



OFFICE/FLEX FOR LEASE

Property Features

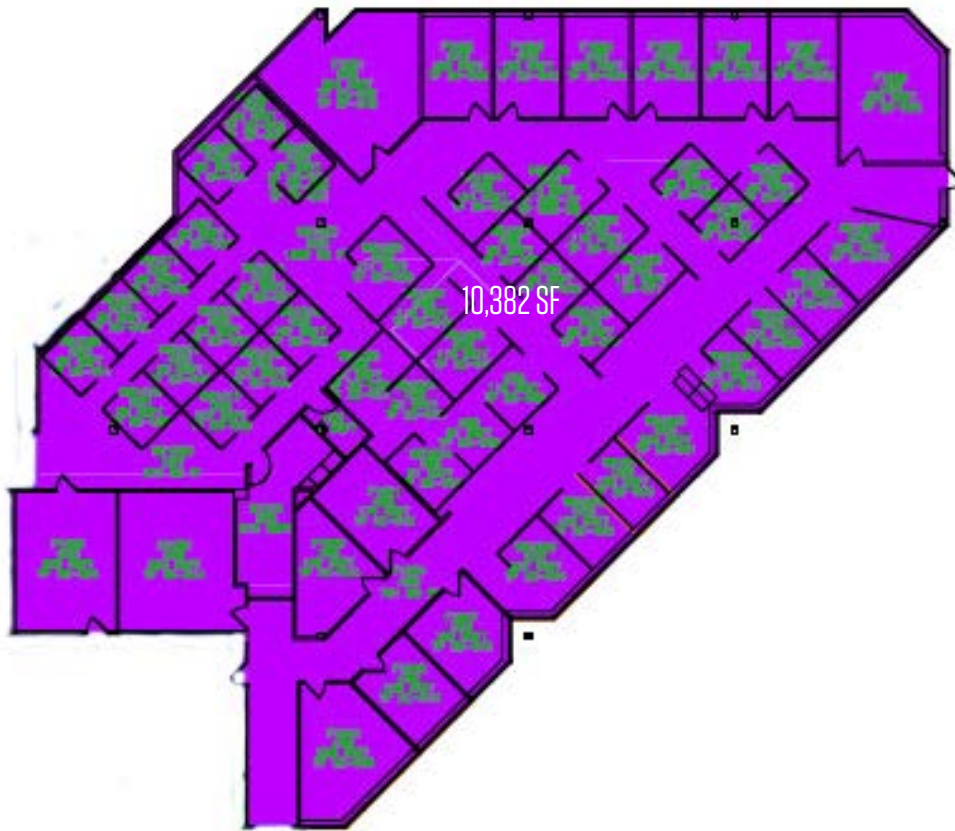
- Highly Secure office in a modern data center facility and stand-alone, fully air-conditioned flex/warehouse
- Secure perimeter with 8' impact-resistant fence and over 100 cameras / bio-metric security servers and security personnel
- Tier 4 Electrical / Tier 3 Mechanical data center facility
- Modern common areas (shared conference rooms, cafeteria, and lobby) with Class "A" finishes
- Convenient Silver Spring location 5 miles north of I-495, 25 miles to BWI, and 26 miles to DCA

OFFICE AVAILABILITY

Square Feet (Approximate)	Office Availability
3,500-10,938 SF	Office with great window line
556 SF	Interior office
1,051 SF	Raised-floor office

FLEX/WAREHOUSE RAISED-FLOOR AVAILABILITY

Square Feet (Approximate)	Flex/Warehouse Availability
3,350-12,000 SF	Fully air-conditioned / secure flex/warehouse bunker
36,500 SF	Raised-floor flex/storage space (currently operable as data center)



