

8601 GEORGIA AVENUE
SILVER SPRING, MD

14,549 – 30,332 RSF
PREMIUM OFFICE SPACE



THE OPPORTUNITY

- Office Suite
- Available October 1st, 2024
- Downtown Silver Spring, MD

SUITE FEATURES

- 14,549 - 30,332 square feet
- Interior connecting stairwell
- Secured private elevator lobby
- Loaded with upgrades

LEE DEVELOPMENT GROUP

8601 Georgia Ave
Silver Spring, MD 20910
www.leadg.com

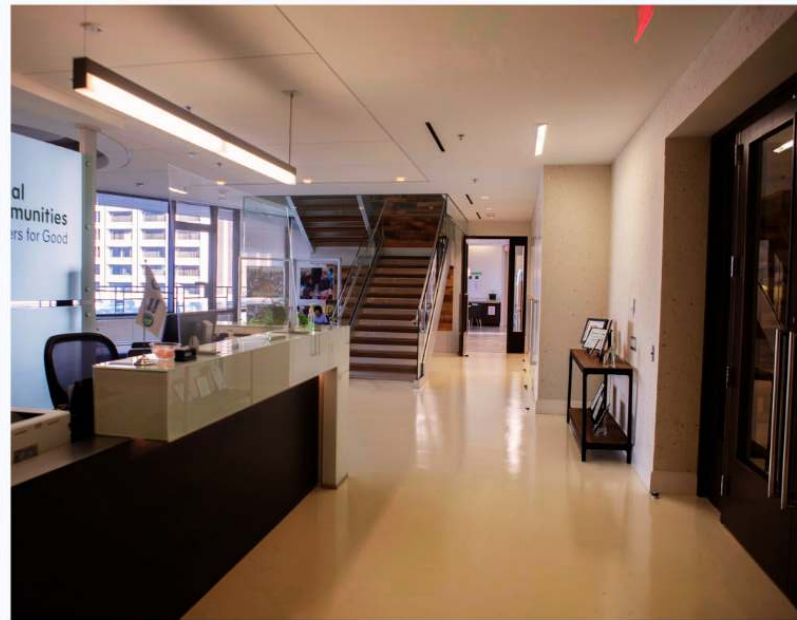
KRISTA ALLEN
301-585-7000



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LOBBY *Information*

- Secured Private Elevator Lobby
- Four Sets of Double Suite Entry Doors
- Optional Daytime Elevator Access Control
- Large Reception Area with Seating
- Built In Reception Desk
- Private Exterior Balcony

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SPLIT LEVEL STAIRWELL

Information

- Upgraded Specialty Lighting Throughout
- Interior Stairwell Connecting Floors 3 & 4

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LARGE *Conference Room*

- Double Wood Entry Doors
- Movable Wall to Divide the Room
- Storage for Tables
- Built in Custom Cabinetry & A/V on Each Side
- Perimeter Built In Banquet Seating
- Seating Area Just Outside with Upgraded Lighting

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THREE SATELLITE

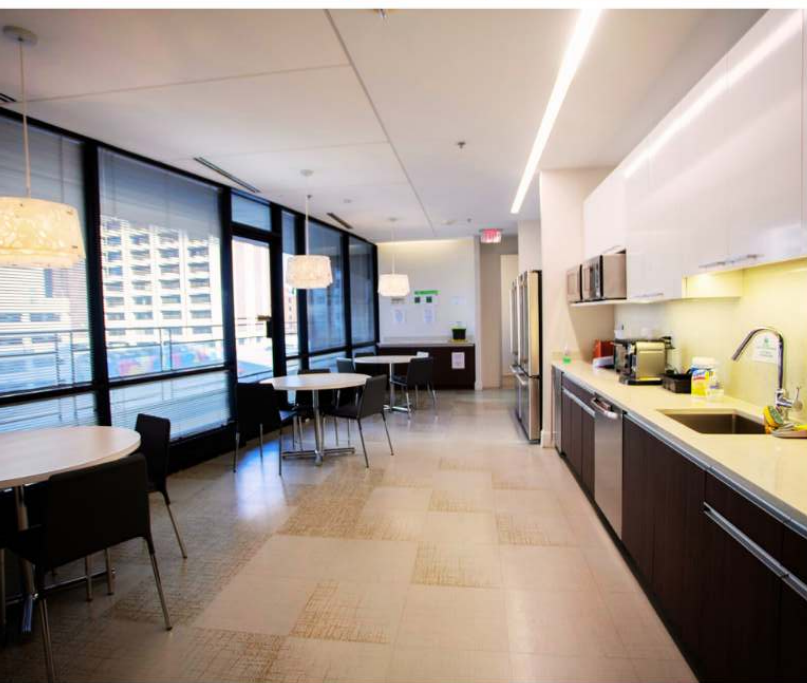
Conference Rooms

- Upgraded Lighting
- Custom Cabinetry
- Sidelights

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KITCHEN *Information*

- Large Eat In Kitchen with Two Refrigerators, Dishwasher & Custom Recycling Station
- Two Satellite Kitchens
- Work Areas with Custom Cabinetry

