



**COLDWELL
BANKER
COMMERCIAL**
NRT

SILVER SPRING PLAZA

\$23.00 SF/yr (Full Service)

8757 Georgia Ave (Suite 520)
Silver Spring, MD 20910

AVAILABLE SPACE
81 - 623 SF

FOR LEASE

CBCWORLDWIDE.COM



OFFICE

Faraz Cheema, MSRE, CCIM

Investment Sales Specialist
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Barbara Stepp

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12435 Park Potomac Ave Ste 550, Potomac, MD 20854
301.983.0200



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OFFERING SUMMARY

Available SF:	81 - 623 SF
Lease Rate:	\$23.00 SF/yr (Full Service)
Lot Size:	0.77 Acres
Year Built:	1970
Building Size:	259,981 SF
Renovated:	2001
Zoning:	CR (Montgomery County, MD)
Market:	Washington, DC
Submarket:	Silver Spring

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT & Coldwell Banker Residential Brokerage is pleased to announce the exclusive co-listing of Silver Spring Plaza (8757 Georgia Ave, Silver Spring, MD 20910) Suite 520 for Sublease. Spaces currently range from 81 - 165 SF with maximum continuous space of 623 SF.

Space is designed as a co-working space and provides amenities such as reception area, break room, and large conference area for 12, and covered parking spaces. Building amenities include cafeteria, courtyard seating and gym.

For more information please contact:
Faraz Cheema (Coldwell Banker Commercial NRT)
Barbara Stepp (Coldwell Banker Residential Brokerage)

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	14,381	39,168	80,403
Total Population	28,555	91,109	201,997
Average HH Income	\$93,273	\$100,876	\$101,297

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LOCATION DESCRIPTION

Walk Score: Walker's Paradise (99)
Transit Score: Excellent Transit (88)

Parking:
Covered Tandem Spaces @ \$90.00/mo
250 Covered Spaces @ \$125.00/mo
Ratio of 1.00/1,000 SF

Transit/Subway:
Silver Spring Transit Stop:
2 min (Drive Time), 9 min (Walk Time), 0.5 mi

Commuter Rail:
Silver Spring Commuter Rail:
3 min (Drive Time), 11 min (Walk Time), 0.5 mi
Kensington Commuter Rail:
9 min (Drive Time), 3.6 mi

Airport:
Ronald Reagan Washington National Airport:
24 min (Drive Time), 12.5 mi

Traffic Count:
Cameron St & Georgia Ave SW: 8,030 VPD
Spring St & 1st Ave SW: 9,969 VPD
Spring St & Colesville Rd SE: 11,440 VPD
Colesville Rd & Georgia Ave SW: 37,399 VPD
Fenton St & Roeder Rd SE: 10,450 VPD

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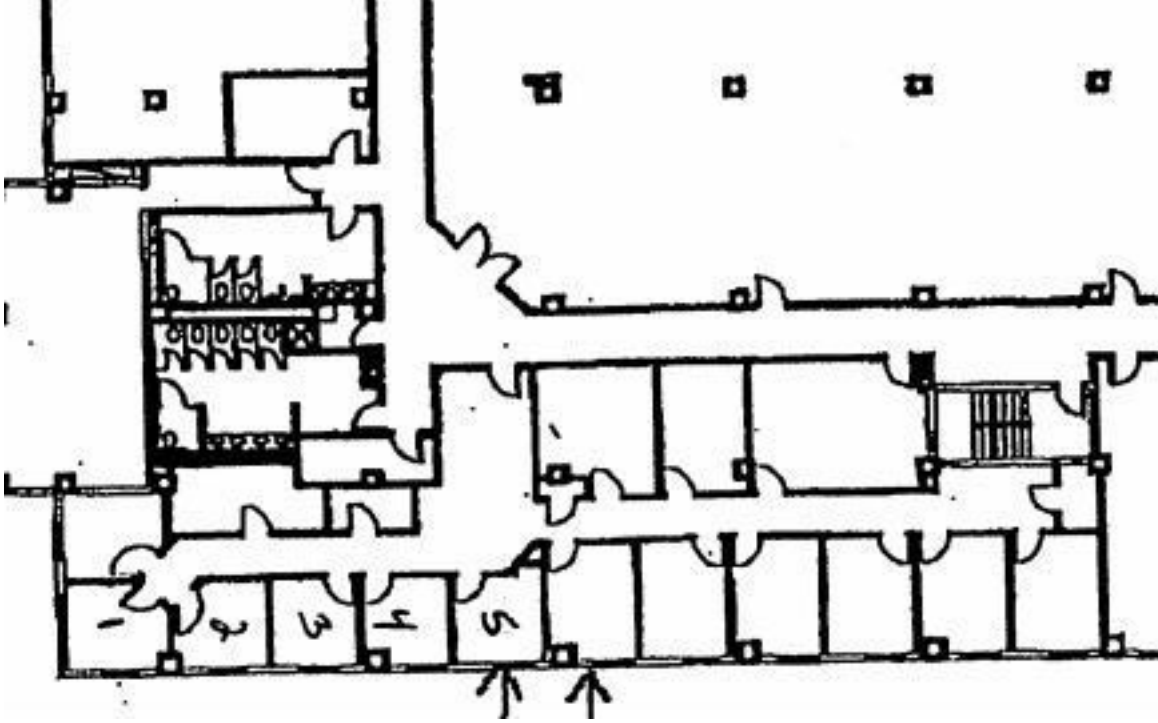
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	81 - 165 SF	Lease Rate:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Office 1	Available	165 SF	Full Service	\$23.00 SF/yr	-
Office 2	Available	81 SF	Full Service	\$23.00 SF/yr	-
Office 3	Available	150 SF	Full Service	\$23.00 SF/yr	-
Office 4	Available	105 SF	Full Service	\$23.00 SF/yr	-
Office 5	Available	122 SF	Full Service	\$23.00 SF/yr	-

