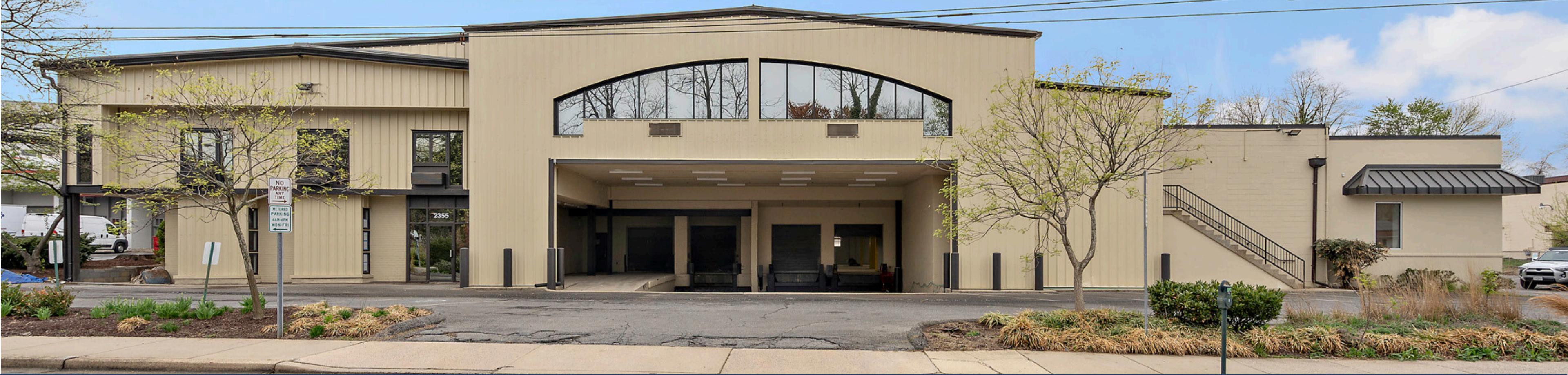




# 2355 Lewis Ave - Light Industrial

32,979 SF



Warehouse and office space  
near Twinbrook Metro Station

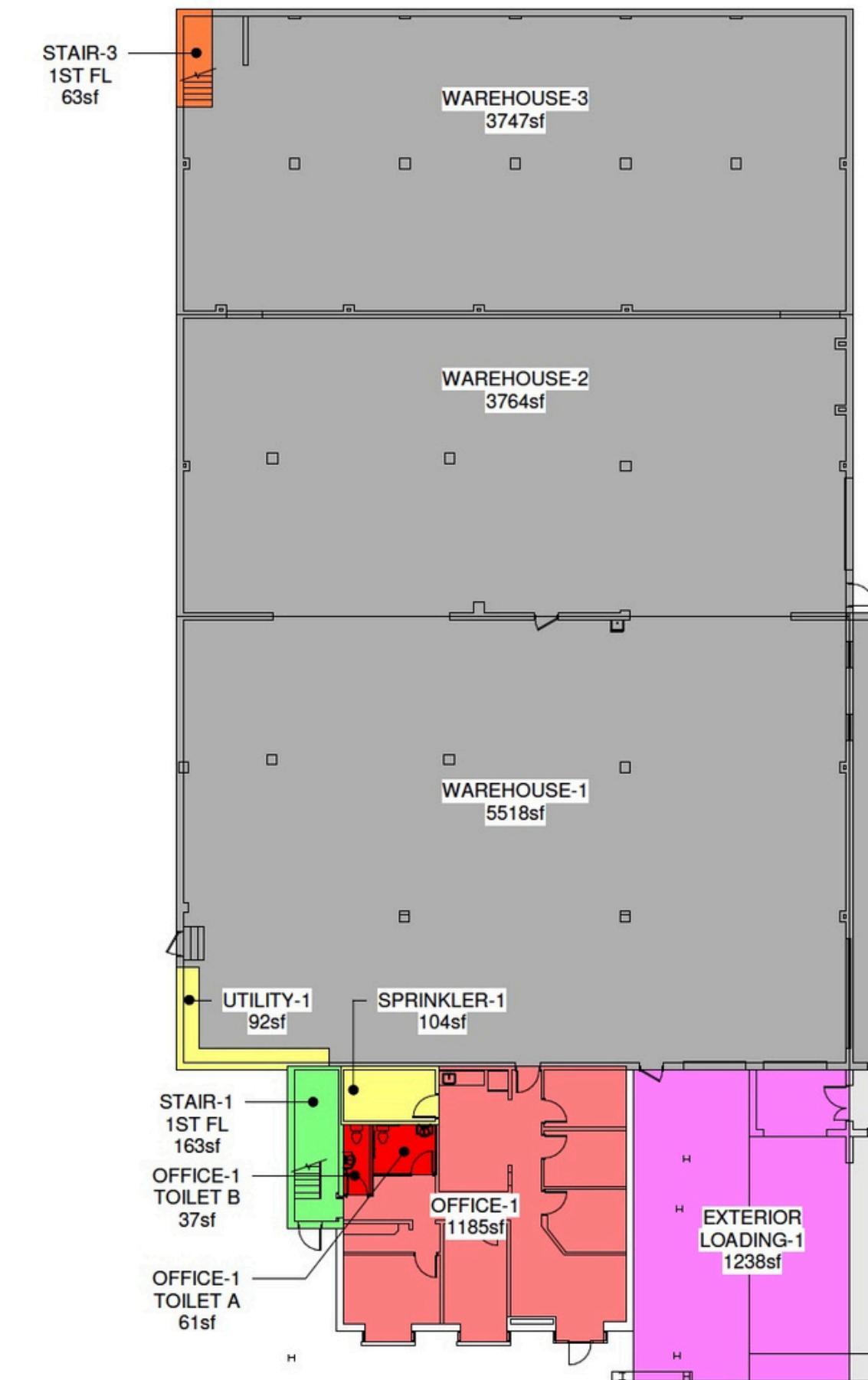
Marathon Realty Group Inc  
703.726.0149

