

Front of building



Entrance with signage



Beautifully designed hallways

Attractive Office Space - FOR LEASE

912 Thayer Avenue, Silver Spring, Maryland 20910

LEASE PRICE: \$24.50 p.s.f., full service

24/7 HVAC AND ACCESS: 24/7 access and HVAC for those with after hours requirements.

AVAILABLE SUITES:

Suite 101 – 1,189 s.f. (Medical Space) Previous use was a medical office with a private bathroom inside the space. Contains 3 exam rooms, private office, waiting area with pass through window, lab area with sink and work space. Available June 15th.

Suite 209 – 1,270 s.f. Large open work space with windows on two sides, 1 private office. Shows great. Suite 209 and 209A can be combined if desired to create a 2,245 s.f. space. Current tenant has expressed desire to leave once a new tenant is found. Availability in approximately 30 days.

Suite 209A – 975 s.f. Space contains a large kitchenette, office/conference room, 1 private office and a large open area with excellent window line. Availability in approximately 30 days. Current tenant has expressed desire to leave once a new tenant is found. Suite 209 and 209A can be combined if desired to create a 2,245 s.f. space.

Suite 210 - 1,155 s.f. Waiting area at front entrance, 2 offices, sink, large conference room w/storage room / alcove that can also serve as a reception office with a window opening into waiting area. Available for immediate occupancy.

Suite 212 - 745 s.f. Small vestibule entrance area and two private windowed offices. Office 1 & 2 can be rented separately or together. Office 1 (320 s.f.) is \$666 per month and office 2 at (425 s.f.) is \$885 per month or we can lease the entire 745 s.f. for \$1,552 per month. Current tenant's lease expires December 1, 2026, if occupancy is desired sooner we can try to negotiate this with the current tenant.

Celebrating 40 Plus Years!

Larry Rosen, Broker ■ larry@cirealty.net ■ Office: 301-530-6085 ■ Mobile: 301-793-8901

9514 Starmont Road ■ Bethesda, MD 20817

BUILDING: This building and its furnishings resemble a **Class “A”** appearance. Most offices have double pane “operable” windows. There is an OTIS elevator with a 3,000-pound capacity, two stairways and direct walk-in access to all spaces providing accessibility for all. Primary access is via the Thayer Ave. vestibule / lobby entrance at grade that leads to a center corridor, elevator and access to all suites. There are separate men’s and woman’s multi-stall bathrooms on each floor. Landlord has remodeled common areas, lights, tenant finishes and exterior lighting.

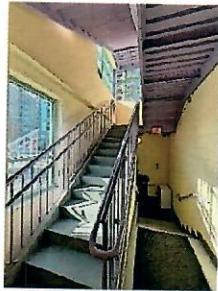
AWARD WINNING CONSTRUCTION: The Grandesign office building won the Greater Silver Spring Chamber of Commerce Beautification Award. “A major improvement to the architectural landscape of downtown Silver Spring.”

SIGNAGE: There is a building directory in the first-floor lobby and name plates for each tenant at their entrance door.

ZONING: The property zoning allows for a wide variety of commercial office/medical uses.



Parking garage behind the bldg.



