

1110 Bonifant Street

FOR LEASE

SINGLE
OFFICES

SILVER SPRING,
MD 20910



Dyana Snyder

Director, Property Management & Leasing

703.323.3900

leasing@ryansdev.com



360° VIRTUAL TOUR

LOCATION DESCRIPTION

Premium Office Space in the Heart of Downtown Silver Spring 1110 Bonifant Street offers flexible, move-in ready office and medical suites in one of the DC metro area's most vibrant and accessible locations. Whether you need a private office or a full floor, we have a solution built around your business.

Space Highlights

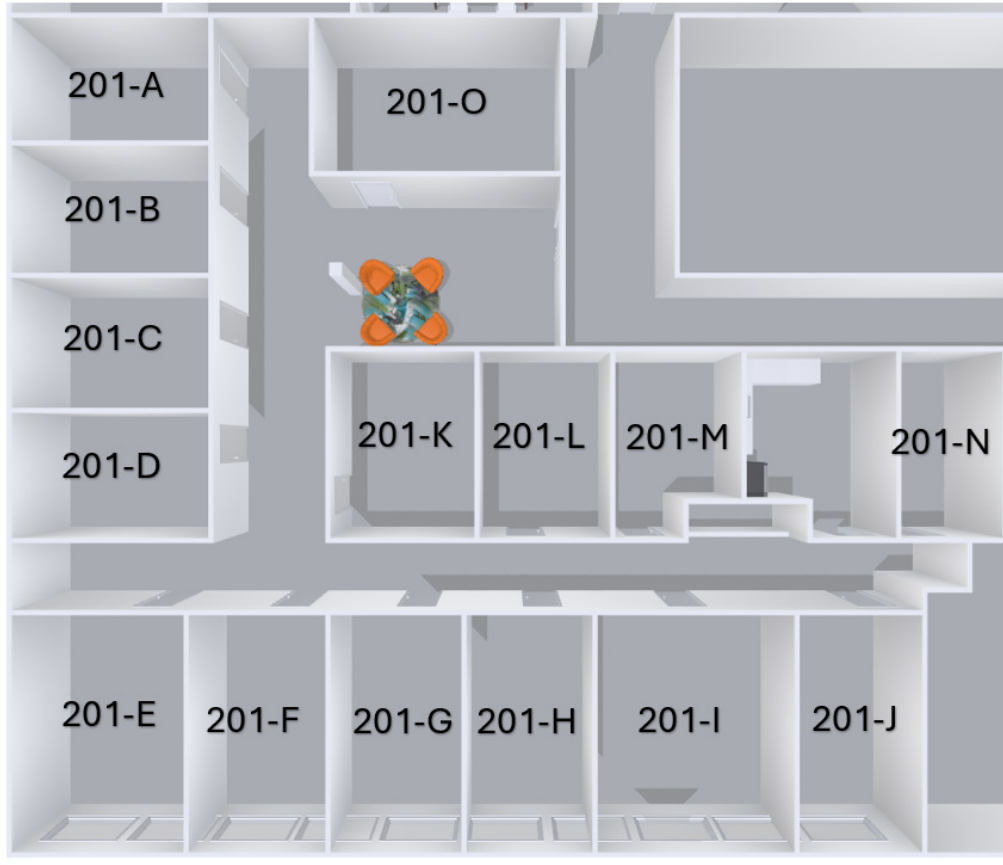
- Individual offices to full-floor availability – move-in ready
- Private offices, open layouts, conference rooms & kitchenettes
- Individually controlled HVAC & 24/7 building access
- Gated entry, elevator access, and on-site private parking garage

Location & Access

- Steps from Silver Spring Metro Station (Red & Purple Line)
- Minutes from Washington, DC via major thoroughfares
- All three major DC-area airports within one hour
- Walking distance to 30+ restaurants, retail, and entertainment
- A well-maintained, professionally managed building in a thriving downtown district – ready when you are!

OFFERING SUMMARY

Lease Rate:	\$600 - 750 per month (Full Service)
Available SF:	73 - 180 SF



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 201-A	180 SF	\$600 per month	Private interior office set within a professionally managed multi-tenant suite. Suited for a broad range of businesses and client-facing industries, tenants benefit from shared access to a kitchenette and reception/waiting area – all the advantages of a larger suite, without the overhead.
Suite 201-B	180 SF	\$600 per month	Private interior office set within a professionally managed multi-tenant suite. Suited for a broad range of businesses and client-facing industries, tenants benefit from shared access to a kitchenette and reception/waiting area – all the advantages of a larger suite, without the overhead.
Suite 201-D	180 SF	\$600 per month	Private interior office set within a professionally managed multi-tenant suite. Suited for a broad range of businesses and client-facing industries, tenants benefit from shared access to a kitchenette and reception/waiting area – all the advantages of a larger suite, without the overhead.
Suite 201-G	154 SF	\$700 per month	Bright, windowed office set within a professionally managed multi-tenant suite. Suited for a broad range of businesses and client-facing industries, tenants benefit from shared access to a kitchenette and reception/waiting area – all the advantages of a larger suite, without the overhead.
Suite 201-K	138 SF	\$600 per month	Private interior office set within a professionally managed multi-tenant suite. Suited for a broad range of businesses and client-facing industries, tenants benefit from shared access to a kitchenette and reception/waiting area – all the advantages of a larger suite, without the overhead.