# Suite 1

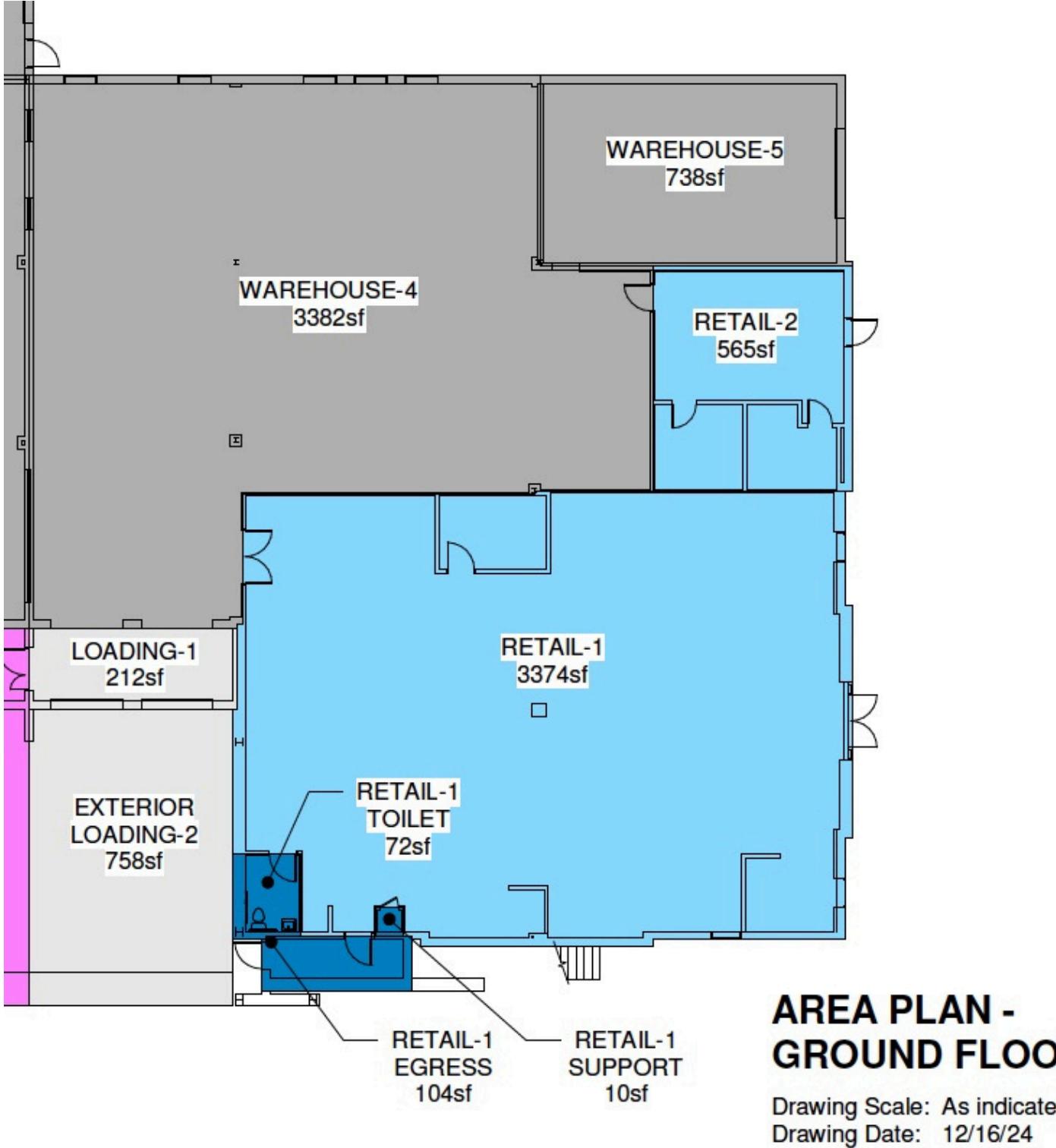
- ◆ Suite 1 – ±14,424 SF |

## 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'



