



8484 GEORGIA AVE | 1010 & 1100 WAYNE AVE

STATION SQUARE

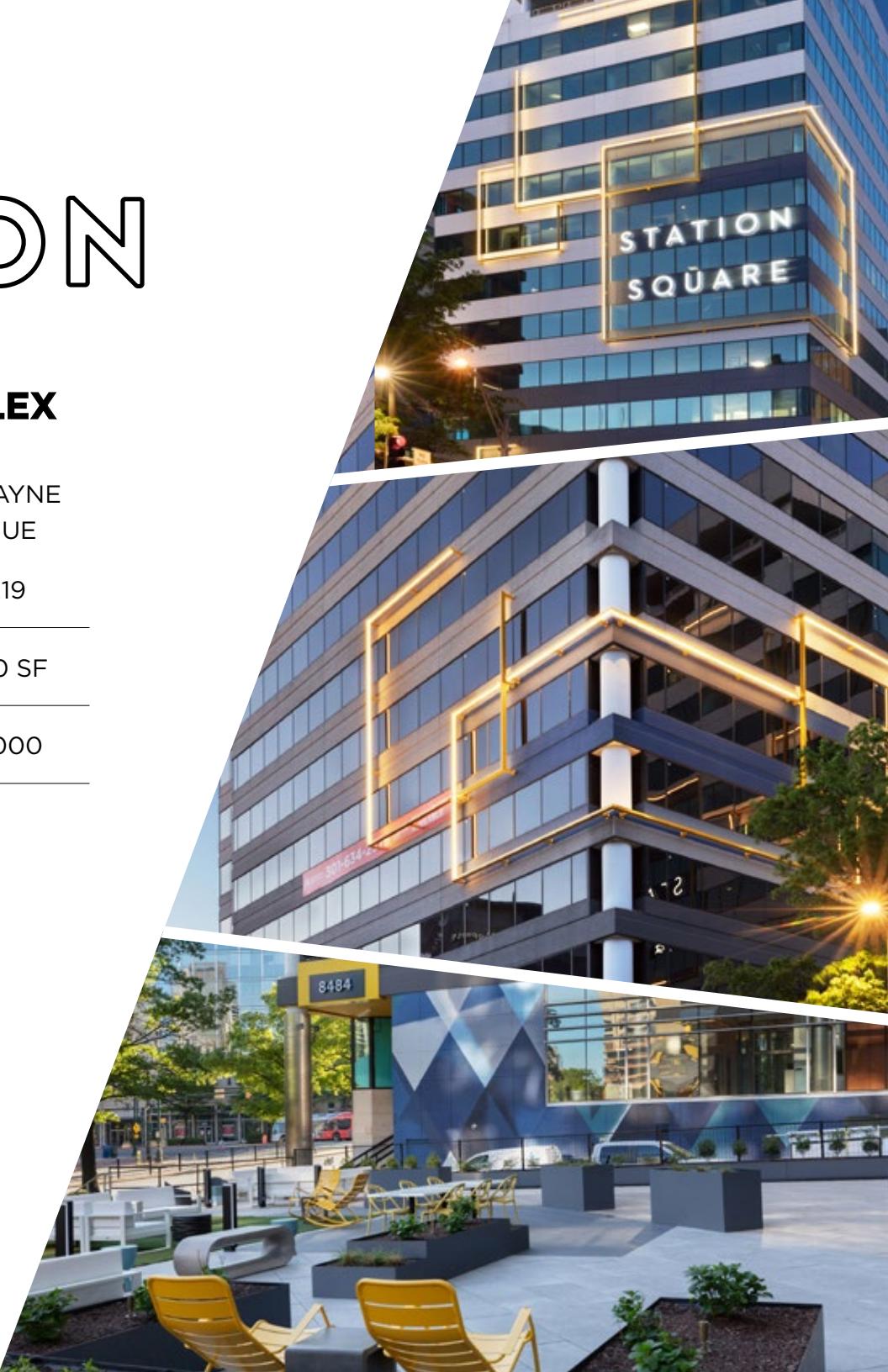


American Real Estate Partners

BUILDING INFORMATION

THREE BUILDING CLASS A OFFICE COMPLEX

	8484 GEORGIA AVENUE	1010 WAYNE AVENUE	1100 WAYNE AVENUE
Square Footage	142,862	202,121	165,219
Typical Floor Plate	15,500 SF	17,000 SF	20,000 SF
Parking Ratio	0.8/1,000	0.8/1,000	0.8/1,000



LOCATION

Station Square is a three building Class A office complex located inside the beltway just one-half mile from Washington, DC in the heart of downtown Silver Spring, MD. The complex provides its tenants with the benefits of a diversely populated, transit-oriented environment.



TRANSIT-ORIENTED

Immediately adjacent to Silver Spring's state-of-the-art transit center, providing express access to downtown Washington DC and the surrounding region.



Access to Capital Beltway (I-495),
Georgia Avenue (US 29) and 16th Street



Metro
Steps away from Red Line and Future
Purple Line stations



MARC Commuter Train Station



Metrobus



Shuttle-UM
To the University of Maryland



Interim Metropolitan
Branch Trail





Dining

- BIBBOP
- Cava Mezze Grill
- Chick-fil-A
- Cold Stone Creamery
- Copper Canyon Grill
- Einstein Bros. Bagels
- Java Nation (on-site)
- Lebanese Taverna Cafe
- Nando's Peri-Peri
- Panera Bread
- Peet's Coffee
- Potbelly Sandwich Shop
- Quarry House Tavern
- Silver Branch Brewing Co.
- Starbucks
- Subway (on-site)
- Sushi Jin Next Door
- Sweetgreen
- Tastee Diner



Retail

- Burlington
- Truist (on-site)
- DSW
- H&M
- LOFT
- Men's Wearhouse



Lifestyle

- 7-Eleven (on-site)
- Courtyard by Marriott
- CVS
- FedEx Office & Print
- MyEyeDr.
- OrangeTheory Fitness
- Planet Fitness (on-site)
- Strohiders Hardware
- Walgreens
- Whole Foods Market



Cultural Venue

- AFI Silver Theater
- The Fillmore Silver Spring
- Montgomery College Cultural Arts Center
- Regal Cinemas
- Silver Spring Civic Center

NEARBY AMENITIES JUST STEPS AWAY



ON-SITE AMENITIES

Station Square provides its tenants with convenience, comfort and flexibility with the following on-site amenities:

- Subway
- 7-Eleven
- Java Nation
- Conference Center with kitchenette
- 2 Conferencing Facilities
- Planet Fitness
- Truist
- Outdoor furnished courtyards with water feature
- On-site management
- Security guards in each lobby
- Public parking attached to project



HAVE YOU HEARD? **JAVA** *nation* IS NOW OPEN!



