

SILVER SPRING

RETAIL/OFFICE SPACE FOR LEASE



“THE GRAMAX”

8060 13th Street
Silver Spring, MD 20910

The Gramax is located at the intersection of 13th and Kennett Streets in vibrant Downtown Silver Spring, a major transit hub known for its diverse dining scene, shopping, and arts and entertainment venues, just north of Washington, DC.

Demographics (*24 est.)	1 Mile	3 Mile	5 Mile
Population	38,012	233,268	643,623
Households	19,112	87,061	256,605
Avg. Household Income	\$124,102	\$131,653	\$135,946
Daytime Employment	23,736	69,433	341,186

Although all information furnished is from sources we deem reliable, such information has not been verified and no express representation is made, nor is any to be implied, as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price/rental or other conditions prior to sale or lease, and subject to withdrawal without notice.

For More Information Please Contact:

301.961.9696

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COMMERCIAL, LLC.

ALEXANDER, MONTROSE, RITTENBERG
Commercial Real Estate Brokerage

Est. 1994

AVAILABLE SPACE

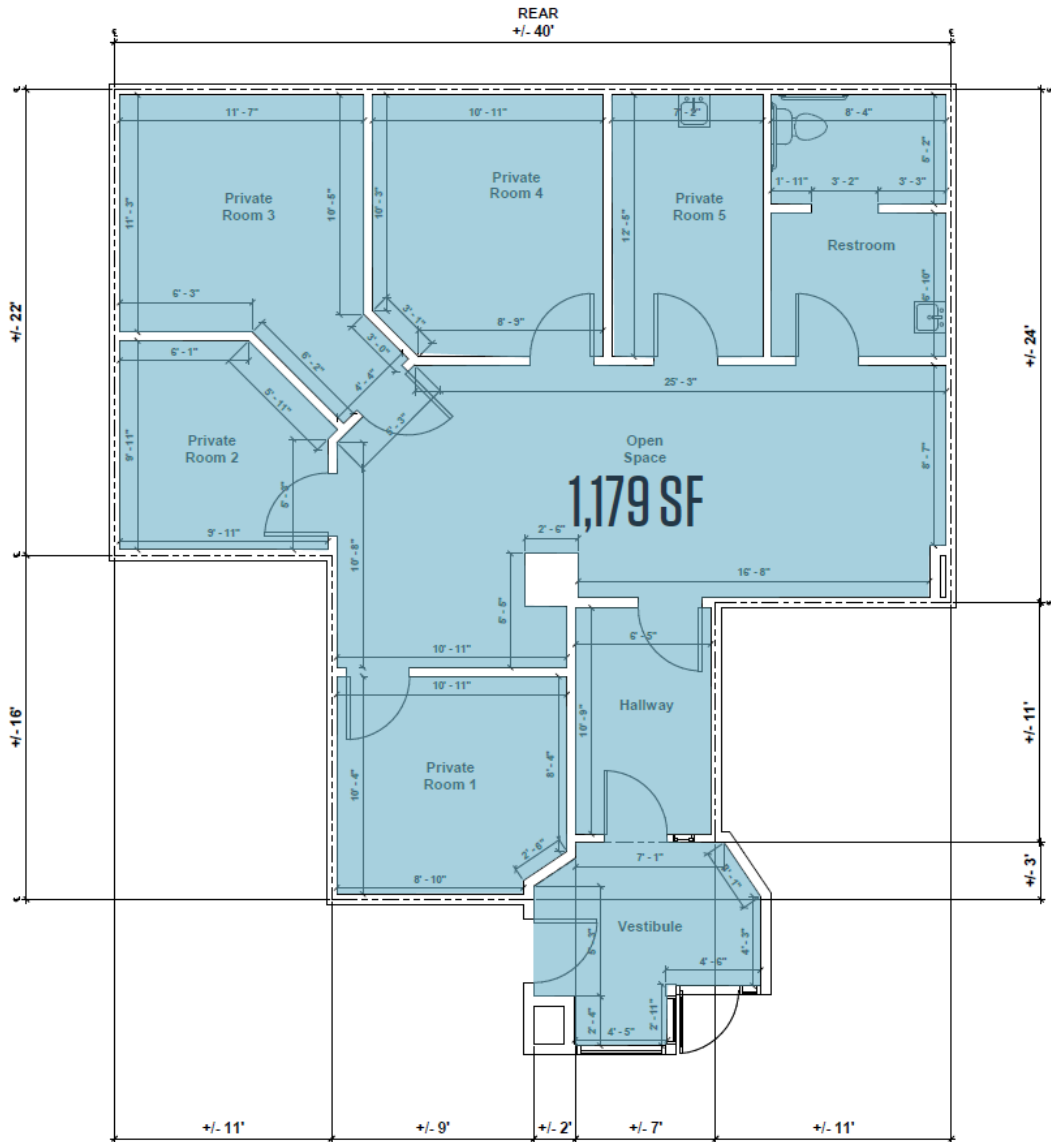
Suite A - 1,179 S.F. } 4,333 S.F.
Suite B - 3,154 S.F. } *Contig.*

