



WORKING, REFINED



ARGENT SPRING

A GOODSTONE PROPERTY

8455 Colesville Road
Silver Spring, MD

AVISON
YOUNG

GOODSTONE LLC



CONVENIENCE REDEFINED

Introducing Argent Spring

Minutes from downtown Washington, DC, Argent Spring features modern, customized suites, a contemporary feel, and easy accessibility and proximity to one of the region's most vibrant downtown areas. 16th Floor tenants have exclusive access to the New Heights lounge, while all tenants can enjoy The Hall at Argent Spring, the 2nd Floor conference facility, coffee bar, and signature terrace, among other amenities. Add in the desirable views and the best parking ratio in Silver Spring, and you'll want Argent Spring at the top of your short list.



Key Features and Amenities

- The Hall at Argent Spring, a 30-person Conference Facility on the 2nd Floor
- New Lobby and Common Areas
- Signature Terrace
- Wi-Fi Connectivity
- Kitchen and Coffee Bar

Meet, collaborate, and mingle at The Hall at Argent Spring.



ELEVATE YOUR MEETING

16TH FLOOR AMENITIES

Take Meetings to New Heights

STEP INTO SOMETHING SPECIAL. An exclusive benefit for 16th Floor tenants is the New Heights lounge. The distinctive space allows tenants to get away to a place of style and serenity, and includes common areas for conferences, visiting, and light entertainment with its own kitchen and coffee bar.



Key Features and Amenities

- Key Card Access Only
- Conference Center
- Lounge with Casual Seating and Generous Breakout Areas
- Wi-Fi Connectivity
- Kitchen, Wet Bar, and Coffee Bar
- Great Window Lines and Views of Silver Spring

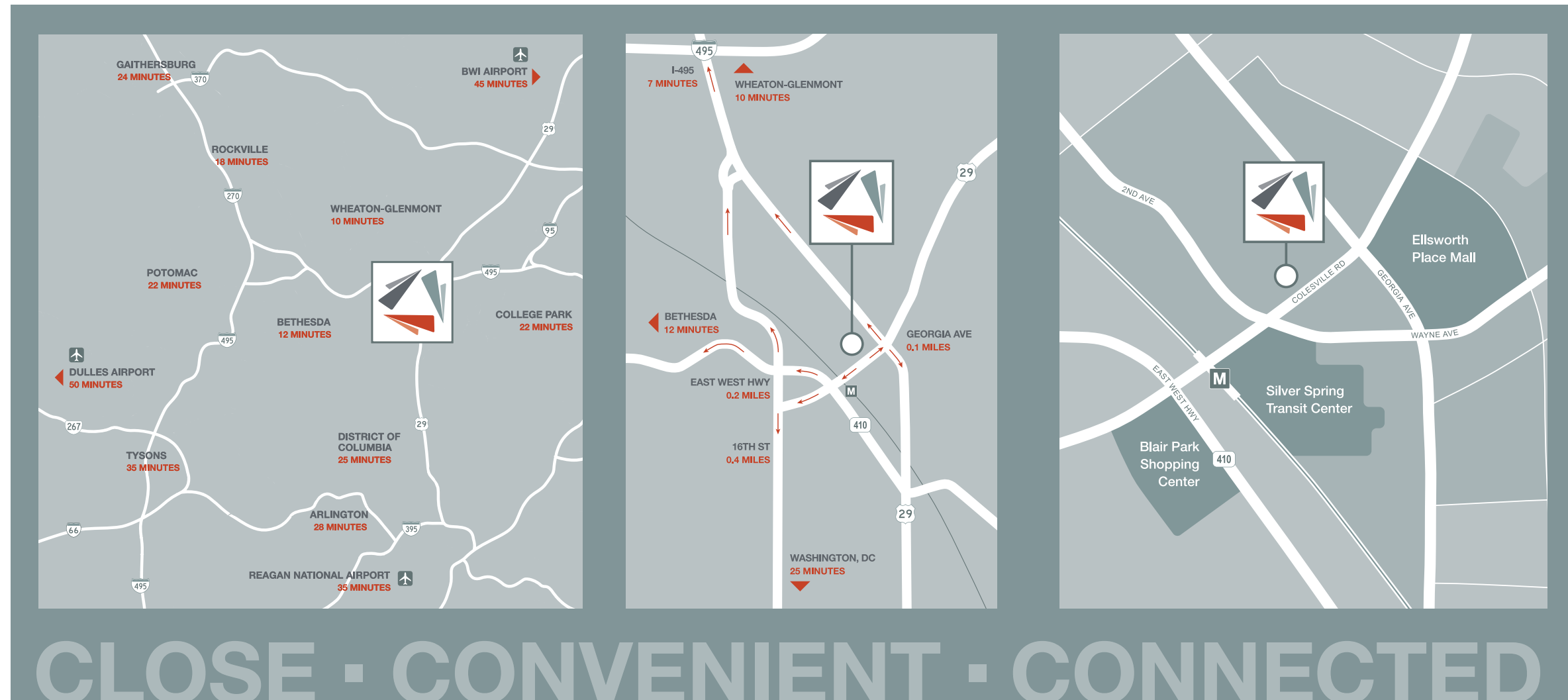
Enjoy the view. New Heights, the 16th Floor lounge, provides an impressive setting for on-site meetings and gatherings.

