

EXECUTIVE PROPERTY SUMMARY

The GranDesign Building

AWARD WINNING CLASS A OFFICE BUILDING

Various Office Suites Now Available

912 Thayer Avenue, Silver Spring, MD 20910



FOR LEASE STARTING AT \$28.00/SF

- Totally Renovated in 2005
- Convenient to Metro
- Camera Surveillance
- Lead and Asbestos Free
- Metered Parking Lot



8923 Fingerboard Road ▪ Frederick, Maryland 21704 ▪ 301 831 8232 ▪ www.TurningPointRealEstate.com

Information is believed to be accurate, but should not be relied upon without verification.

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PROPERTY SUMMARY

Type: Retail/Office Building

Lease Price: \$28.00 / Square Foot/ Gross

Zoning: CDB-1 Commercial Downtown Business

Square Feet Available: First Floor – 1,325 SF
Suite 103 – 104 Combined 1,325 SF

Second Floor – 3,000 SF Contiguous
Suite 202 – 2240 SF
Suite 212 – 745 SF

Building: Completely Renovated in 2005 The GranDesign Office Building won Greater Silver Spring Chamber of Commerce 2006 Beautification Award. Three-stories, all new corridors and restrooms, new suites, new HVAC (tenant controlled temp), new Elevator, Interior and Exterior Security Camera Surveillance, public parking in rear and street parking in front. Owner Occupied with onsite management.

Location: Located in downtown Silver Spring CDB-1, Enterprise Zone, walk to Metro; Easy access to I-495

Year Built: Original Structure built in 1960, Complete renovation in 2005

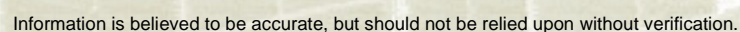


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The floor plan shows the second floor layout with the following details:

- Tenant A:** Located in the top left, containing Office 1, Office 2, Office 3, and an open office area. It includes existing fan coil units (FCU) and a waiting area.
- Tenant B:** Located in the top right, containing Office 2, Office 3, and Office 4. It includes existing fan coil units (FCU) and a corner room.
- Tenant C:** Located in the bottom right, containing a waiting area and restrooms (Men's and Women's). It includes existing fan coil units (FCU).
- Tenant D:** Located in the bottom center, containing an office area. It includes existing fan coil units (FCU).
- Tenant E:** Located in the bottom left, containing a large open office area. It includes existing fan coil units (FCU).
- Common Areas:** The plan includes a central elevator and existing stairs, a corridor with room numbers 201 through 208, and a wall section. Dimensions for various areas are provided, such as 31'-6" for the main corridor and 42'-4 3/4" for the open office area.



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SILVER SPRING CENTRAL BUSINESS DISTRICT

Future Projects

1. Park & Planning Site – Office, Residential
2. Easter Seals
3. BioTech Renovation and New Construction
4. Office Building – New Construction
5. Retail Conversion
6. The Portico – New Construction
7. Transit Center/Office /Hotel/ Apartment
8. Civic Building and Veterans Plaza
9. Redevelopment Project – Residential
10. Silver Spring Library – New Construction
11. 8408 Georgia Ave – Renovation
12. KSI Condominiums (330 dwelling units) – New Construction
13. 1200 East West Hwy (247 dwelling units) and 10,600 square feet Commercial
14. 1200 Blair Mill Road (96 dwelling units)
15. 8021 Georgia Ave (185 dwelling units)
16. Montgomery College Cultural Performance Center
17. Cameron House – Apartments

Projects In Progress

21. United Therapeutics Office/Lab – New Construction
22. Holiday Inn upgrade to Crowne Plaza
23. Encore Management – Office Renovation
24. City Place Mall – Renovation
25. The Crescent (147 dwelling units) – New Construction – 14 stories
26. Church – Renovation and Conversion
27. Lofts 24 (24 dwelling units) – New Construction
28. The Adele (95 dwelling units) – New Construction
29. 8228 Georgia Ave – Renovation
30. Fire/Police Station – New Construction
31. The Silverton (220 dwelling units) – New Construction
32. Silver Spring Gateway (468 dwelling units), 53,027 s.f. Commercial – New Construction
33. 8045 Newell Street (120 dwelling units) – New Construction
34. The Aurora (135 dwelling units) – Office Building Conversion
35. The Galaxy (328 dwelling units) – New Construction
36. Montgomery College Student Services Center
37. Montgomery College (Giant Bakery) – Arts Dept.
38. The World Building – Renovation