- \$27.00 per S.F. – net of cleaning & utilities
- Located in The Gramax apartment building housing 180 residential apartment units
- Ideal for retail, office or medical
- Easily accessible from East-West Highway (24,802 VPD) and Georgia Avenue (31,693 VPD)
- Across from 585 space public parking garage
- Proximity to Metro’s Red Line (0.6 miles) and the new Purple Line (opening in 2027)
- Surrounded by an array of amenities including a wide variety of dining options, national retailers and local shops
- Walk to 7-Eleven, Dacha Beer Garden, Papa John’s Pizza, Acorn Urban Park, El Aguila Restaurant, Target and more!

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Suite A - 1,179 S.F.



NOT TO SCALE | MEASUREMENTS APPROXIMATE

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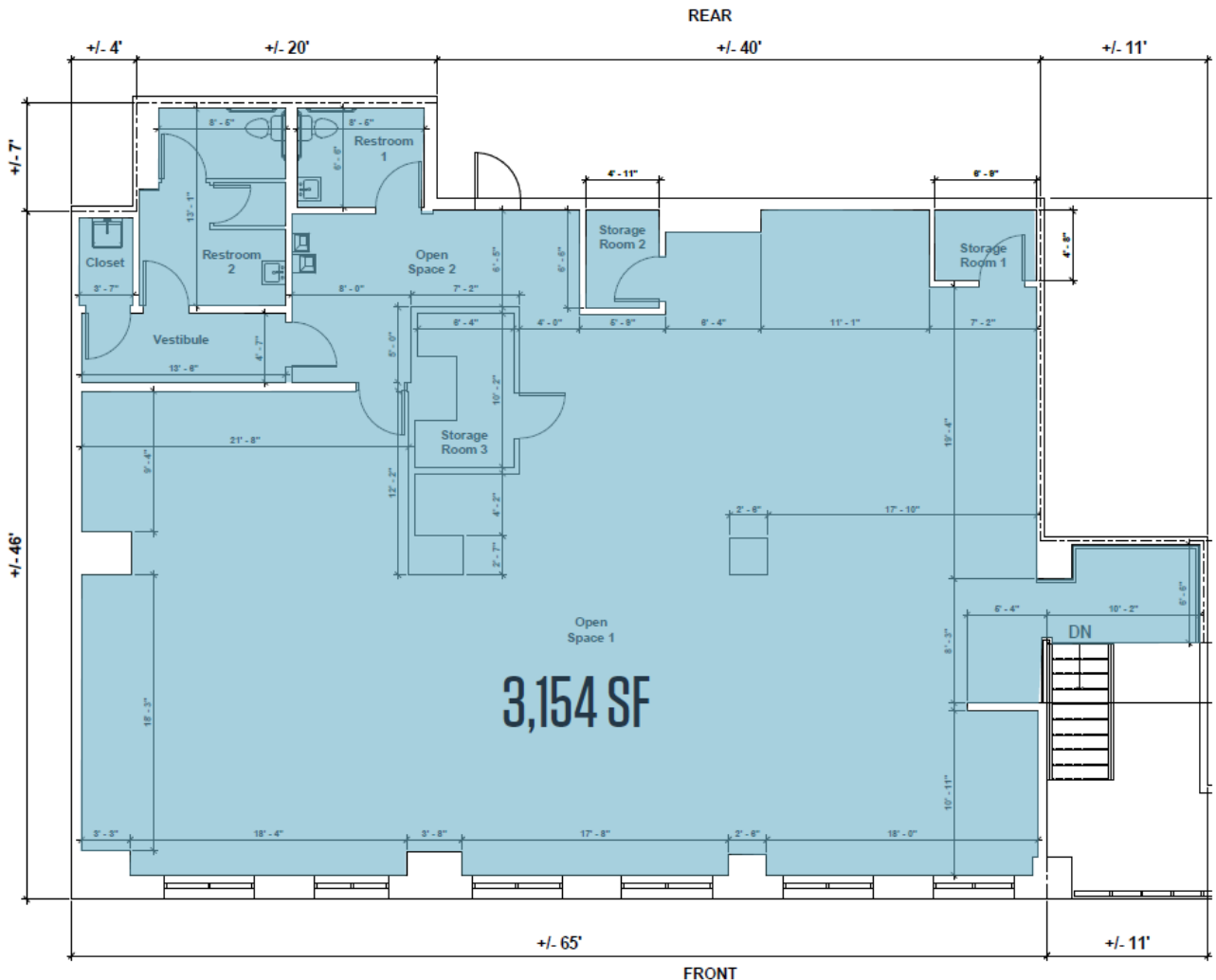
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“THE GRAMAX”

