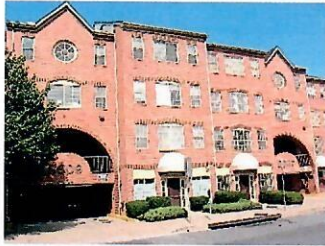




Commercial & Investment  
Realty Associates, LLC

## For LEASE Office Condominium



Exterior view of complex



Elevator Access



Kitchenette

### 902 sq. ft. unit, plus 1 parking space 8607 2nd Avenue, Unit 405A in Silver Spring

**IMPROVEMENTS:** This unit has a very efficient layout and good natural light from the front and back operable windows. This unit is divided up into 3 offices, a large conference room, reception-waiting room, kitchenette with sink, HVAC and a half bathroom. All offices and the conference room have pocket doors. There is crown and chair molding & carpet floors. It has it's own separate heat pump allowing tenant 24/7 control over climate. The space has an attractive appearance! The complex has two new elevators, which allows for ADA access. Occupant is allowed signage on the directory signs located as you enter the complex near the two stairways and both elevators and a brass sign on the unit door. CR zoning permits a wide variety of office and service uses.

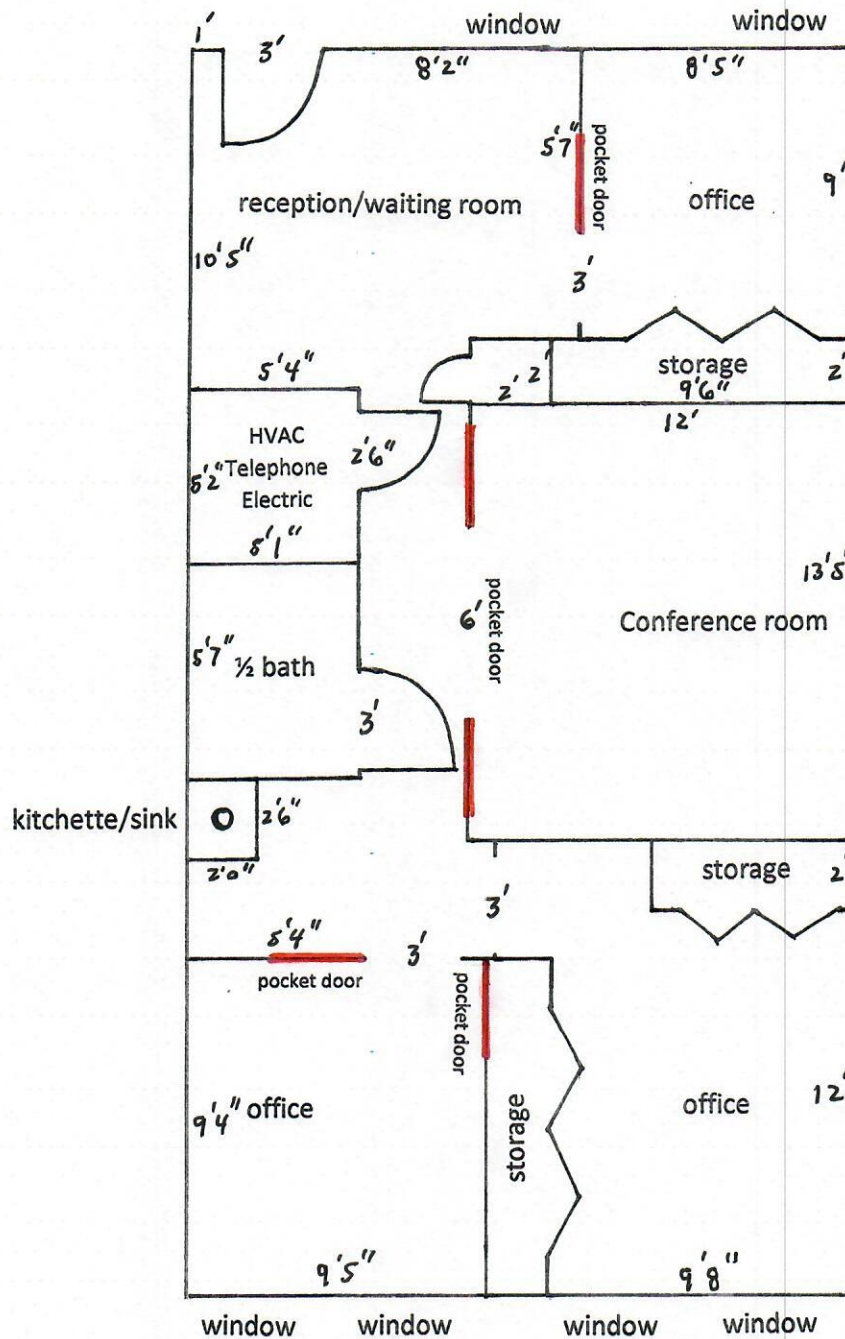
**LEASE PRICE:** \$2,150 per month. Tenant to pay for electric and telephone/internet services.

**OCCUPANCY:** September 1, 2025

**LOCATION:** Close to NOAA, Metro, the Maryland District Court and the future Purple Line Metro Station at Spring Street and 16<sup>th</sup> Street. Numerous apartments, condominiums, restaurants and entertainment within walking distance. Good location for consumer services, offices such as attorneys, doctors and therapists. The property is located on Second Avenue between Spring Street and Fenwick Lane. The Silver Spring Metro Station is 3 blocks from the property.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions changes of price, prior sale or withdrawal from the market without notice.

**8607 2<sup>nd</sup> Avenue, Suite 405-A**  
**Silver Spring, Maryland**



— SHOWN IN RED are POCKET DOORS