



**IDEAL FOR OFFICE or SERVICE USES
FOR LEASE**
914 Silver Spring Avenue, 2nd Floor, Silver Spring

Space ranges from +/- 750 s.f. to +/- 1,535 s.f.

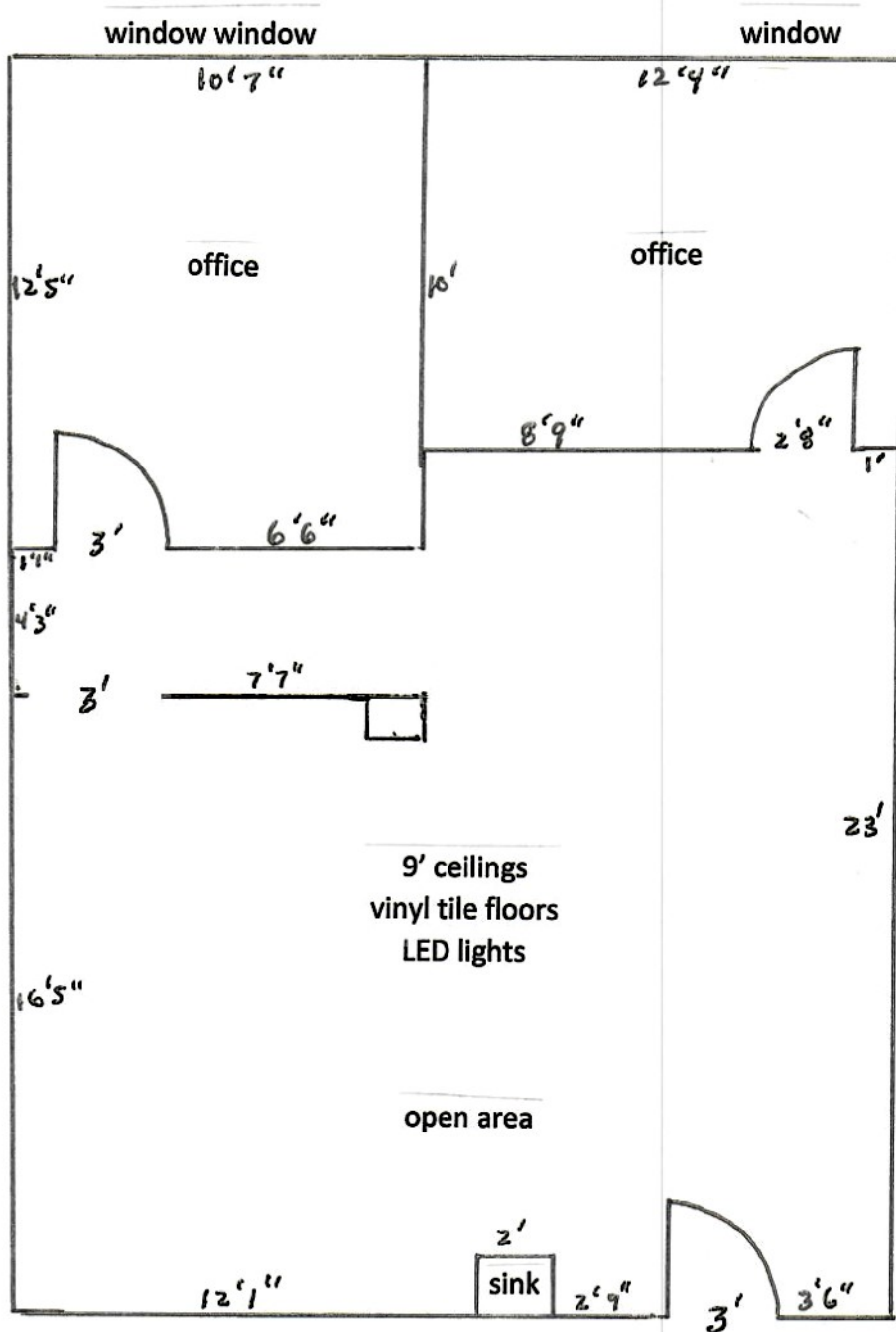
Suite 209 +/- 750 s.f. to 1,535 s.f. This is a wide-open corner configuration with windows on two sides. We will consider dividing the space into two spaces, negotiable. Landlord will build to suit. Tenant responsible for any plumbing modifications or improvements over standard construction. \$21.95 p.s.f., full service and will include a standard build out. 5-year lease term. Only +/- \$1,372 to \$2,808 per month depending on size of space.

Suite 211 873 s.f. Attractive space with new vinyl tile floors, LED lights and 9' ceilings. Space contains 2 large offices with windows and a large open space with a sink. \$21.95 p.s.f. or \$1,600 per month.