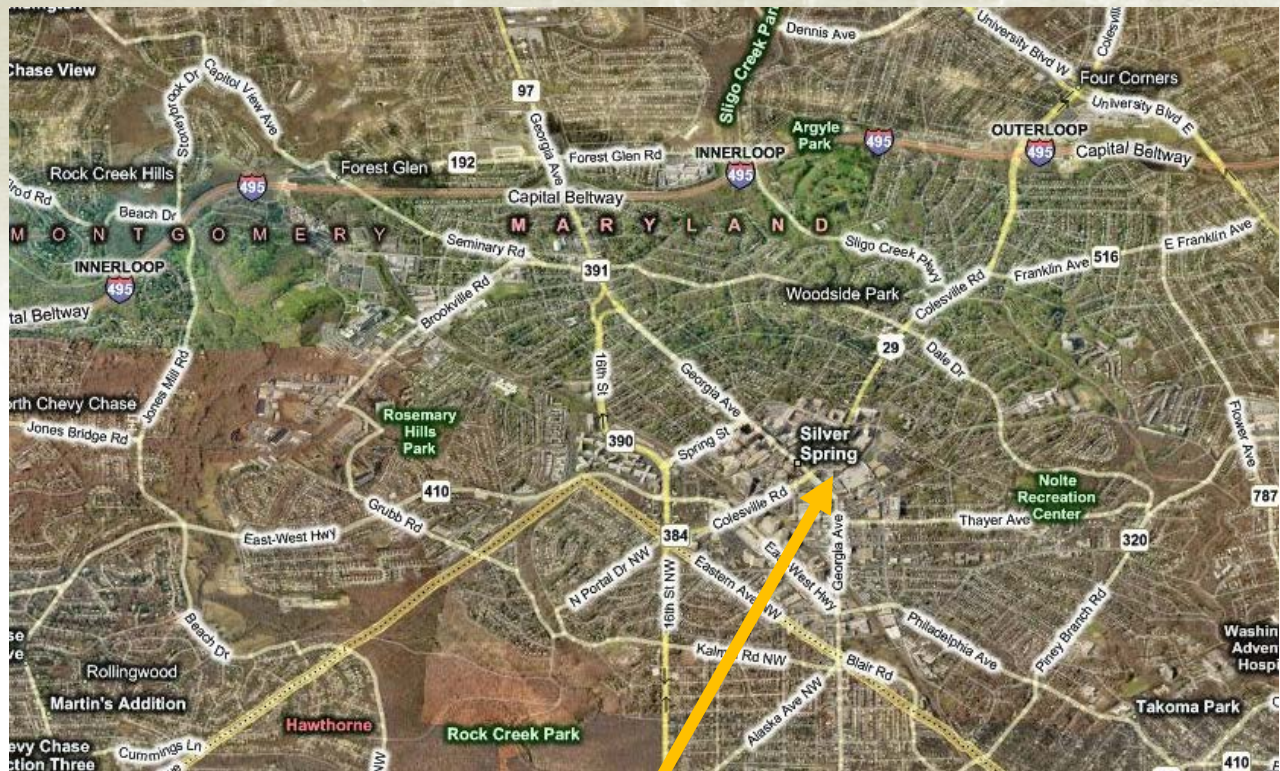
Completed Projects

41. 1100 Spring St Renovation – United Therapeutics
42. 8757 Georgia Ave Renovation – Social & Sci. Sys.
43. Georgian Towers – Renovation
44. Residential Conversion to Office
45. Charter House – Renovation
46. 8730 Georgia Ave – Renovation

47. 8701 Georgia Ave – Zalco Building – Renovation
48. 8605 Cameron Street – Guardian Building – Renovation
49. Montgomery Arms – Residential Renovation
50. 8727 Colesville Road – Hilton Hotel – Renovation
51. 801 Roeder Road – Renovation
52. AFI Silver Theatre / Round House Theatre – Historic Restoration and New Construction
53. Redevelopment Project – Restaurants/Retail/Hotel/ Office – New Construction
54. Chevy Chase Bank – New Construction
55. Historic Tastee Diner – Relocation and Expansion
56. Cameron Hill Townhomes – New Construction
57. Cubanos Restaurant – Renovation
58. Cameron Hill Park – New Construction
59. McDonald's Restaurant – New Construction
60. District Court – New Construction
61. Metro Center Plaza – Renovation
62. Kinkos/Rite Aid/Starbucks/Einstein – New Construction
63. Discovery Communications World Hqtrs – New Construction
64. AURAS Building – Renovation
65. Ecology Mart – Renovation
66. Mandalay Restaurant – Renovation
67. The Blairs – Residential – New Construction
68. The Blairs – Commercial – Renovation
69. Pyramid Atlantic – Arts Group Renovation
70. Grandesign Studio – Renovation
71. Addis Ababa Restaurant – Renovation
72. 8120-8200 Georgia Ave – Renovation for Shops
73. The Bennington (223 dwelling units) Rental Apartments – 14 Story – New Construction
74. Archer Building – Renovation
75. NORA School – New Construction
76. Greyhound Bus Depot – Renovation
77. Animal Hospital – New Construction
78. Historic B&O Train Station – Restoration
79. Jackie's Restaurant – Conversion of Auto Parts Store
80. Jesus House – New Construction
81. Silver Spring Innovation Center (19,930 s.f.) – New Construction
82. ACECO Headquarters – Renovation
83. Blair Mill Arts Center – Renovation/New Construction
84. Discovery (DCTC) – Renovation (138,759 s.f.)
85. Gramax Towers (179 dwelling units) Rental Apartments – 15 Story Office Conversion
86. Eastern Village Co-Housing (56 dwelling units) – Office Conversion
87. Branch Bank – Renovation
88. Seven Eleven – New Construction
89. Montgomery College Expansion – Health Sciences Building – New Construction
90. Vivendé – Retail Renovation

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AERIAL VIEW



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ABOUT TURNING POINT REAL ESTATE

Our comprehensive full service approach to commercial real estate provides resourceful solutions in today's rapidly evolving market. Developing creative solutions and strategies to address the specific goals and objectives for our clients is what sets us apart. We're known for getting deals done and continuously raising the bar on service, professionalism, and performance.

We are a Maryland-based commercial real estate firm serving the Greater Washington Metropolitan Region including Maryland, Pennsylvania, Virginia, West Virginia, and the District of Columbia.

For Further Information, Contact:

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