ACCESSIBILITY

Getting To and From Work Has Never Been Easier.

LIKE BETHESDA...BUT WITHOUT THE HASSLE. Located only one block from both the Silver Spring Metro and Georgia Avenue, Argent Spring is easily accessible for every type of commute. Convenient to more than 50 of the most popular restaurants and eateries, a choice of wellness centers, and sought after art venues. The bottom line? Argent Spring delivers without the higher rent, traffic, and congestion.

- Easy access via Colesville Road and Georgia Avenue Capital Beltway exits
- Silver Spring Metro (Red Line) across the street
- Within a 10-minute walk: 50+ restaurants, 8 hotels, The Fillmore, and AFI Theatre
- 10 Wellness Centers nearby (fitness, yoga, Pilates, cycling, martial arts)
- Capital Bikeshare station across the street
- Nearby major transportation hub includes Metrorail, MARC, Metrobus, Ride On, and Metro Purple Line service (opening 2022)



DINING

- BurgerFi
- CAVA
- Chipotle
- Cubano's
- Einstein Bros Bagels
- Flippin Pizza
- Lebanese Taverna
- Macaroni Grill
- Moby Dick
- Panera Bread
- Potbelly's
- Qdoba
- Red Lobster
- Starbucks
- Sushi Jin Next Door
- Tastee Diner

WELLNESS

- Cycled!
- Fitness Together
- Grace Studios
- Kaizen Karate
- LA Fitness
- Planet Fitness
- Stretch Workz

- Washington Sports Clubs
- Willow Street Yoga

SHOPPING

- CVS
- Downtown Silver Spring
- FedEx Office Print & Ship Center
- Giant Food
- Safeway
- The UPS Store
- Whole Foods

HOTELS

- Courtyard by Marriott
- DoubleTree by Hilton Hotel
- Hampton Inn Silver Spring

EXPERIENCE

- AFI Theatre
- Dave & Buster's
- Regal Cinema's Majestic 20 & IMAX
- Silver Spring Outdoor Skating Rink
- The Fillmore

CLOSE - CONVENIENT - CONNECTED



YES, WE HAVE THAT

FUNCTIONALITY

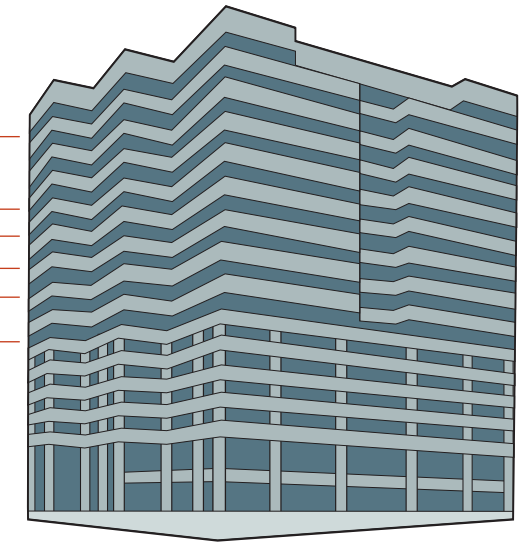
We're Ready for *Your* Business

ARGENT SPRING'S CONTEMPORARY RENOVATION and tenant-friendly amenities make it a great value for small and growing businesses. Offering the best parking ratio in downtown Silver Spring, the building also features a variety of move-in ready suites of varying sizes. If you're seeking a new office location that's as contemporary and versatile as your workforce, you owe it to yourself to visit Argent Spring.

