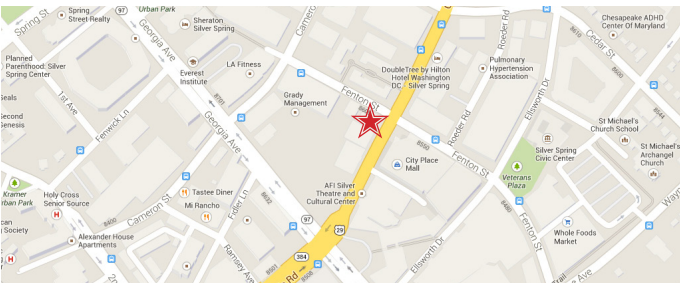




Prime Space Available for Lease • Heart of Silver Spring Business District



Area: 6,372 SF

Use: Office or retail space

Rent

\$20.00 PSF net annual rental rate. Lease terms negotiable.

Space Description

Entire 2nd floor of building available. Private entrance on Fenton Street. New elevator and private stairway to space. High ceilings and extensive window line on Colesville Road and Fenton Street.

Interior Improvements

The space is in shell condition. Landlord will consider allowances for financially qualified tenant with adequate security – or lower rent if tenant pays for improvements.

Location

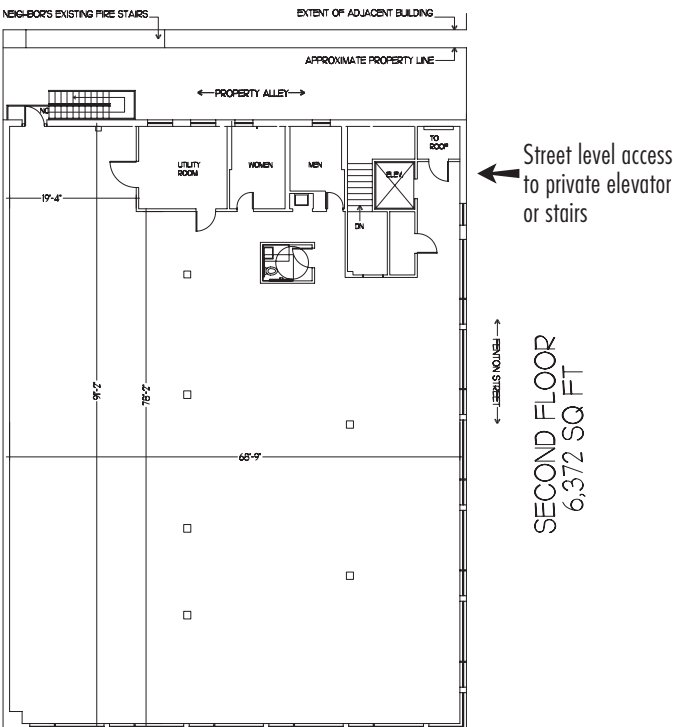
Silver Spring Central Business District at major intersection with excellent visibility and sign capability. Adjacent to new Fillmore Music Hall – a Live Nation entertainment venue. Across the street from American Film Institute (AFI) Silver Theatre and City Place Shopping Center. The heart of the revitalized historic Silver Spring town center.

Public Transportation

Metro Bus and Ride-On-Bus stops in front of building. Two blocks from the Silver Spring Metro Station.

Public Parking

Conveniently located with on-street parking and one block from three public parking garages.



for additional information contact

Dennis Burke • 301-943-1640
email: DennisBurke@comcast.net