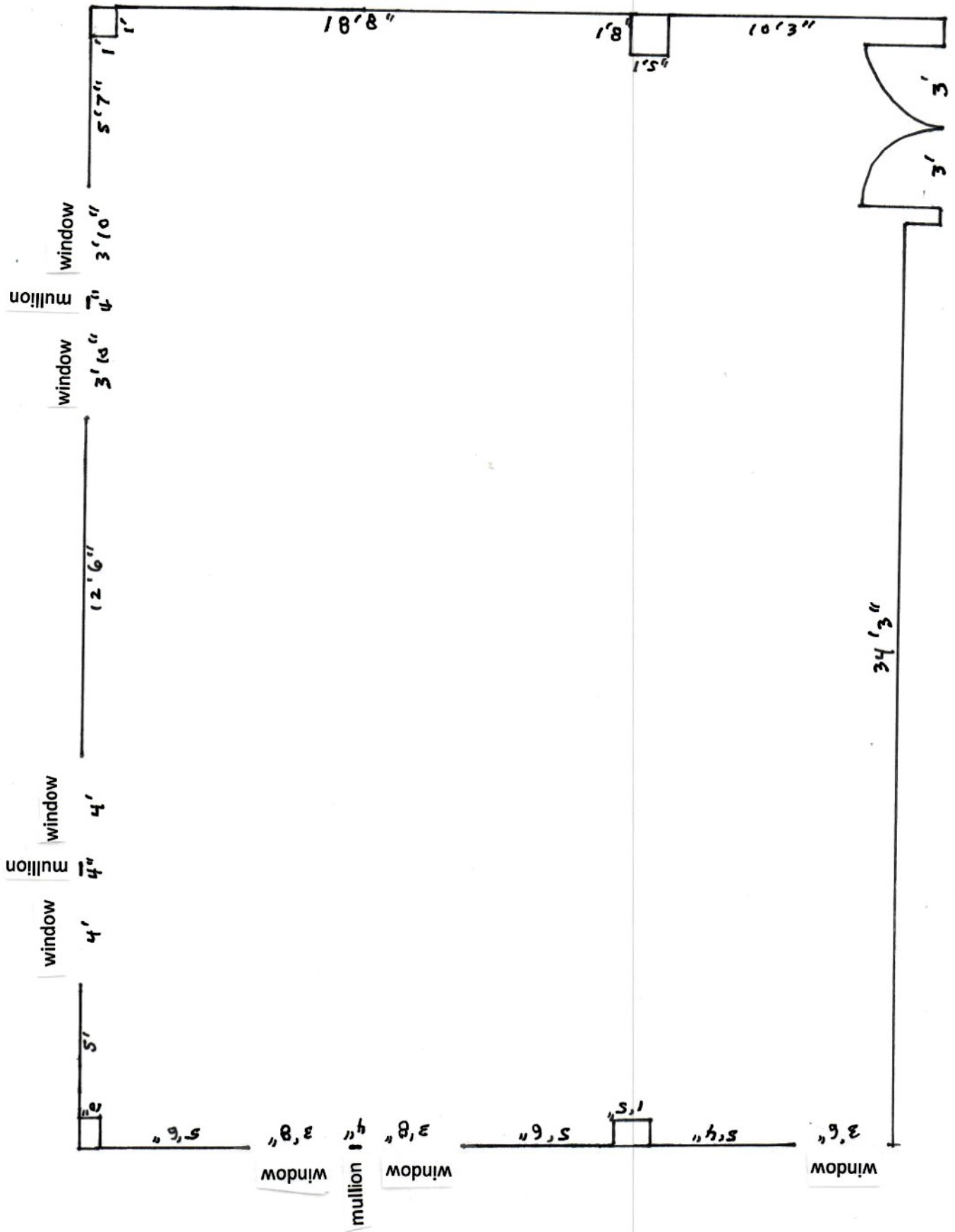
ATRIUM BUILDING: This building has secured front doors that automatically open during business hours and requires a code for after hour access. Tenants can buzz in guests from their phones. Upgraded bathrooms are provided on each floor. The lease will have 4% annual increases. Suites have operable energy efficient windows. Occupants leasing larger spaces are allowed signage on the exterior directory sign. This building is located between Georgia Ave. and Fenton Street on Silver Spring Avenue. Parking is provided in a brand-new County garage located directly across the street from the building, a large County garage behind the building as well as metered street parking in front of the building. Metro / MARC train is about 3-4 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.

914 Silver Spring Ave., Suite 211 (873 SF)



This is an approximate interior sketch of the space for lease. If exact measurements are required one should remeasure for accuracy.



1,535 s.f. Corner Space for Lease at 914 Silver Spring