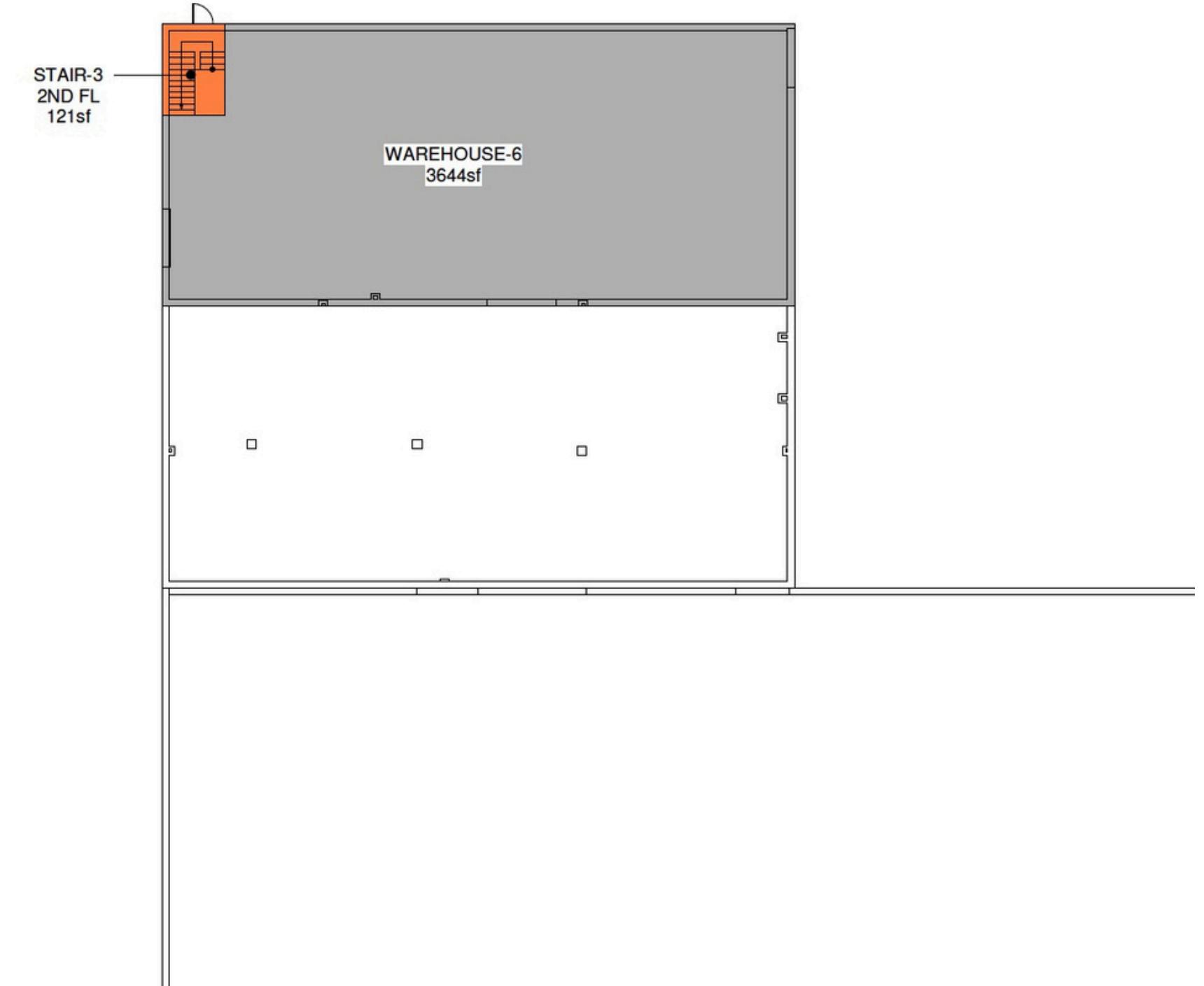
# Suite 2



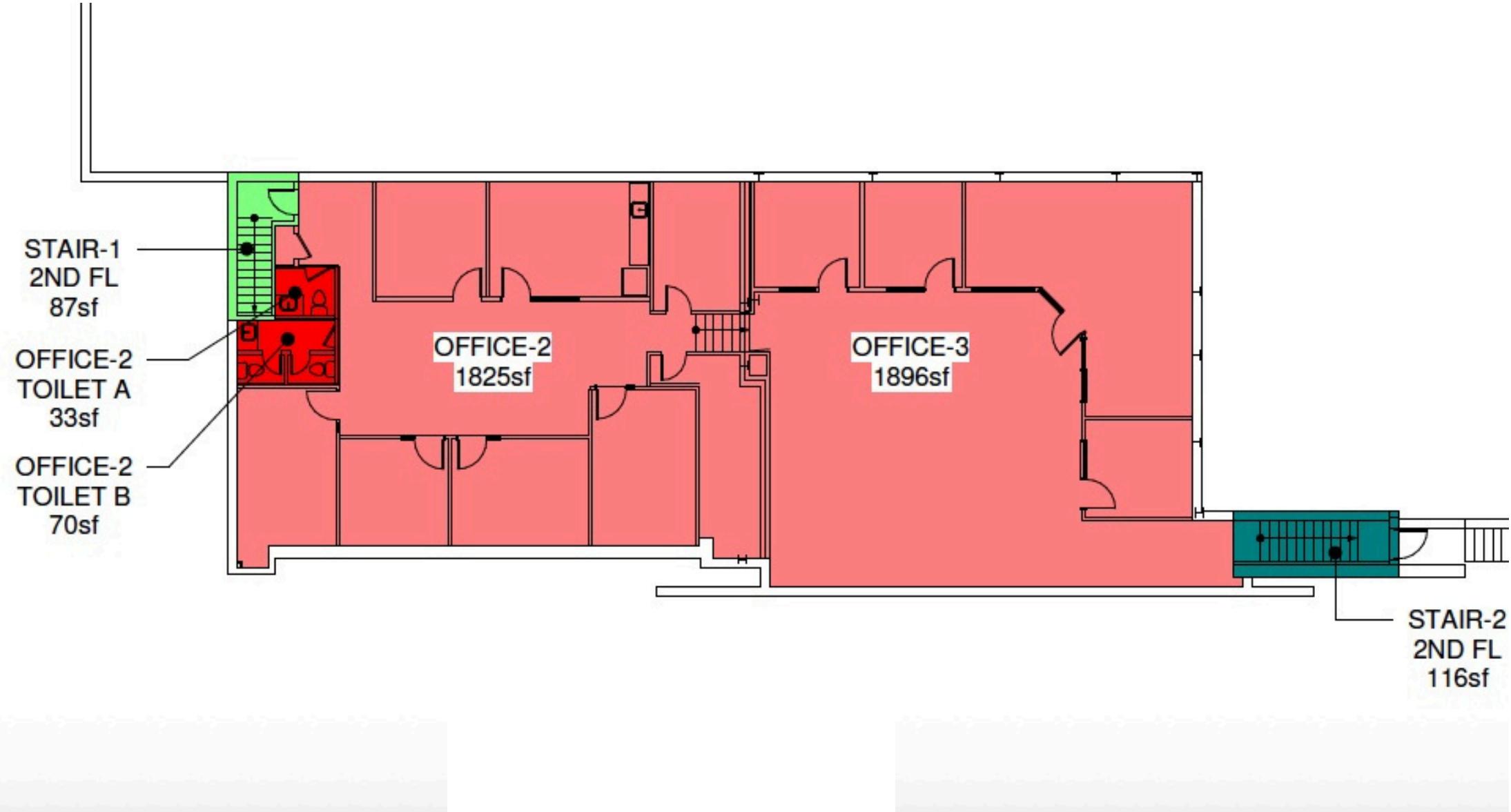
- ◆ Suite 2 – ±8,180 SF | Retail + Warehouse
  - Retail front with HVAC, restroom, and private entrance
  - Drive-in and 2 loading docs for warehouse access
  - Ceiling: 12' retail / 16'8" warehouse