**NEW ON-SITE CAFE SERVING
BREAKFAST, LUNCH & HAPPY HOUR**

NEW BUILDING RENOVATIONS



CAMPUS AT DUSK





1010 FRONT PLAZA



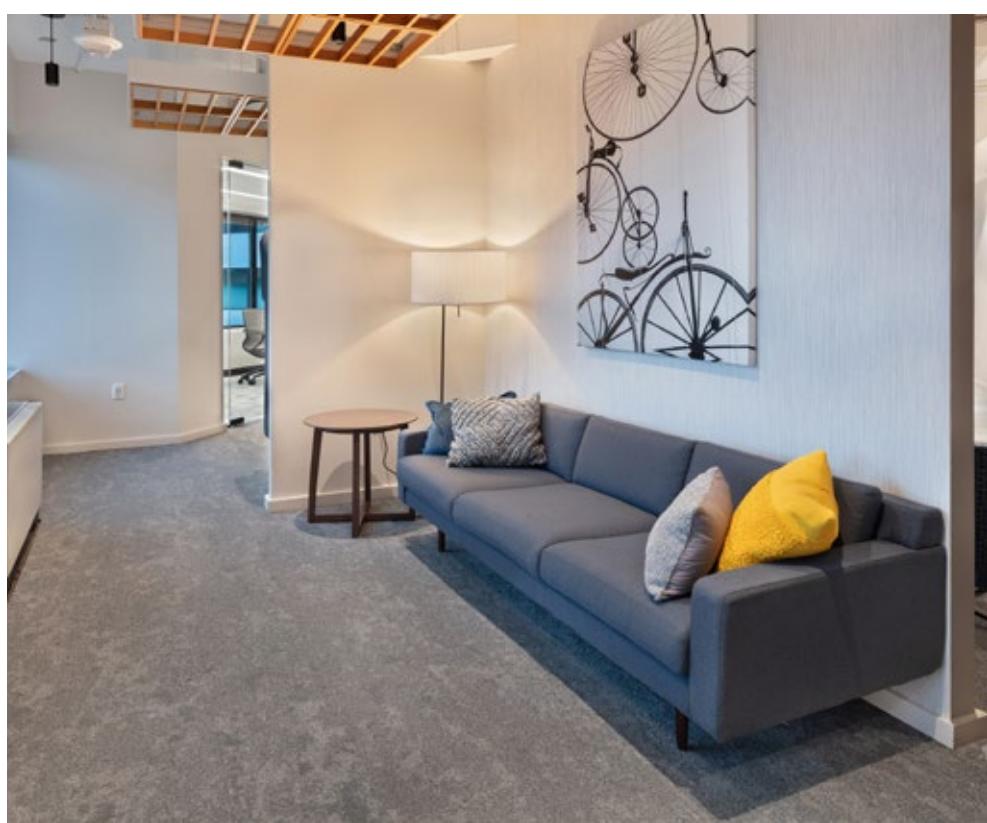
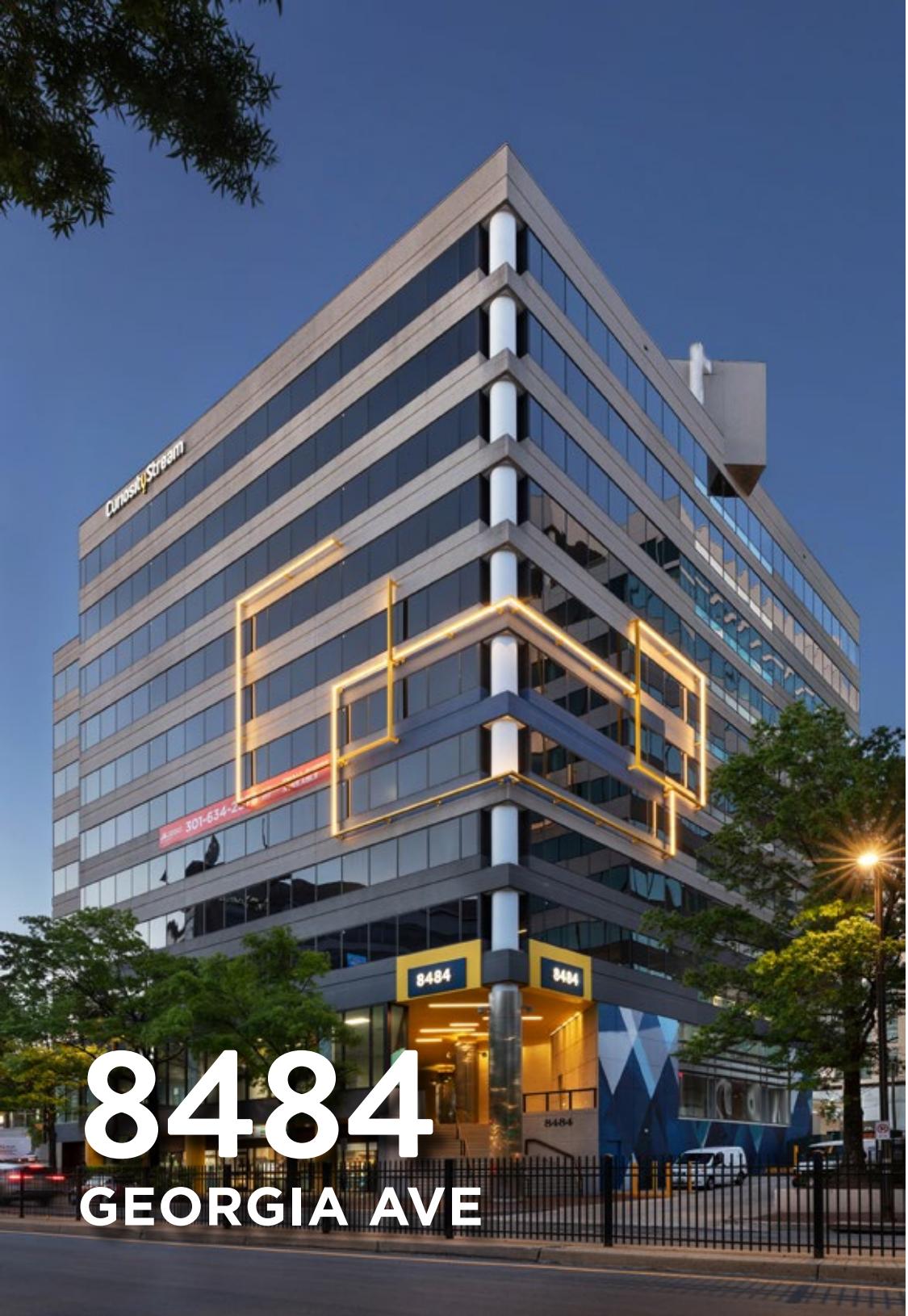
1010 LOBBY



