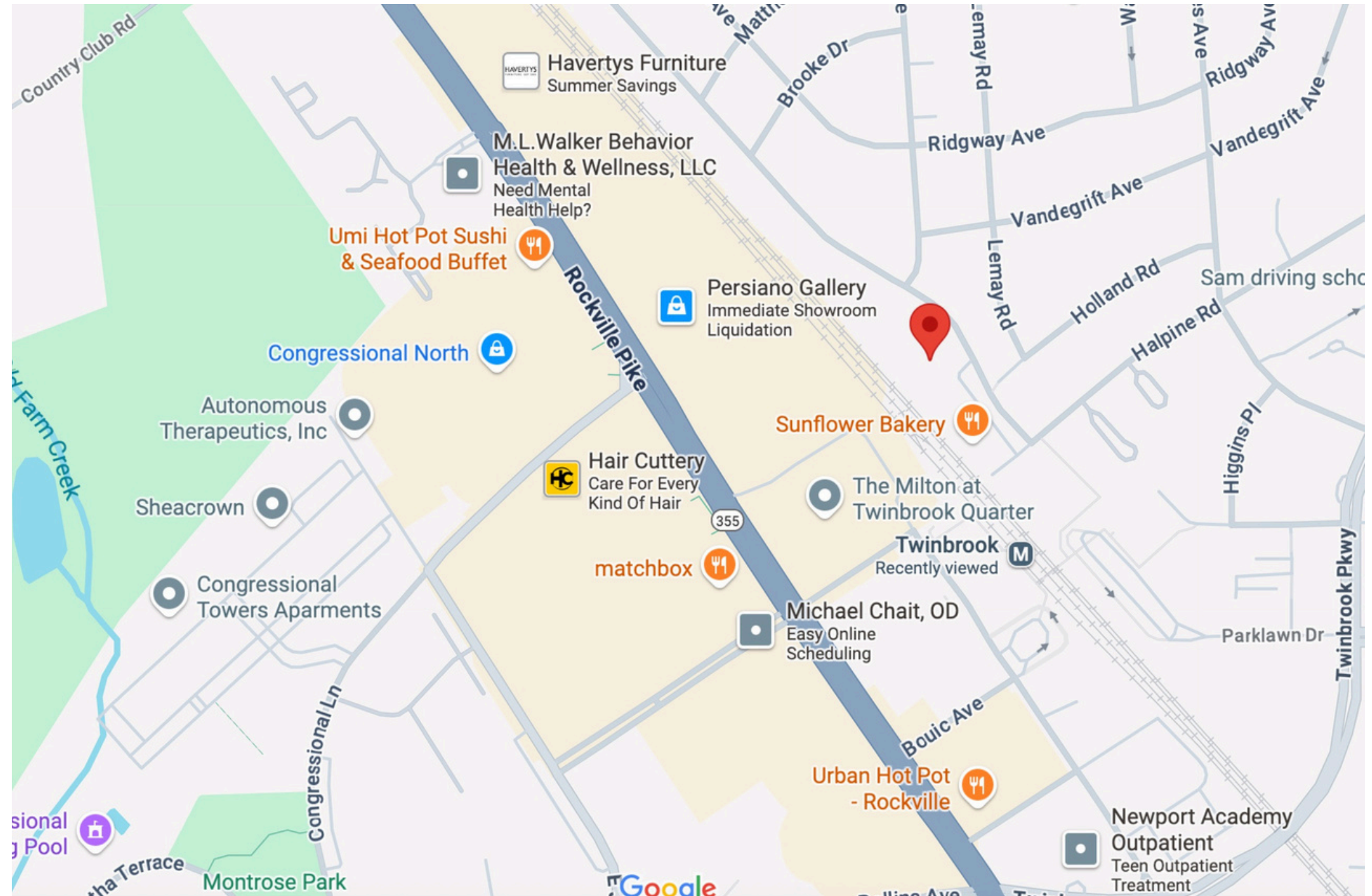
- 2 restrooms, two private entrances
- Move-in ready office configuration





# Location Highlights

- Just 2 blocks from Twinbrook Metro Station (Red Line)
- Minutes to Rockville Pike (MD-355), I-270, and major business corridors
- Walkable to restaurants, retail, hotels, and fitness centers
- Near NIH, Walter Reed, and the Shady Grove Life Sciences Cluster





Space Details

Available	14,471 SF Flex				
Suite	1				
Floor	Partial 1st				
Office	1,185 SF				
Floor Contig	14,471 SF	Rent	\$18.00	Type	Direct
Bldg Contig	14,471 SF	Rent/Mo	\$21,707	Term	Negotiable
Occupancy	Vacant	Services	Triple Net	Time on Market	6 Months 2 Days
Lease Status	Available	CAM	\$4.50/SF		
Condition	Renovated	Docks	1 ext		
		Drive Ins	2 tot.		

Leasing Contacts



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