# Suite 3

- ◆ Suite 3 – ±3,814 SF
- | Warehouse
  - Rear loading dock + separate entrance
  - Ceiling height: 17'



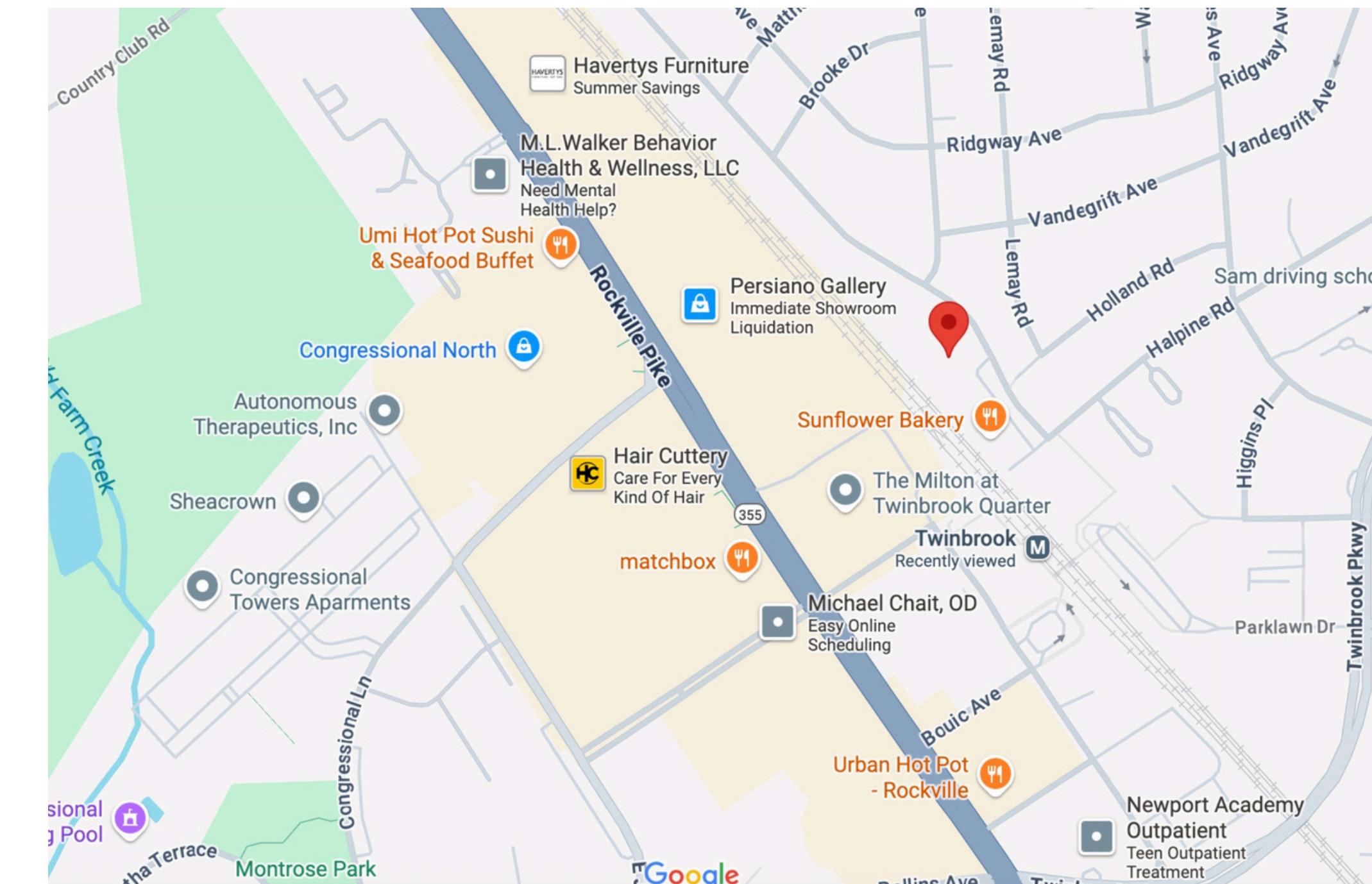
# Suite 4



- ◆ 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

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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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