1010 CONFERENCE



1010 REAR PLAZA





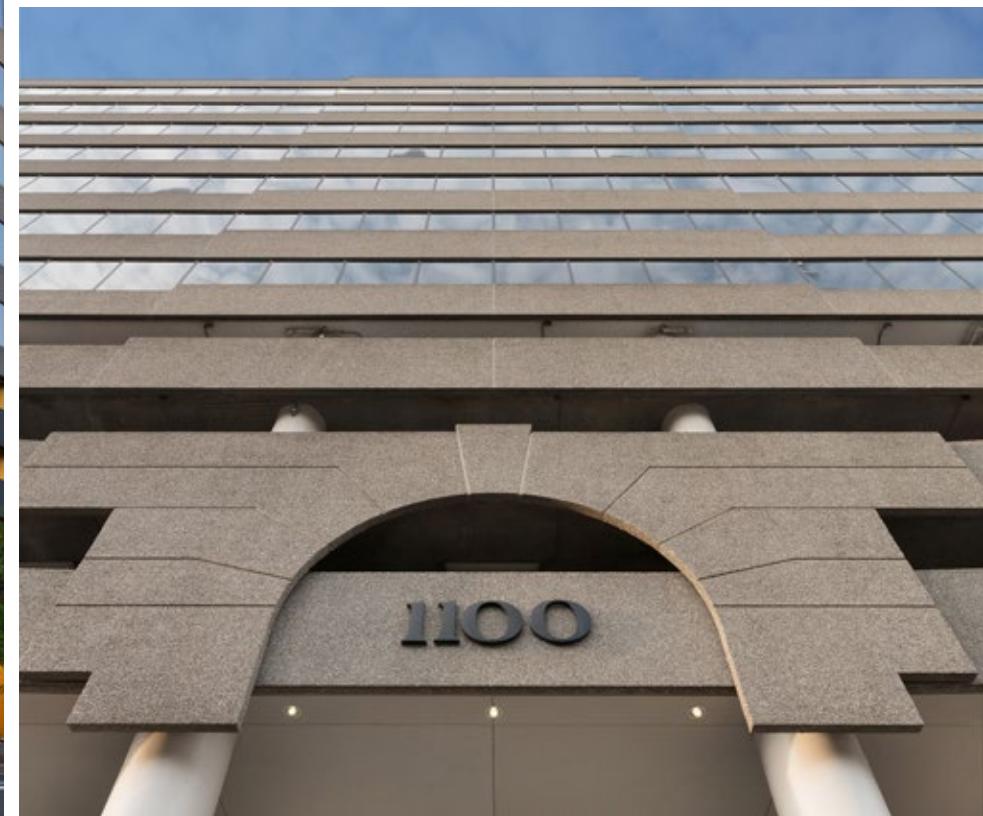
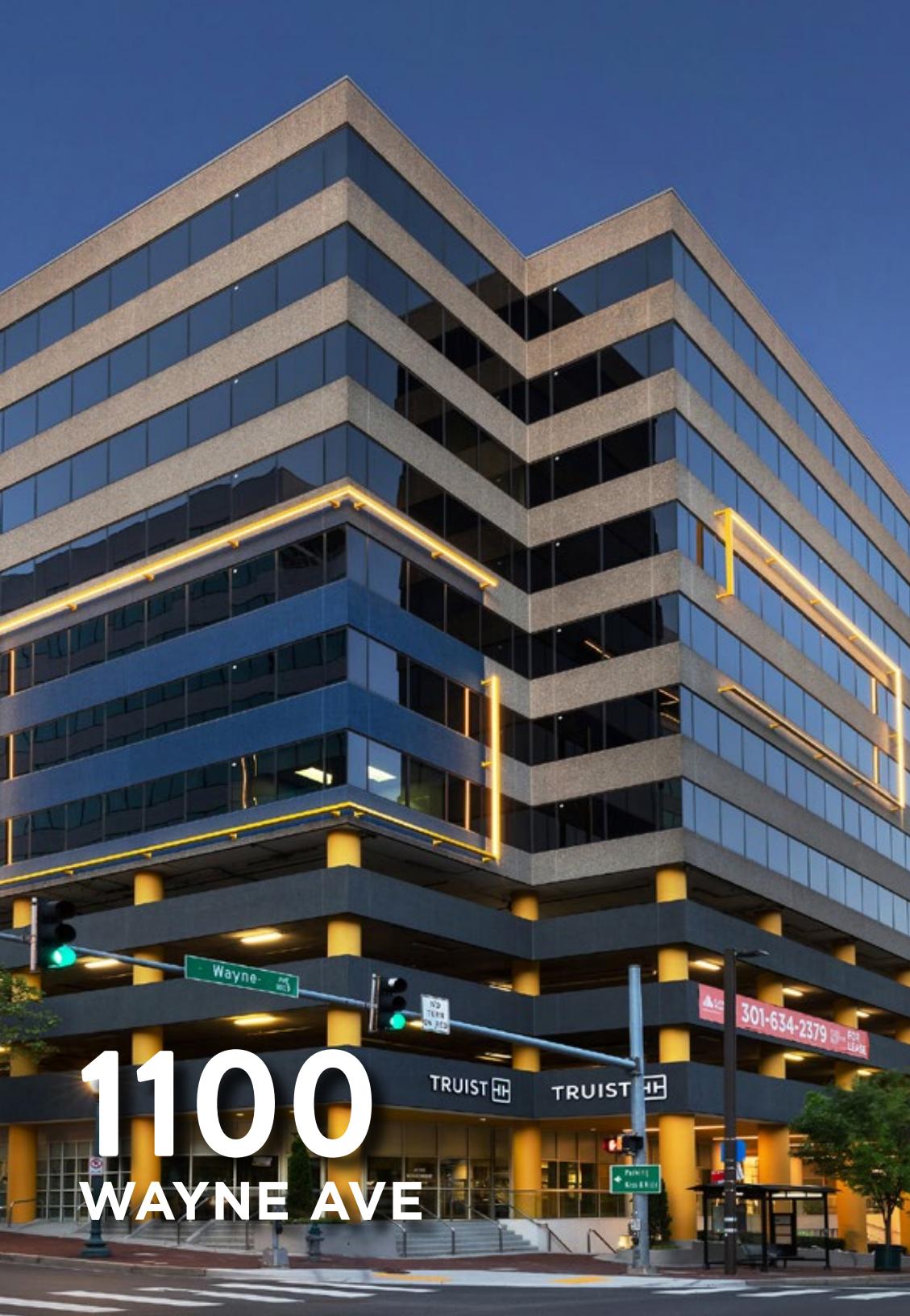
8484 LOBBY



8484 TENANT LOUNGE



8484 FURNISHED SPEC SUITE





1100 LOBBY



1100 CONFERENCE ROOM

STACKING PLANS

8484 GEORGIA AVE

Floor	8484 Georgia Ave						
10	LEASED						
9	LEASED	VACANT Suite 940: 3,231 SF					
8	VACANT Suite 800: 16,165 SF						
7	LEASED						
6	LEASED	VACANT Suite 600 2,511 SF	VACANT Suite 675: 3,172 SF				
5	LEASED	VACANT Suite 510: 6,480 SF					
4	VACANT Suite 400: 16,163 SF						
3	LEASED	VACANT Suite 350 5,965 SF	VACANT Suite 320 2,107 SF	LEASED			
2	LEASED	LEASED	VACANT Suite 220 2,709 SF	VACANT Spec Suite 3,788 SF			
1	VACANT Suite 100: 3,818 SF	LEASED-RETAIL					

1010 WAYNE AVE

Floor	1010 Wayne Ave								
14	LEASED								
12	VACANT Suite 1230: 5,968 SF Private Balcony	VACANT Suite 1215 2,176 SF	LEASED						
11	LEASED	LEASED							
10	LEASED								
9	VACANT Suite 900: 17,258 SF								
8	VACANT Suite 800: 6,759 SF	LEASED							
7	VACANT Suite 700: 17,206 SF								
6	LEASED								
5	LEASED	VACANT Suite 510 1,958 SF	LEASED						
4	LEASED	VACANT Suite 400 1,563 SF	VACANT Suite 430 2,030 SF	VACANT Suite 460 7,989 SF					
3	LEASED	VACANT Suite 320 2,647 SF	VACANT Suite 330 945 SF	VACANT Suite 350 2,002 SF					
2	LEASED	VACANT Suite 220 3,558 SF	LEASED	CONFERENCE CENTER					
1	CAFÉ + BAKERY+LOBBY								

1100 WAYNE AVE

Floor	1100 Wayne Ave		
12	VACANT Suite 1200: 20,588 SF		
11	LEASED	VACANT Suite 1150: 6,578 SF	
10	LEASED	LEASED	
9	LEASED	VACANT Suite 900: 16,245 SF	
8	LEASED	LEASED	
7	VACANT 20,307 SF		
6	VACANT Suite 650 10,488 SF	CONFERENCE CENTER + LOUNGE	VACANT Suite 620 6,101 SF
5	PARKING		
4	PARKING		
3	PARKING		
2	LEASED		
1	LEASED		