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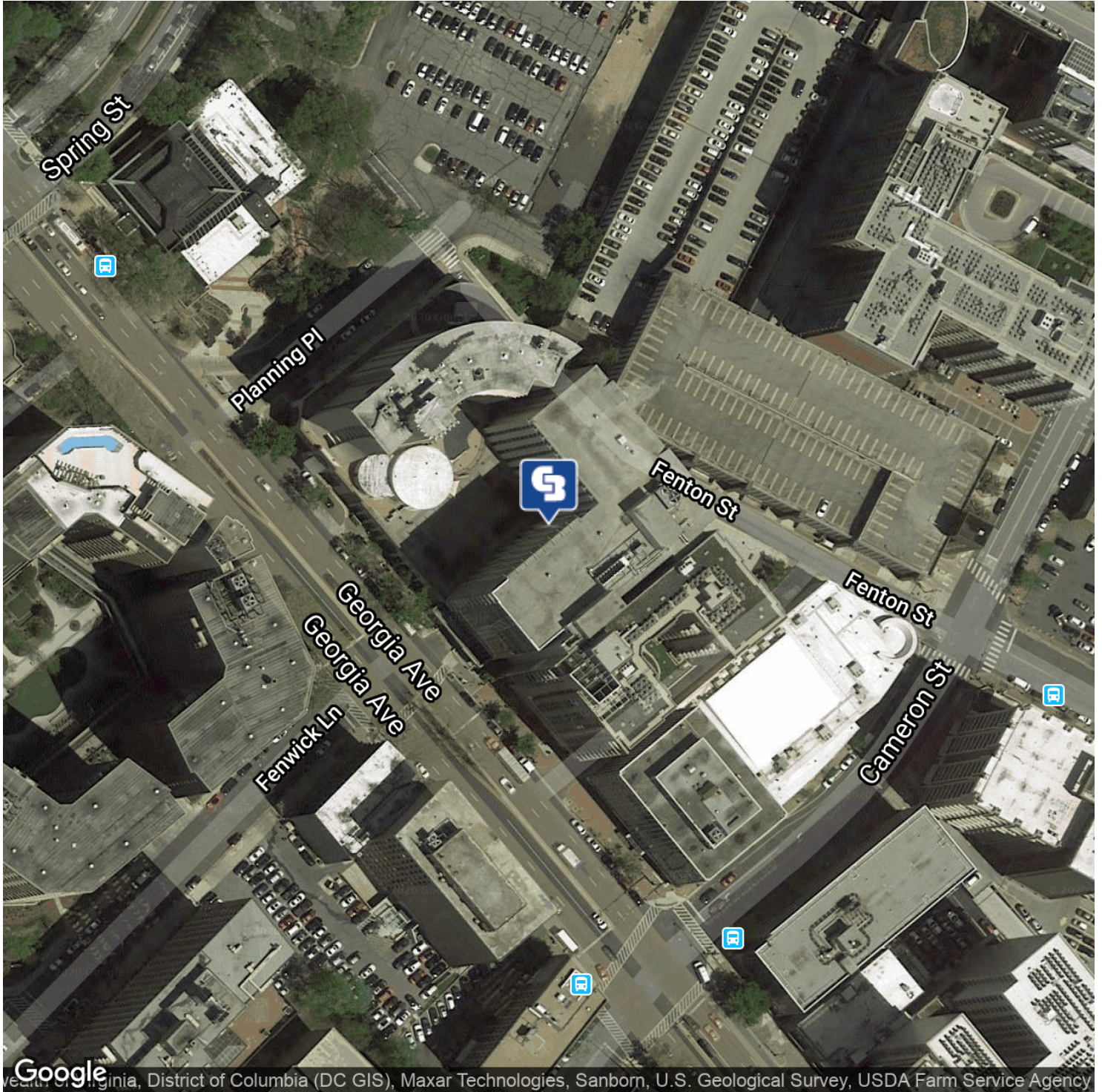
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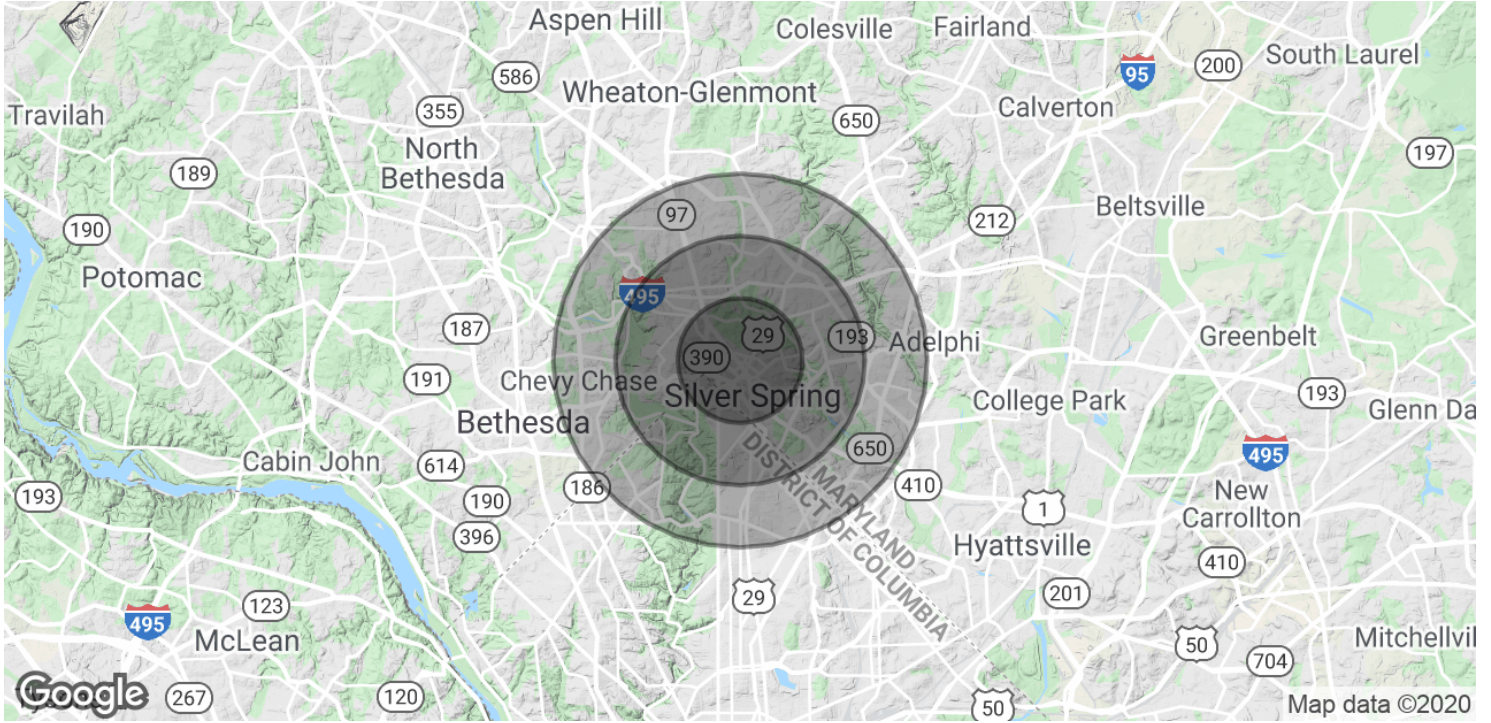


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	28,555	91,109	201,997
Average age	36.0	37.5	37.9
Average age (Male)	34.8	35.8	36.3
Average age (Female)	38.1	39.0	39.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,381	39,168	80,403
# of persons per HH	2.0	2.3	2.5
Average HH income	\$93,273	\$100,876	\$101,297
Average house value	\$596,735	\$559,431	\$524,600

* Demographic data derived from 2010 US Census

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