2 internal stairways



Interior/exterior cameras



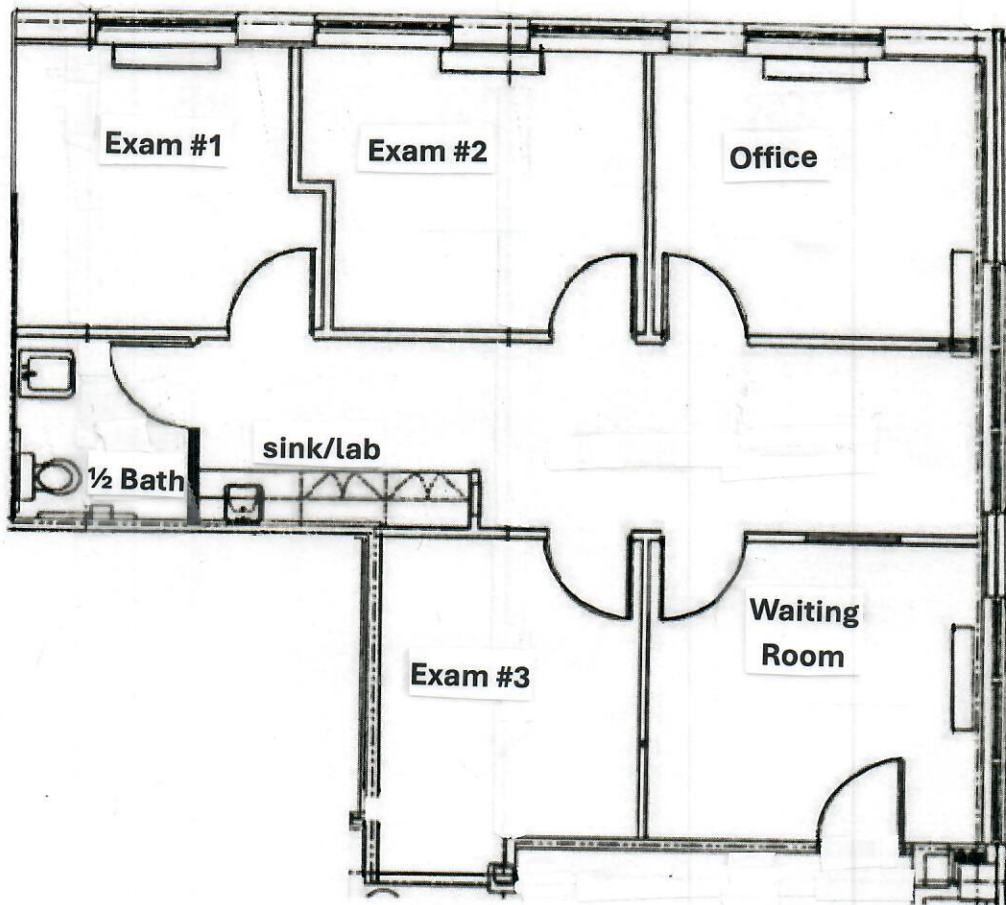
OTIS 3,000 lb. capacity elevator

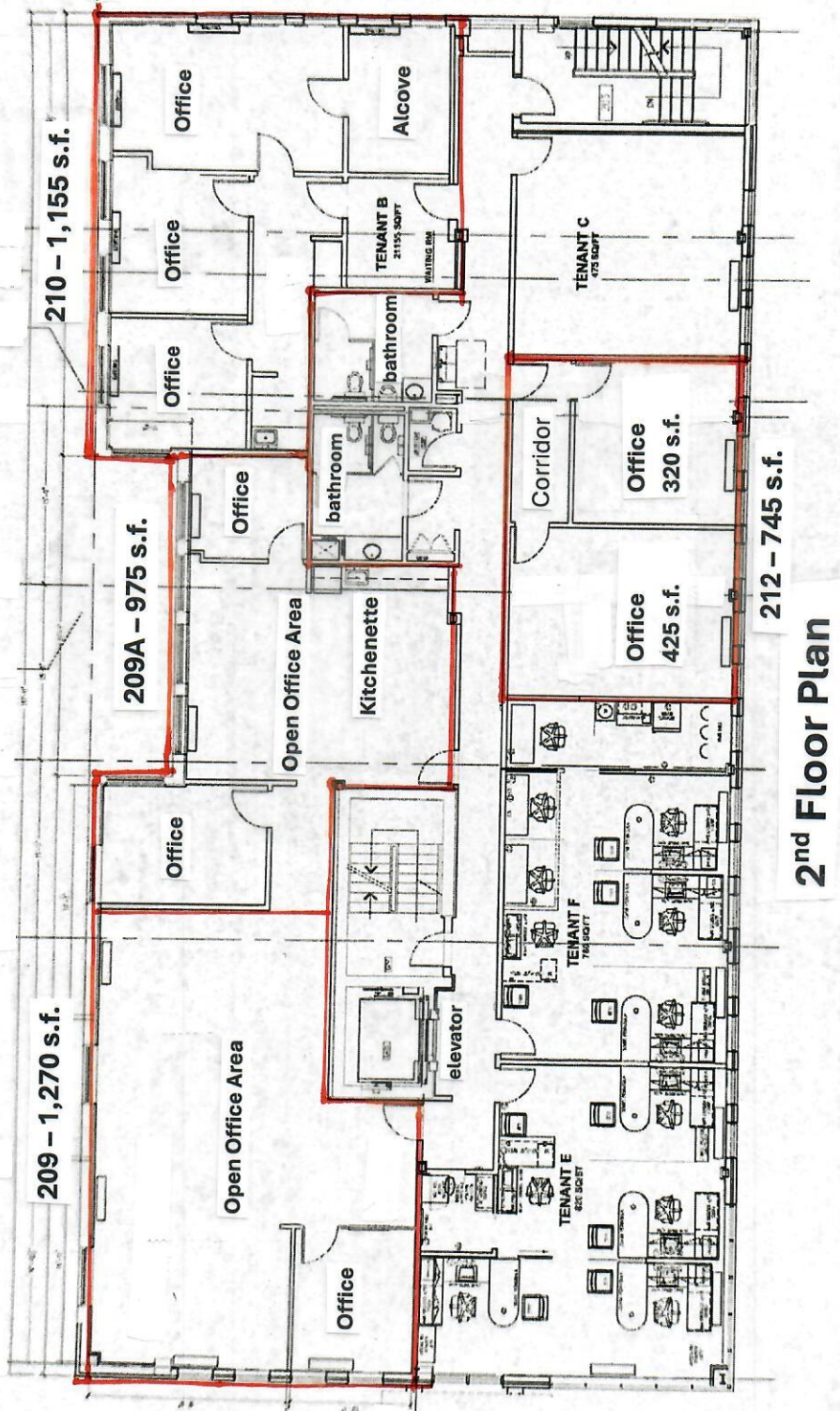
PARKING: There are street metered parking spaces in front of the building along Thayer Avenue and on the surrounding streets. Property is located within the Central Business District, a parking district. Directly behind the building is a +/- 200-space County garage (garage #3) and the County Metro garage #5 & #55 are across Georgia Avenue that contains +/- 1,772 spaces.