OFFICE AVAILABILITY



FLEX/WAREHOUSE AVAILABILITY

PHOTOS | HIGHLY SECURE OFFICE/FLEX IN DATA CENTER FACILITY

12401 PROSPERITY DRIVE, SILVER SPRING, MD 20904, MONTGOMERY COUNTY



Lobby



Exterior



Security



Conference Room

SPENCE DAW

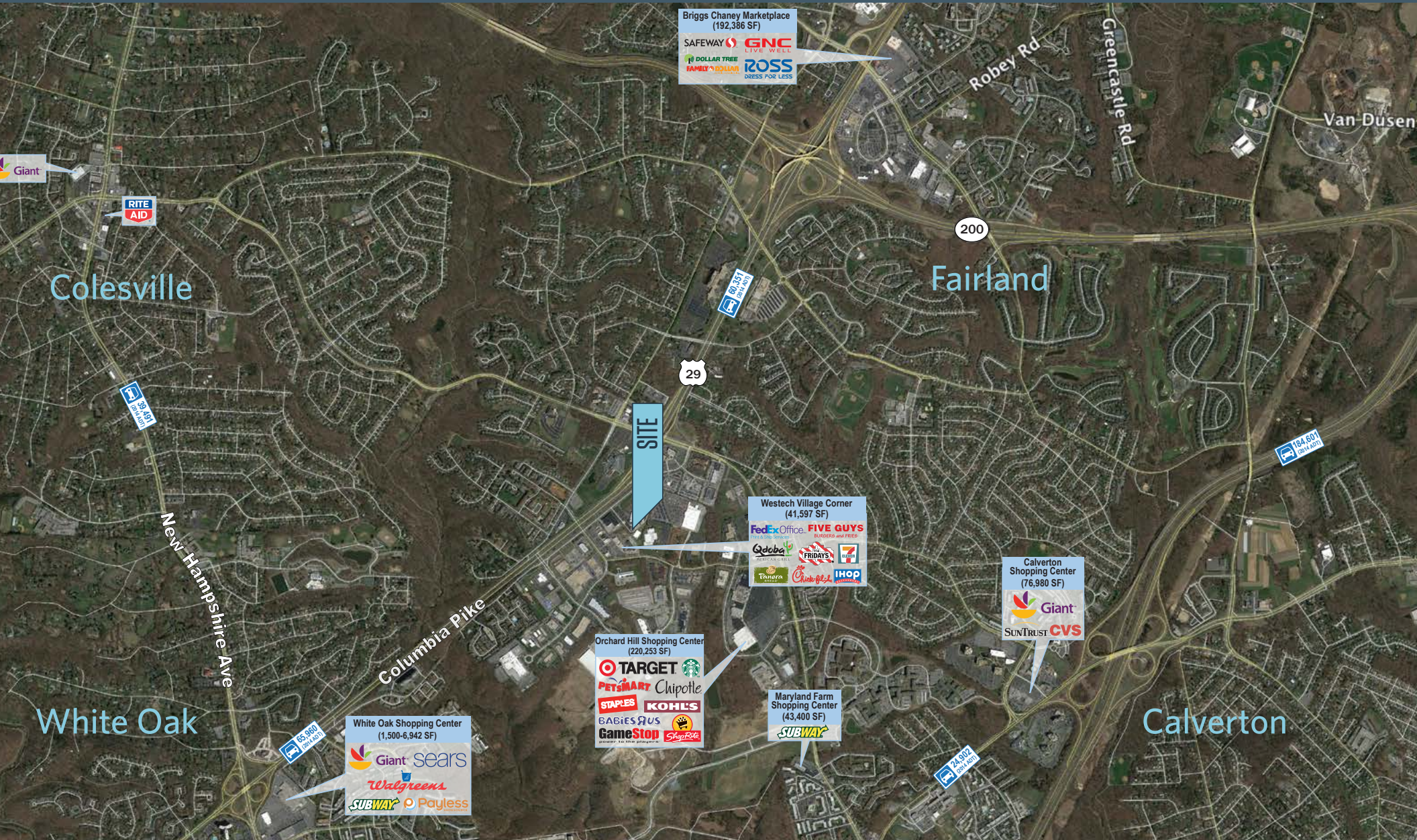
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AERIAL

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12401 PROSPERITY DRIVE, SILVER SPRING, MD 20904, MONTGOMERY COUNTY



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