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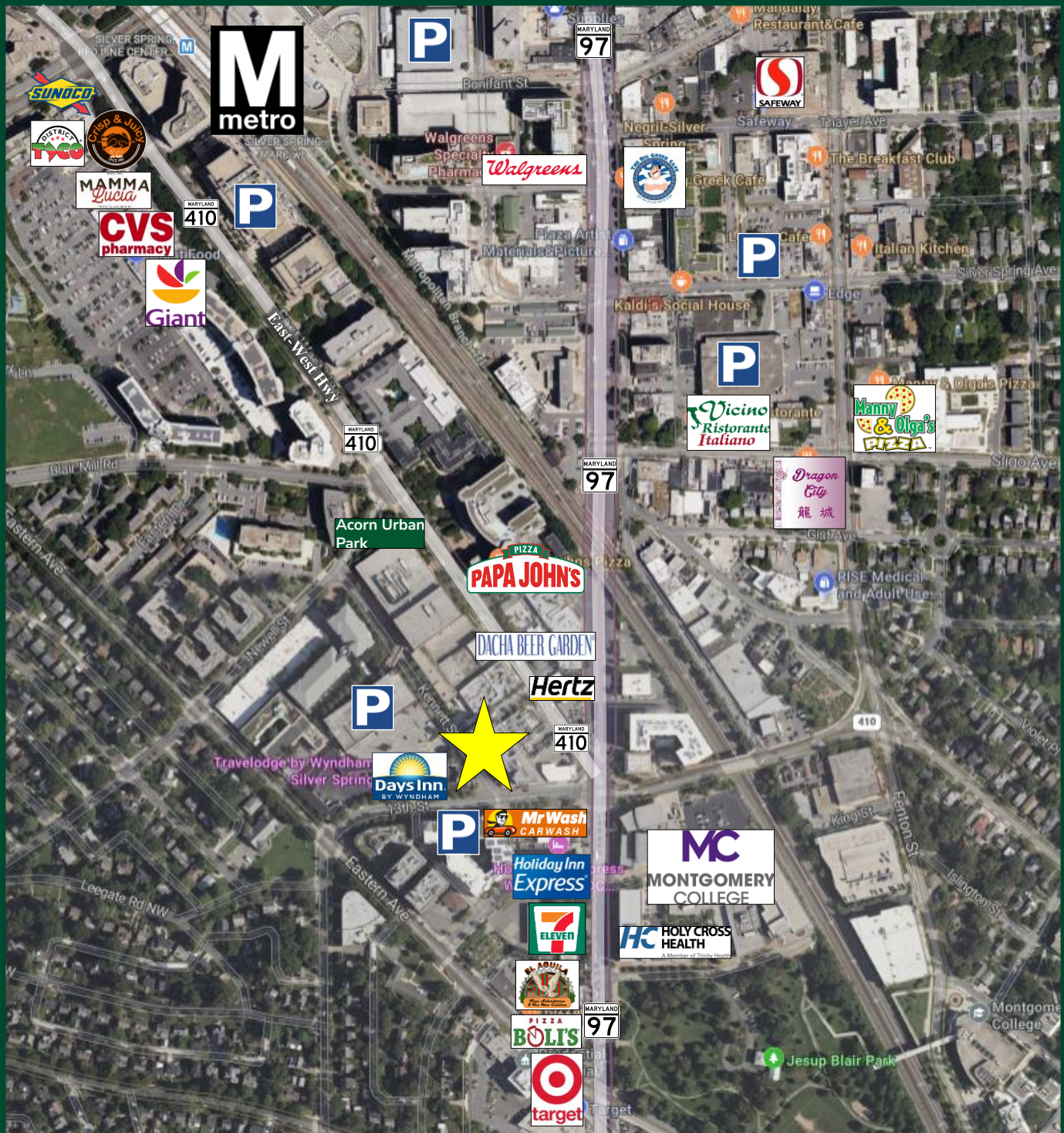
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Celebrating
31 Years
1994-2025



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