FUTURE PURPLE LINE METRO STATION / DEVELOPMENT: The entire 16-mile Purple Line route is scheduled for completion by the end of 2027. Construction and related road resurfacing in downtown Silver Spring are nearing completion and are likely to be finished this year. A new Purple Line Metro station will be located approximately 1.5 blocks from the subject property, at the intersection of Wayne Ave. / Bonifant Street and Fenton Street at the Silver Spring Library. The existing Red Line Metro station is approximately 3 blocks away, at Colesville Road and Wayne Avenue.

LOCATION: Walk to Metro! The property is located on the south side of Thayer Avenue between Georgia Avenue and Fenton Street in Downtown Silver Spring. There is a paved public alley along the side which provides easy access to the rear of the building and adjacent parking garage.

Suite 101

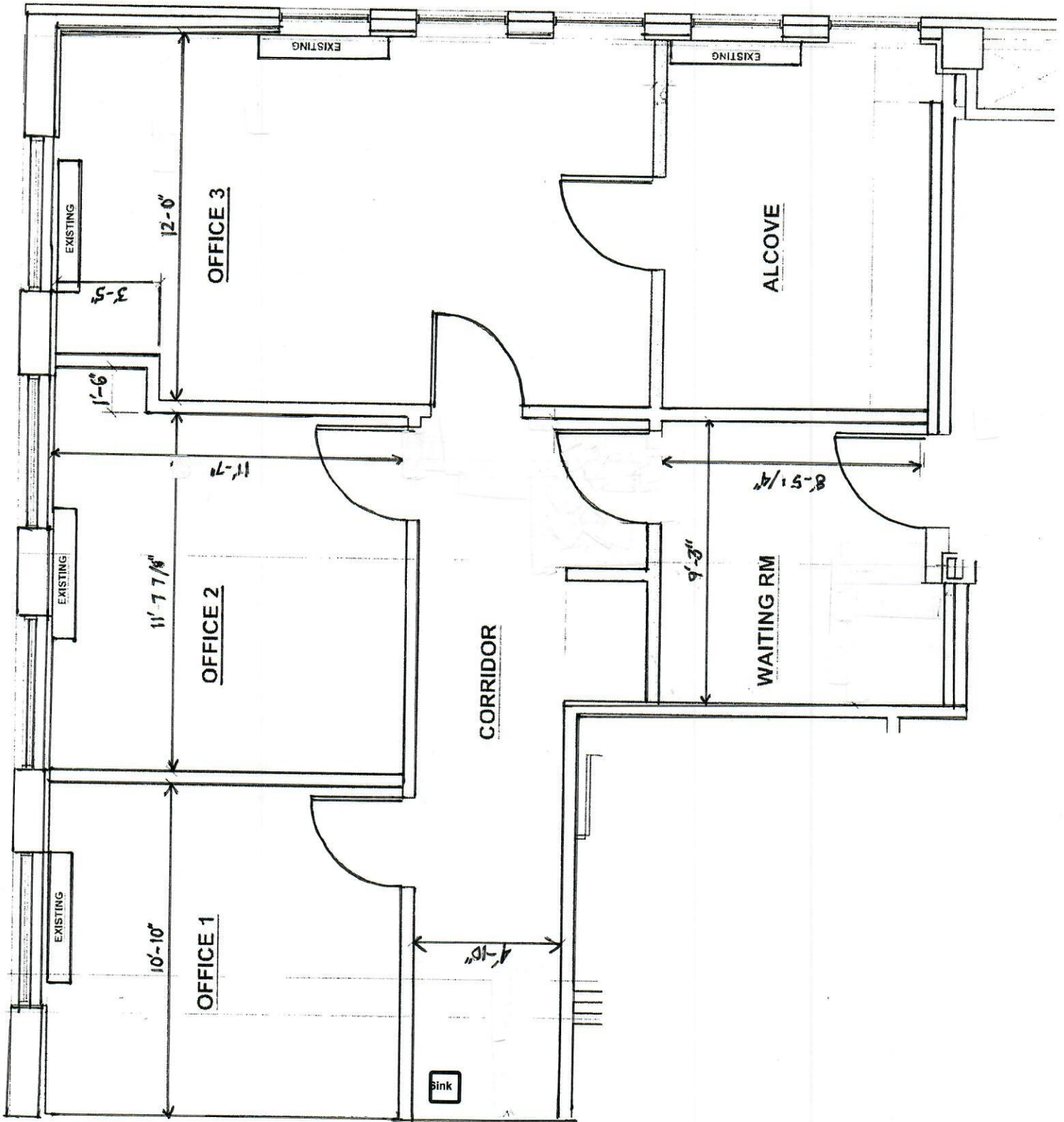




2nd Floor Plan

Can lease Suites 209 & 209A separately or combine the two for 2,245 s.f., Available within 30 days.
 Suite 210 - 1,155 s.f. is available immediately

Suite 210



Suite 212