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WORKSTATION *Information*

- Eleven Built In Workstations with Custom Cabinetry & Custom Lighting

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HOTELING STATIONS & WORKROOM

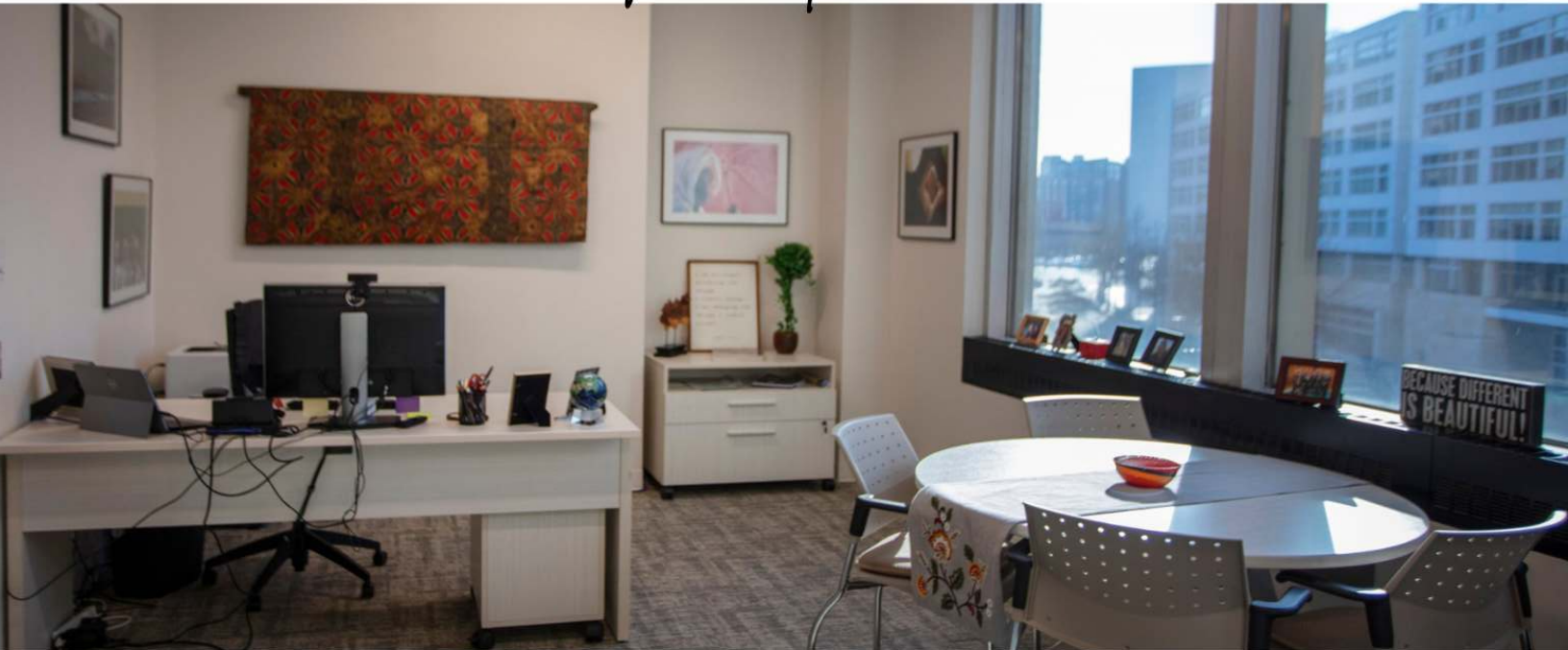
Information

- Large Workroom with Countertop & Custom Cabinetry
- Six Built in Hoteling Stations with Custom Cabinetry
- Nursing Room

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EXECUTIVE SUITES

Information

- 2 Large Executive Offices with Custom Cabinetry & Private Seating Area

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OFFICE *Information*

- 46 Windowed Offices with Sidelights
- 24 Interior Offices with Sidelights
- Large Independently Cooled Computer Room with Exterior Workstation & Office

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BUILDING *Information*

- Class A office building located in the heart of downtown Silver Spring in the midst of Silver Spring's vibrant and growing arts and entertainment district. Steps away from the AFI Silver Theater and Cultural Center, the Fillmore Music Hall and dozens of restaurants.
- Three blocks from the Silver Spring Metro station
- Easy Access to two Beltway (495) exits
- Underground parking
- Fine dining at J. Hollingers Restaurant on the first floor
- One block away from three Montgomery County public garages
- On site owners and property managers
- Building amenities include two large conference facilities with A/V amenities, Datawatch access control system and CCTV.
- The building offers fiber and Comcast
- Building has been updated with energy efficient HVAC and energy management system, elevators and life safety systems.
- Within walking distance to three hotels including Courtyard by Marriott, Hotel Silver Spring and Double tree by Hilton.