FLOOR PLANS

8484 GEORGIA AVE

STATION SQUARE

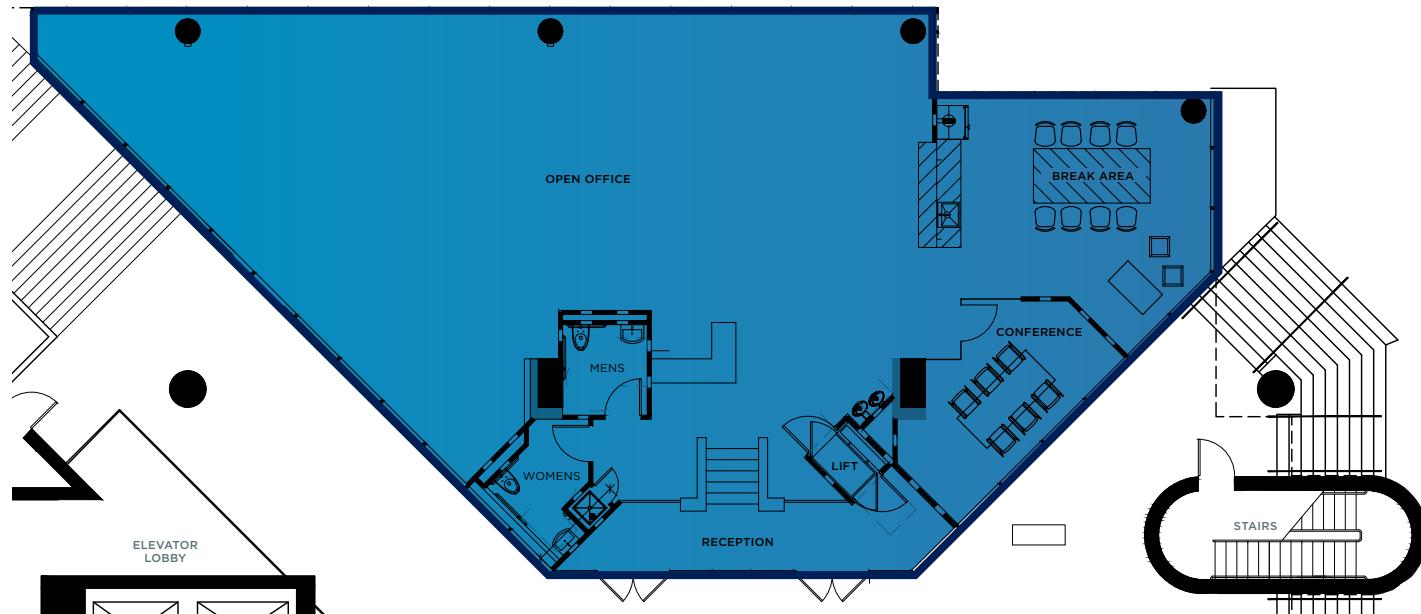
8484 GEORGIA AVENUE

1ST FLOOR
SUITE 100 - 3,818 SF

SUITE 100
3,818 SF



CLICK OR SCAN
THE QR CODE
TO VIEW



STATION SQUARE

8484 GEORGIA AVENUE

2ND FLOOR

SUITE 220 - 2,709 SF
BRAND NEW TOWNHALL
SPEC SUITE - 3,788 SF

Available November 2026



STATION SQUARE

8484 GEORGIA AVENUE

3RD FLOOR

SUITE 320 - 2,107 SF

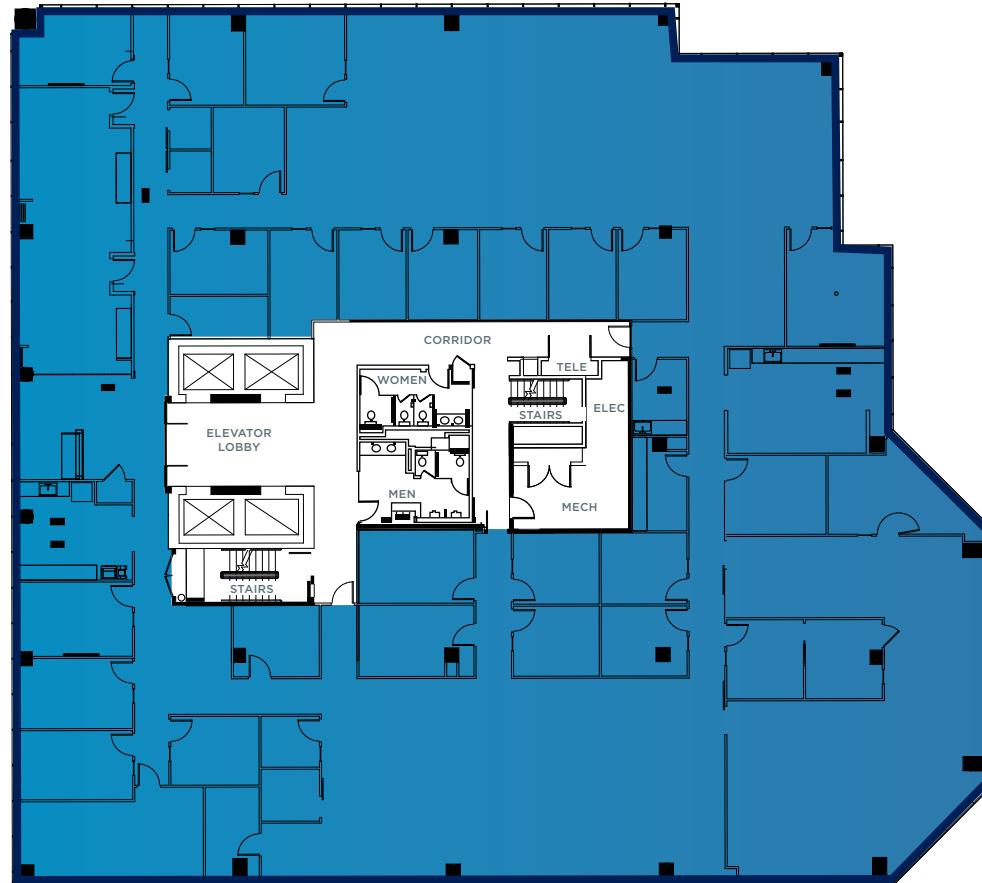
SUITE 350 - 5,965 SF



STATION SQUARE

8484 GEORGIA AVENUE

4TH FLOOR
SUITE 400 - 16,163 SF



SUITE 400
16,163 SF



CLICK OR SCAN
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STATION SQUARE