Suite 201 - Front Waiting Area



Suite 201 - Shared Kitchenette



Suite 201 - D



Suite 201 - G



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 210-B	110 SF	\$700 per month	Bright, windowed private office within a thoughtfully designed multi-tenant suite. Ideal for a wide range of businesses and client-facing professionals, this suite offers the intimacy of a private office with access to shared amenities – including a conference room, kitchenette, and welcoming waiting area.



Suite 210 - Reception and Waiting Area



Suite 210 - Shared Kitchenette/breakroom



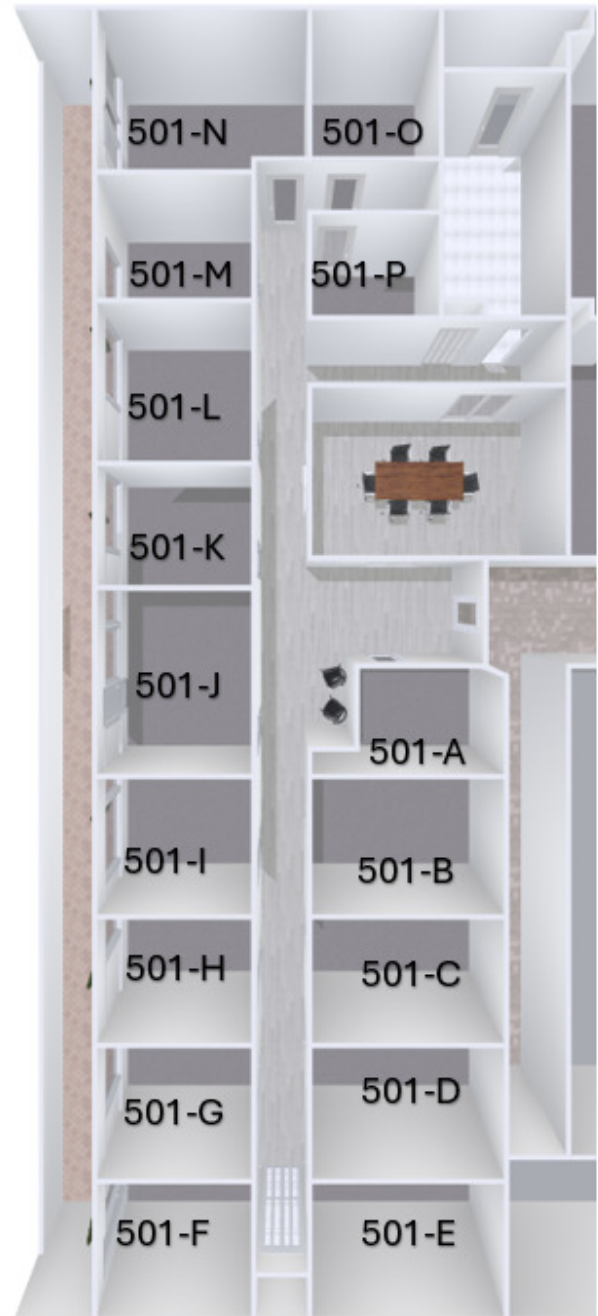
Suite 210 - B



Suite 210 - Conference Room

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE
Suite 501-A	91 SF	\$600 per month
Suite 501-C	130 SF	\$650 per month
Suite 501-D	135 SF	\$650 per month
Suite 501-E	126 SF	\$650 per month
Suite 501-F	109 SF	\$750 per month
Suite 501-H	118 SF	\$750 per month
Suite 501-K	114 SF	\$750 per month
Suite 501-M	114 SF	\$750 per month
Suite 501-O	105 SF	\$600 per month
Suite 501-P	73 SF	\$600 per month