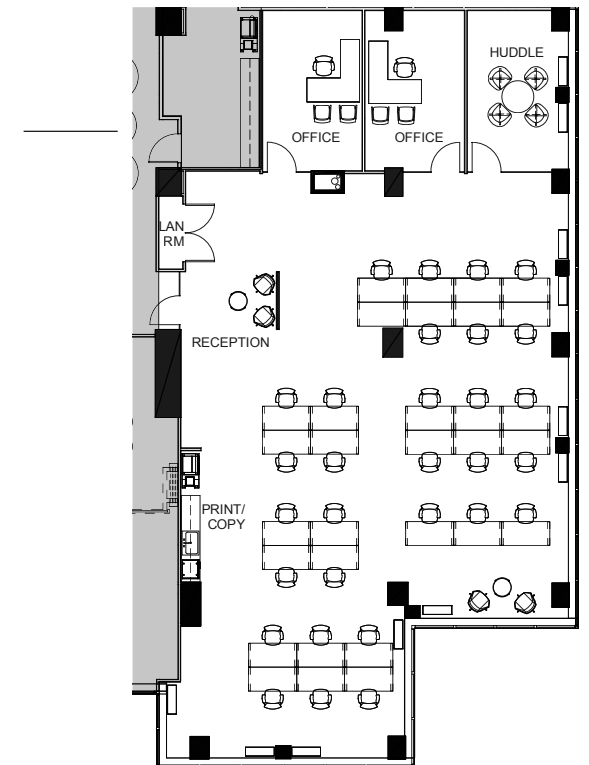
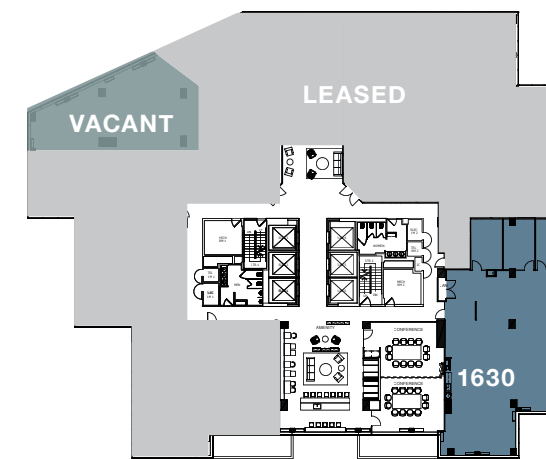
- Efficient Spec Suites Available
- On-site Garage (2 per 1,000 SF) and Street Parking
- 5,000-space Montgomery County Garage Parking Two Blocks Away
- Fast, Efficient Solutions to Tenant Needs, Thanks to Local Ownership and On-site Management

ARGENT SPRING: AVAILABLE SPACE BY THE NUMBERS

Floor 16	7,714 SF
Floor 12	23,031 SF
Floor 11	11,557 SF
Floor 10	3,585 SF
Floor 9	17,449 SF
Floor 7	6,520 SF



SIXTEENTH FLOOR



SUITE 1630 FLOORPLAN
4,120 SF



ARGENT SPRING at a Glance

To learn more or schedule a tour, please contact us.

Robert Dickman

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About Goodstone

GOODSTONE LLC has earned a reputation for anticipating business tenants' needs — and exceeding their expectations. Headquartered in Washington, DC, Goodstone, a commercial real estate investment management firm, has extensive experience in Washington, DC and the Maryland and Northern Virginia suburbs, as well as major Texas markets. Goodstone is managed by Stephen Durr, a seasoned real estate executive with 35 years of experience, including 30 years working in Montgomery County, MD.

I founded Goodstone LLC because I believe first and foremost in creating value. Prosperity, professional fulfillment and contributions to the community all flow from the creation of that value. When value is created, it guarantees that investors will be rewarded, that employees and partners will be treated fairly and with respect, and that tenants will be proud to work in our properties.

– Stephen Durr



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