8484 GEORGIA AVENUE

5TH FLOOR
SUITE 510 - 6,480 SF



SUITE 510
6,480 SF



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THE QR CODE
TO VIEW

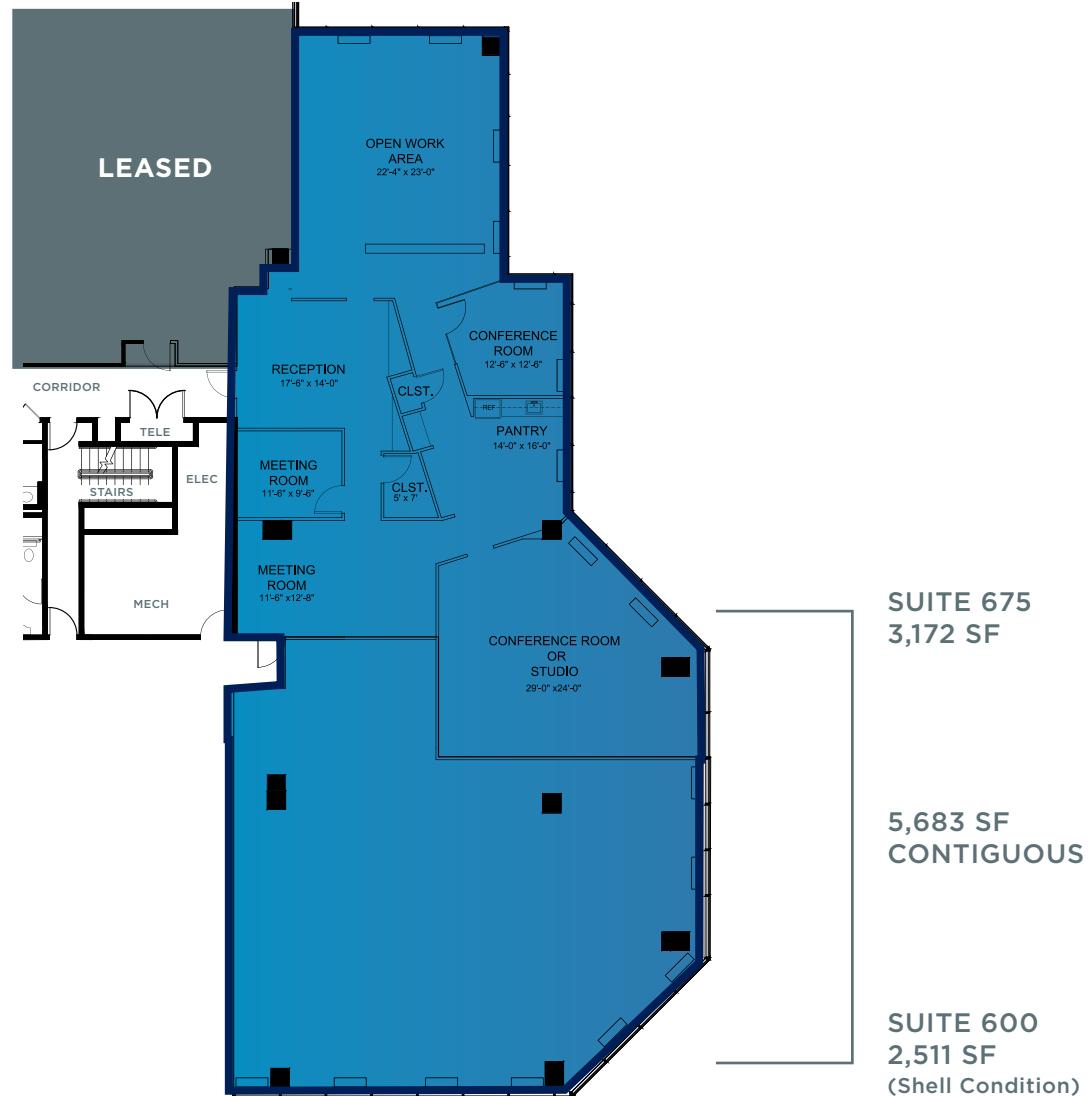
STATION SQUARE

8484 GEORGIA AVENUE

6TH FLOOR

SUITE 600 - 2,511 SF

SUITE 675 - 3,172 SF



STATION SQUARE

8484 GEORGIA AVENUE

8TH FLOOR
Suite 800 - 16,165 SF



STATION SQUARE

8484 GEORGIA AVENUE

9TH FLOOR
SUITE 940 - 3,231 SF



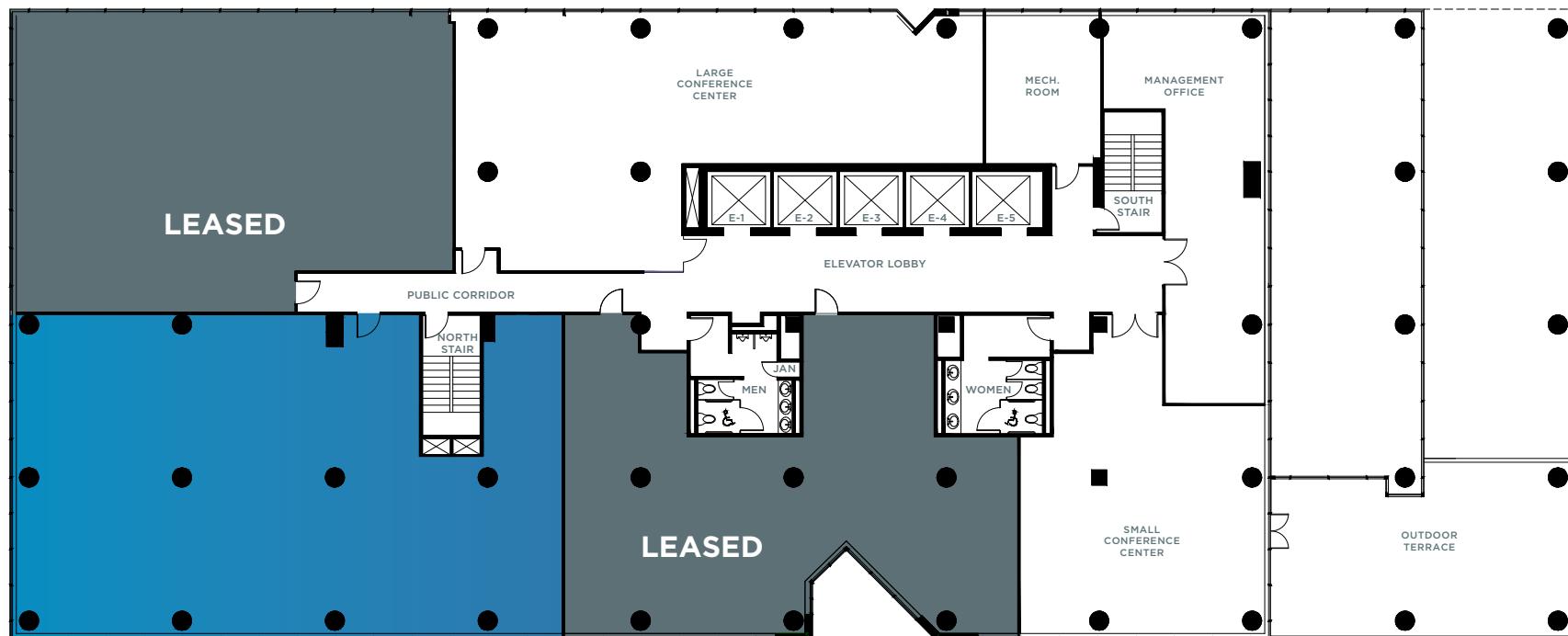
FLOOR PLANS

1010 WAYNE AVE

STATION SQUARE