Suite 501 - Shared Conference Room



Suite 501 - Shared Kitchenette



Suite 501 - C



Suite 501 - F



Suite 501 - H



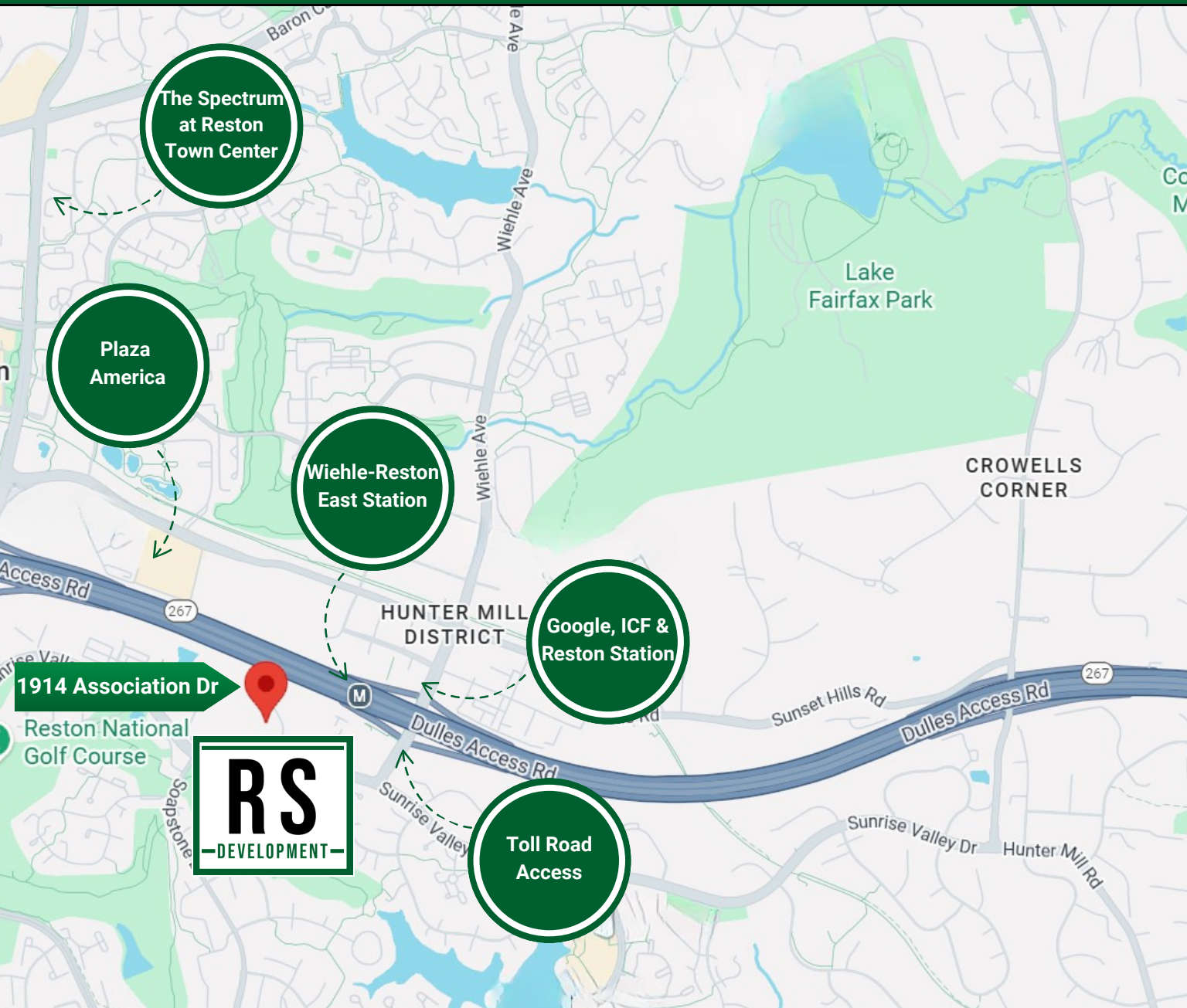
Suite 501 - O



WHERE LOCAL BUSINESSES THRIVE

Private Professional Office Spaces for Lease

1914 Association Drive in Reston, VA



A Prime Office Location in the Heart of Reston

- ▶ EASY ACCESS TO POPULAR DINING & COFFEE
- ▶ NEAR GOOGLE, TECH HUBS & CORPORATE CAMPUSES
- ▶ EVERYTHING YOUR TEAM NEEDS, RIGHT AROUND THE CORNER



Food, Coffee
&
Convenience



Major
Employers
Nearby



A Location
That Works for
Your Team

ABOUT RYAN STUART DEVELOPMENT

Headquartered in Falls Church, Virginia, Ryan Stuart Development is a privately held commercial real estate firm investing in and developing properties throughout the Washington, DC region.

Guided by an entrepreneurial mindset and deep market expertise, we pursue long-term, value-add opportunities – partnering with clients and investors who share our commitment to building lasting value.

Our team of seasoned commercial real estate professionals brings hands-on experience and personalized attention to every engagement. We understand that navigating commercial real estate can be complex, which is why we are dedicated to supporting our clients at every stage – from initial inquiry to lease execution and beyond.

A BETTER TENANT EXPERIENCE

As a Ryan Stuart Development tenant, you'll have direct access to a dedicated Property Management and Maintenance Team ready to address your leasing and facility needs. Through our network of trusted local vendors, we handle alterations, repairs, and replacements seamlessly – so you can focus on running your business.

Tenant Portal – Powered by Yardi Breeze

Our partnership with Yardi Breeze gives tenants 24/7 access to a secure online portal for submitting maintenance requests, messaging our team, reviewing balances, setting up automatic payments, and electronically signing leasing documents – all in one convenient place.

From first showing to move-in and beyond, Ryan Stuart Development is your trusted partner in commercial real estate.



Dyana Snyder

Director of Property
Management & Leasing

DSnyder@RyanSDev.com

571-531-5247



Damaris Rodriguez

Assistant Property
Manager

DRodriguez@RyanSDev.com

571-562-1794



Briana Moore

Leasing Associate

BMoore@RyanSDev.com

571-545-1782