1010 WAYNE AVENUE

2ND FLOOR
SUITE 220 - 3,558 SF



SUITE 220
3,558 SF



CLICK OR SCAN
THE QR CODE
TO VIEW

STATION SQUARE

1010 WAYNE AVENUE

3RD FLOOR

SUITE 320 - 2,647 SF

SUITE 330 - 945 SF

SUITE 350 - 2,002 SF

CONTIGUOUS - 5,594 SF

SUITE 320
2,647 SF



CLICK OR SCAN
THE QR CODE
TO VIEW

SUITE 330
945 SF

SUITE 350
2,002 SF



STATION SQUARE

1010 WAYNE AVENUE

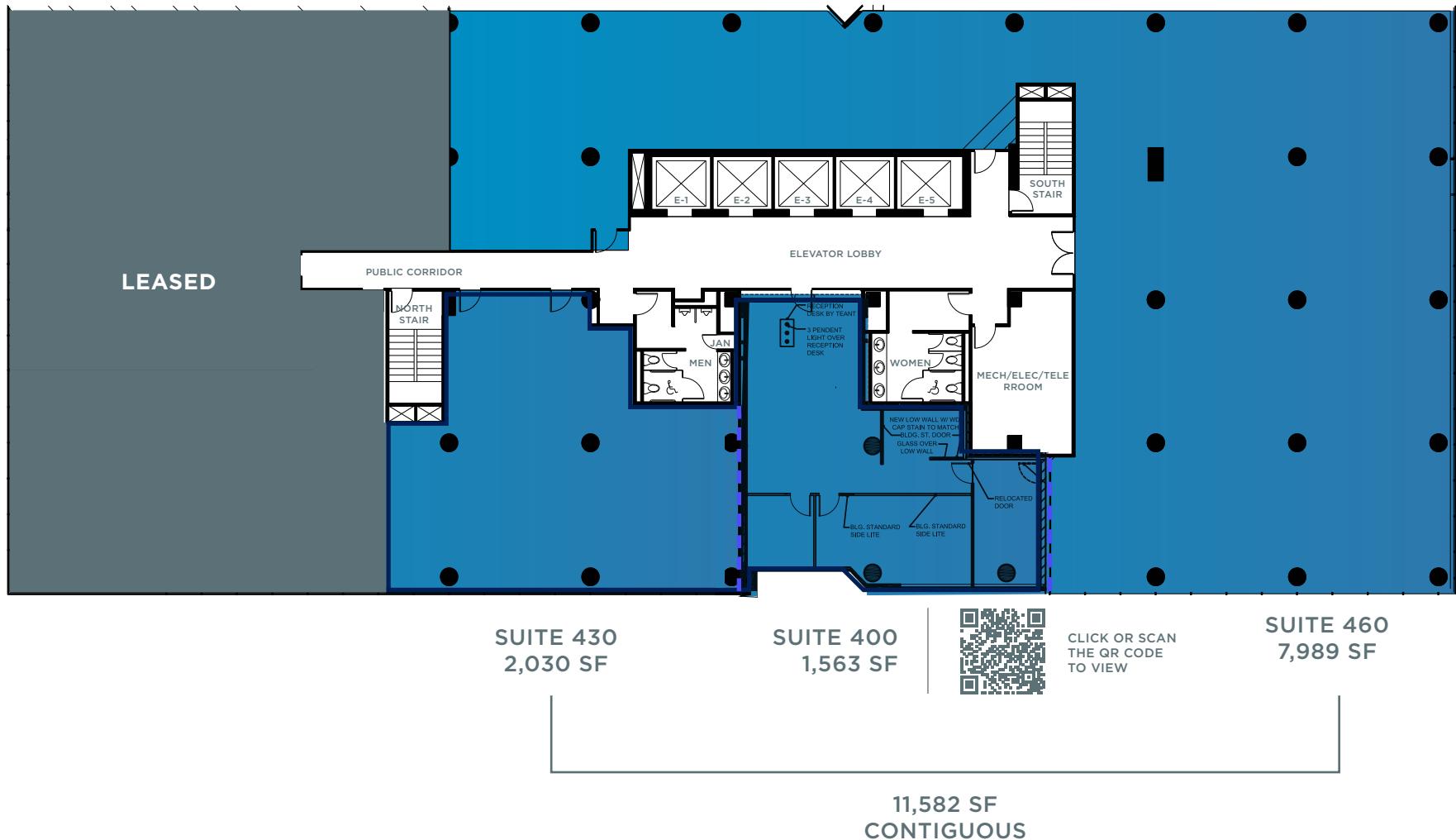
4TH FLOOR

SUITE 400 - 1,563 SF

SUITE 430 - 2,030 SF

SUITE 460 - 7,989 SF

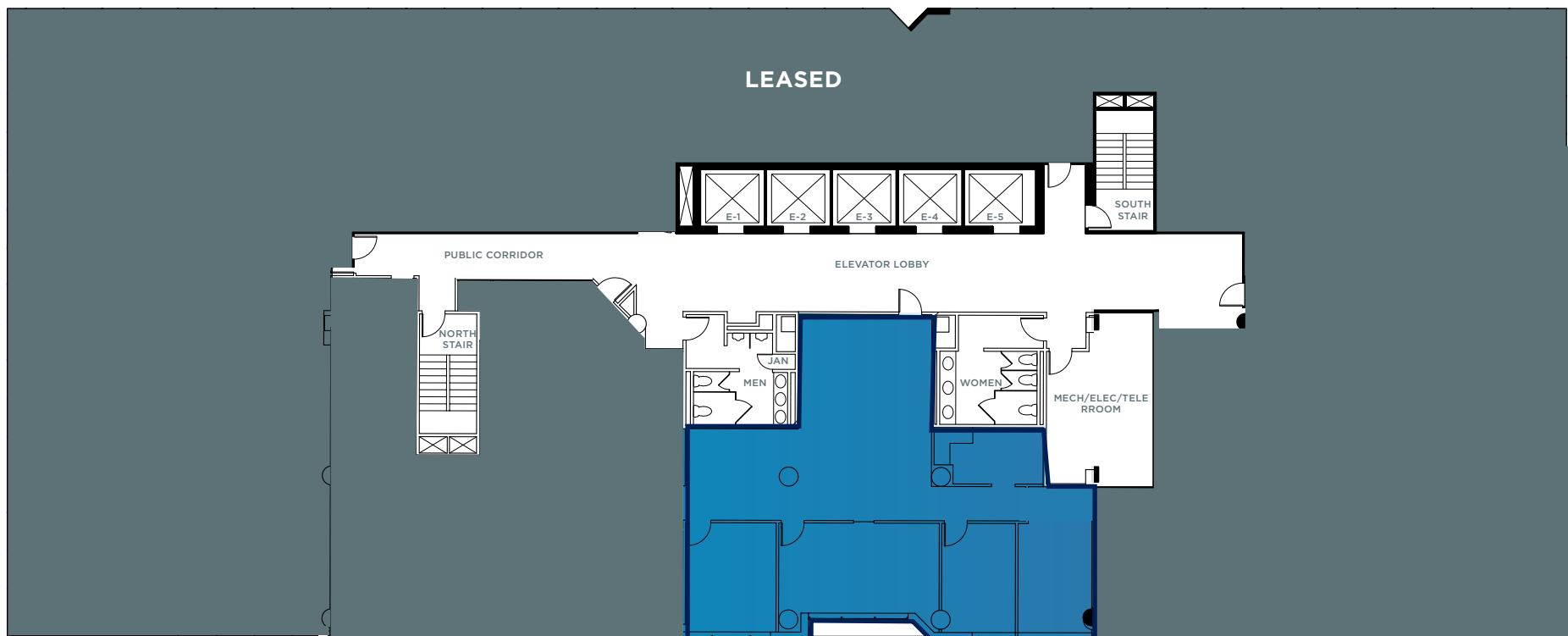
CONTIGUOUS - 11,582 SF



STATION SQUARE

1010 WAYNE AVENUE

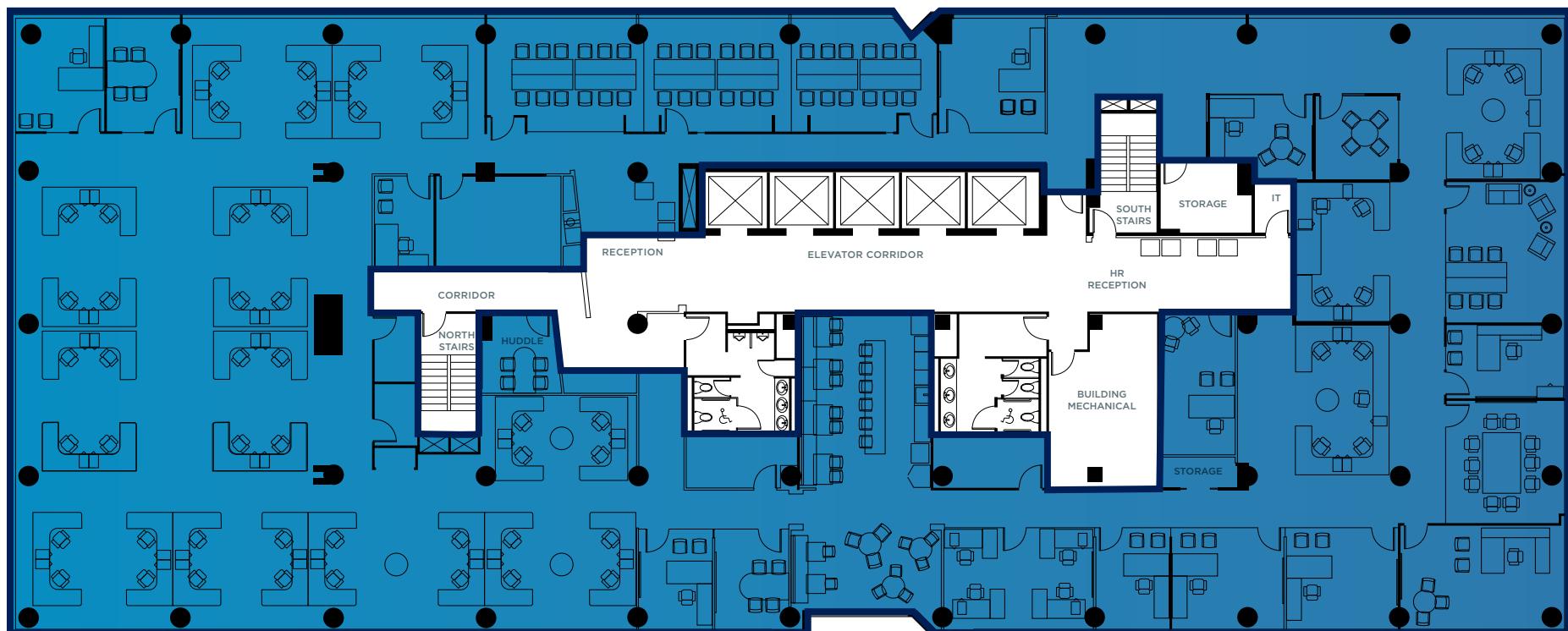
5TH FLOOR
SUITE 510 - 1,958 SF



STATION SQUARE

1010 WAYNE AVENUE

7TH FLOOR
SUITE 700 - 17,206 SF



STATION SQUARE

1010 WAYNE AVENUE

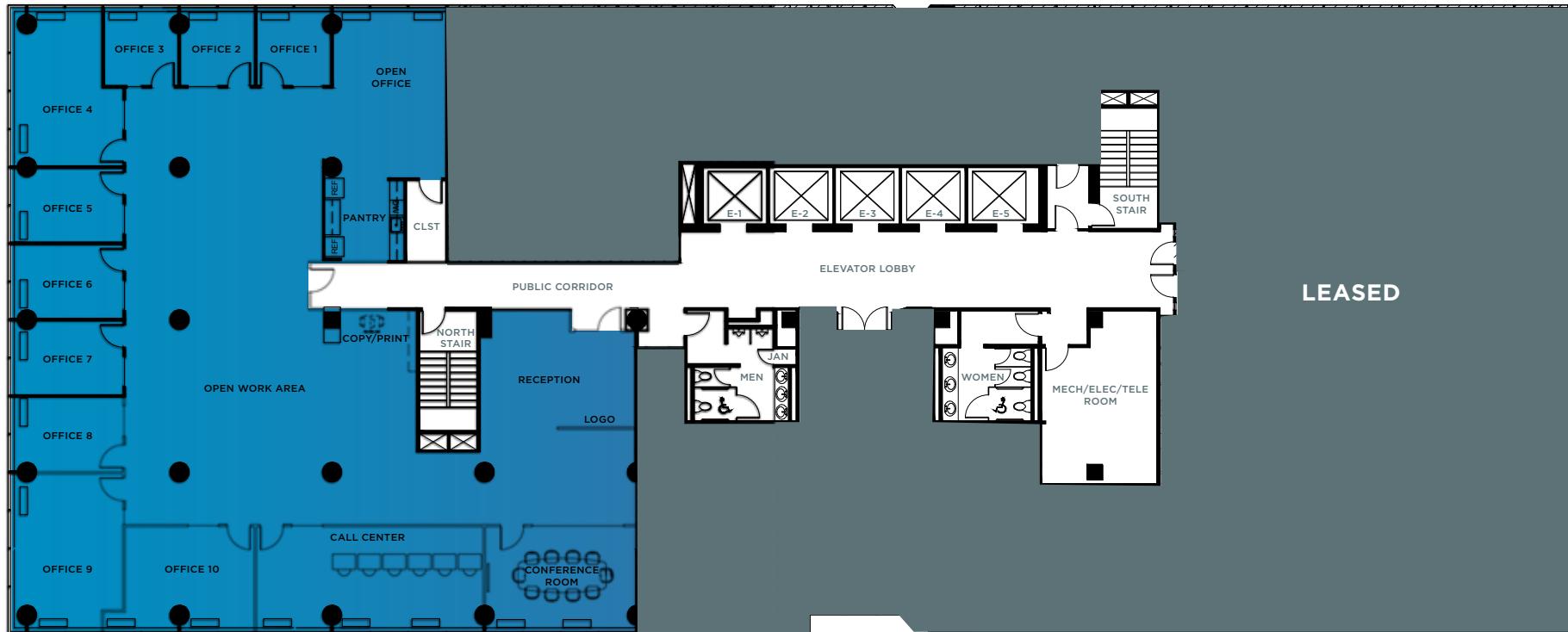
8TH FLOOR
SUITE 800 - 6,759 SF

Available August 2027

SUITE 800
6,759 SF

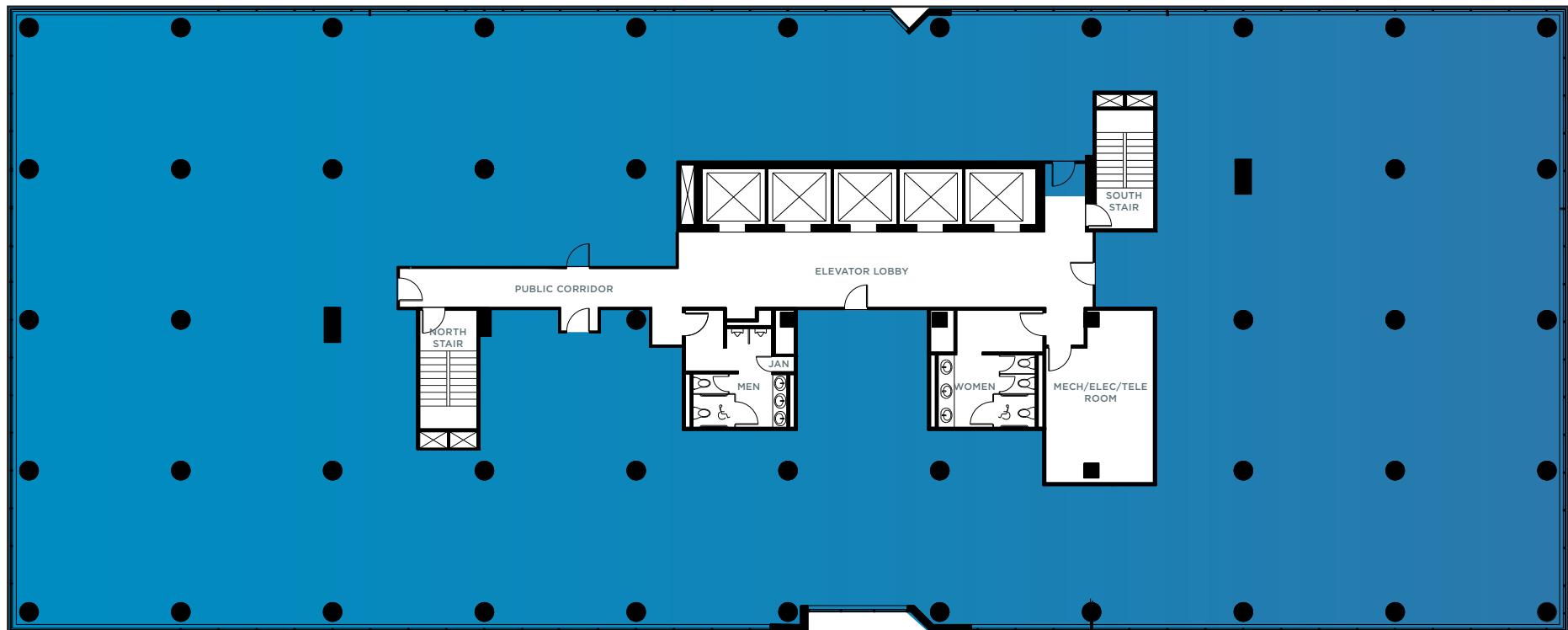


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STATION SQUARE
1010 WAYNE AVENUE

9TH FLOOR
SUITE 900 - 17,258 SF



STATION SQUARE

1010 WAYNE AVENUE

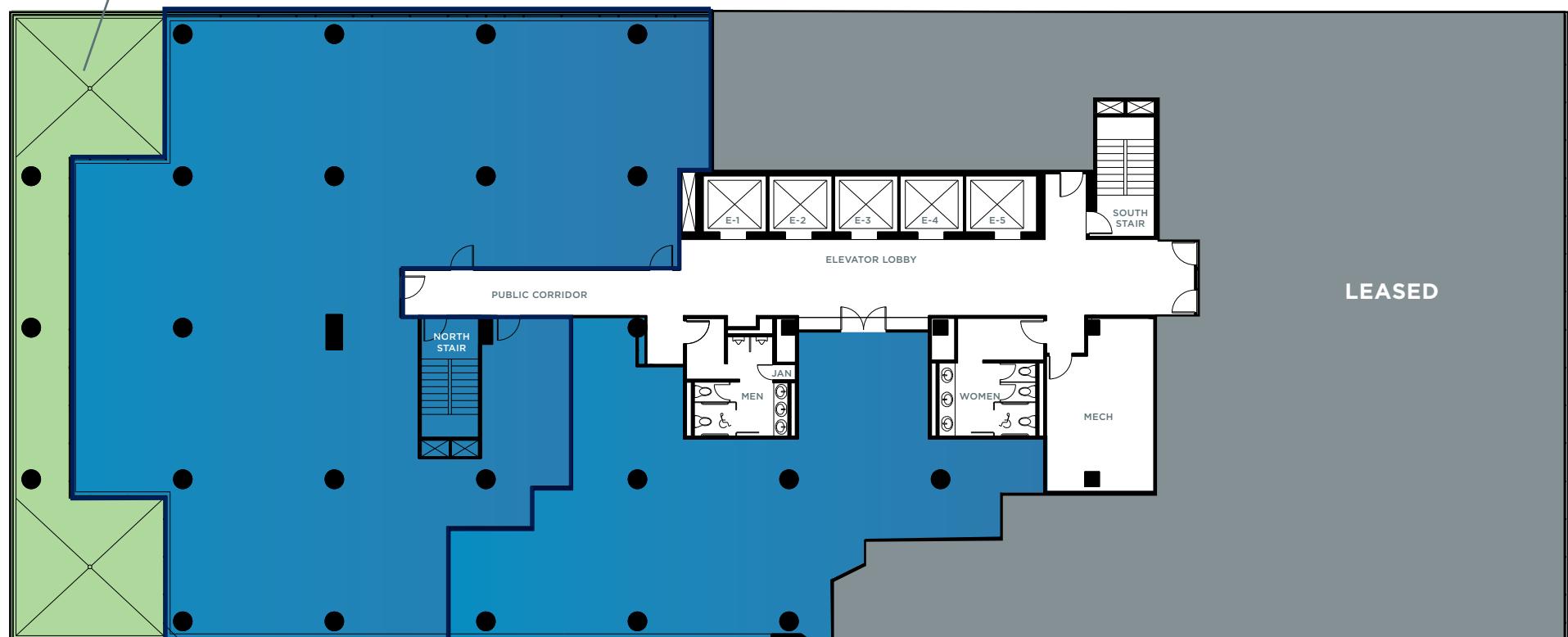
12TH FLOOR

SUITE 1230 - 5,968 SF

SUITE 1215 - 2,176 SF

CONTIGUOUS - 8,144 SF

PRIVATE, TENANT-ONLY
USABLE TERRACE



SUITE 1230
5,968 SF



CLICK OR SCAN
THE QR CODE
TO VIEW

SUITE 1215
2,176 SF

8,144 SF
CONTIGUOUS

STATION SQUARE

1100 WAYNE AVENUE

6TH FLOOR

SUITE 620 - 6,101 SF

SUITE 650 - 10,488 SF

BRAND NEW BUILDING CONFERENCE FACILITY AND LOUNGE



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SUITE 620
6,101 SF

LEASED

**SUITE 650
10,488 SF**



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American Real Estate Partners

BFN POWELL

GWEN DOMINGUEZ

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CUSHMANWAKEFIELD.COM



STATION SQUARE

1100 WAYNE AVENUE

7TH FLOOR

SPEC SUITE 720 - 1,444 SF
SUITE 730 - 2,929 SF
CONTIGUOUS - 4,373 SF
20,307 SF

4,373 SF CONTIGUOUS

SUITE 730
2,929 SF

SPEC SUITE 720
1,444 SF

FULL FLOOR AVAILABLE



SUITE 770
1,384 SF

SUITE 700
10,353 SF

STATION SQUARE

1100 WAYNE AVENUE

9TH FLOOR
SUITE 900 - 16,245 SF

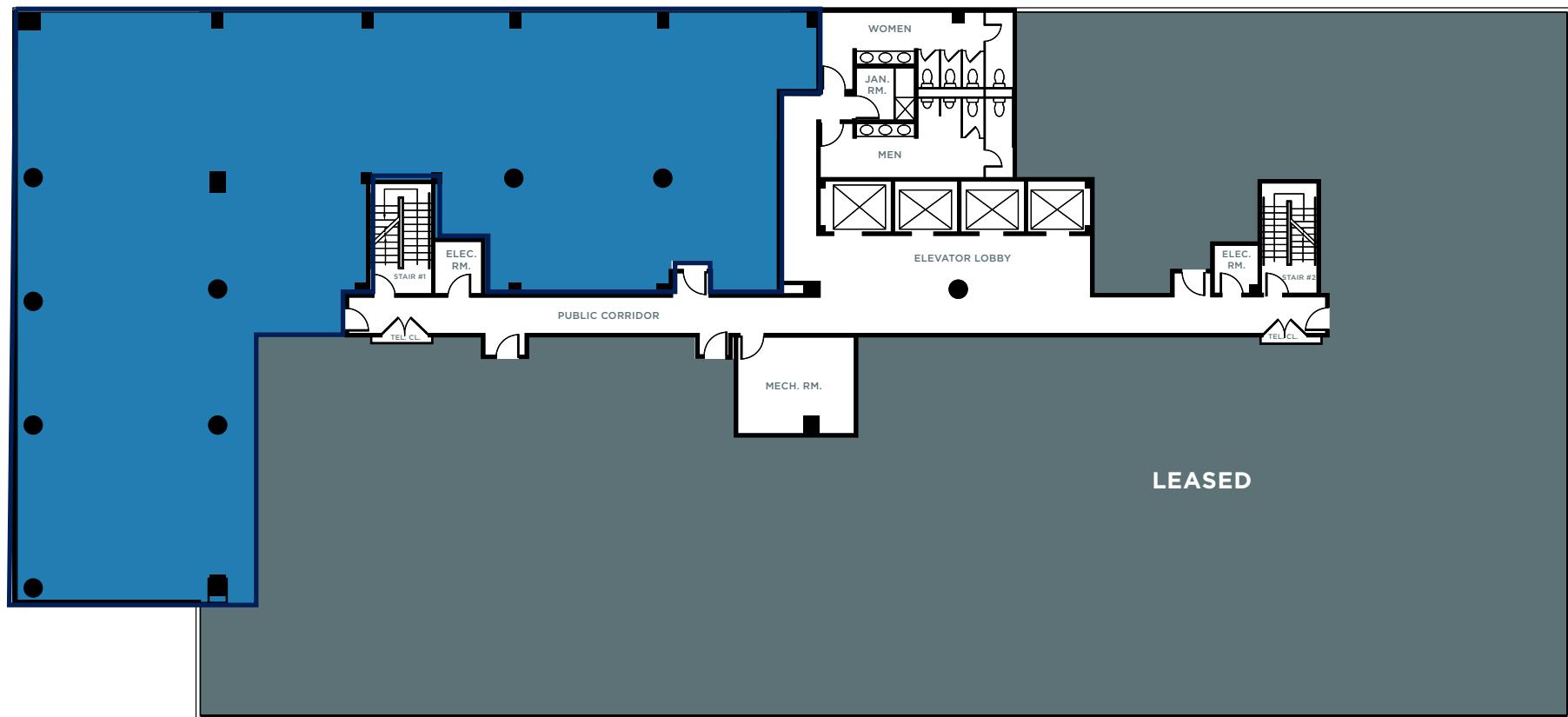


STATION SQUARE

1100 WAYNE AVENUE

11TH FLOOR
SUITE 1150 - 6,578 SF

SUITE 1150
6,578 SF



STATION SQUARE

1100 WAYNE AVENUE

12TH FLOOR

SUITE 1200 - 20,588 SF

SUITE 1200
20,588 SF



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ABOUT AREP



Headquartered in the Greater Washington metropolitan area, AREP is an institutional fund manager and operating partner specializing in the repositioning and development of [data centers](#), [residential](#), [industrial](#) and [office](#) assets in key markets across the country.

Since our founding in 2003, we have deployed over \$7B across targeted geographies and acquired more than 25M+ SQFT of class-A real estate and currently oversee a portfolio of over 16 million SF.

Our vertically integrated real estate platform and experienced management team provide exceptional expertise in all ownership disciplines, from [acquisition](#), [development and construction management](#) to [asset management](#), [leasing and repositioning](#), [property management](#), and engineering. By leveraging this expertise and the firm's long-standing strategic relationships, we remain at the forefront of real estate innovation, maximizing investment and enhancing performance to provide added value for our investors, partners, and customers.



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