



8455 COLESVILLE ROAD

SILVER SPRING, MARYLAND 20910



SUITE 100
3,966 RSF

SUITE 101B
AT LEASE

MATT SKALET

maskalet@klnb.com | 202-420-7775

PHIL RUXTON

pruxton@klnb.com | 202-420-7777

KELLY ATKINSON

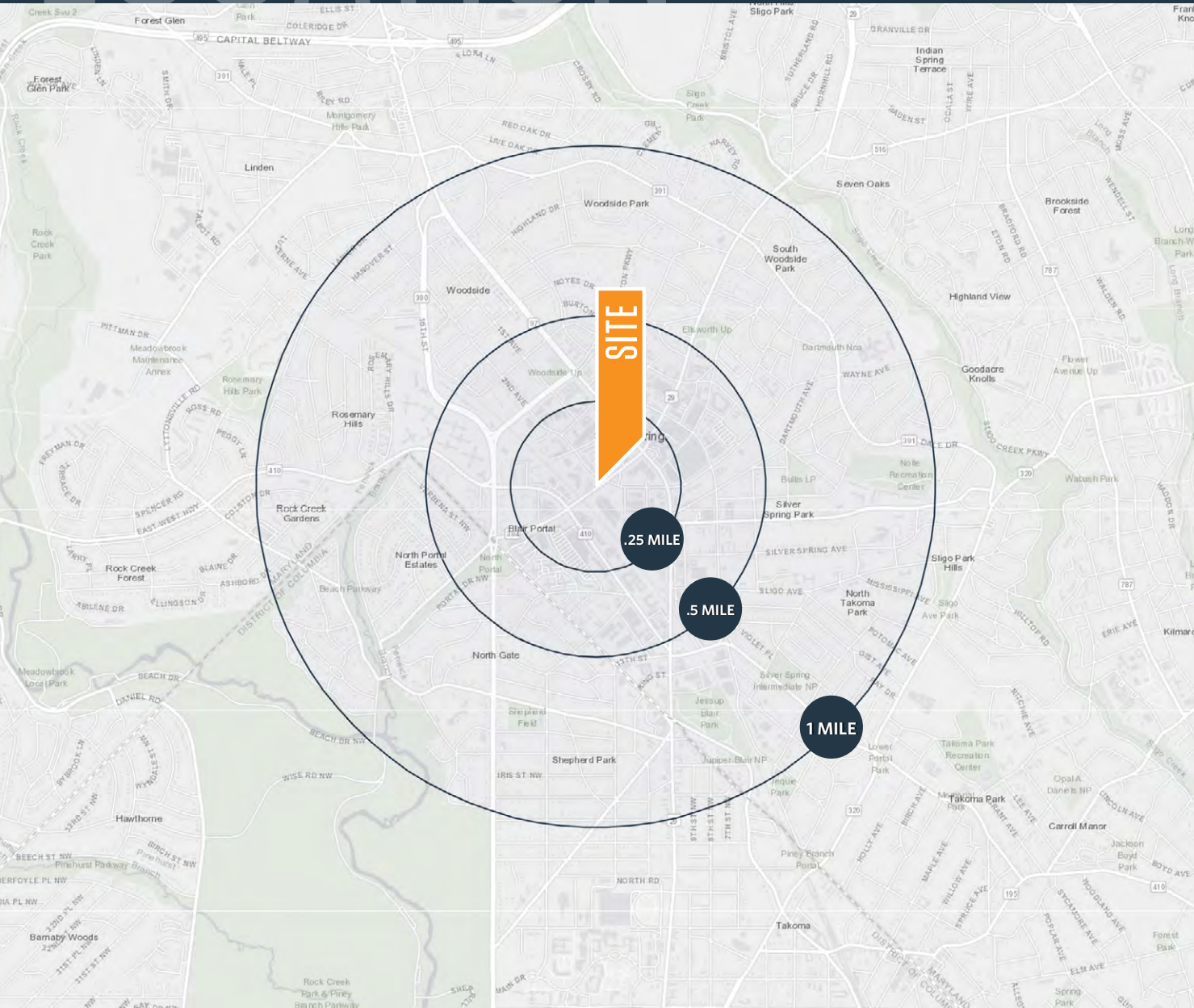
katkinson@klnb.com | 202-420-7762

klnb.com

LOCATION

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AVAILABLE SPACE

- Suite 202: 1,704 RSF
- Suite 100: 3,966 RSF

DEMOGRAPHICS | 2022:

	5 MIN	10 MIN	0.25-MILE	0.5-MILE	1-MILE
Population	43,344	187,320	6,473	18,551	39,543
Daytime Population	49,327	178,426	14,728	28,652	45,086
Average HH Income	\$138,274	\$164,784	\$94,239	\$107,472	\$133,686
Median HH Income	\$97,634	\$108,919	\$81,173	\$84,890	\$95,410

TRAFFIC COUNTS | 2019:

Colesville Road	34,792 ADT
East-West Hwy	24,151 ADT
Georgia Ave	50,422 ADT
	11,850 ADR

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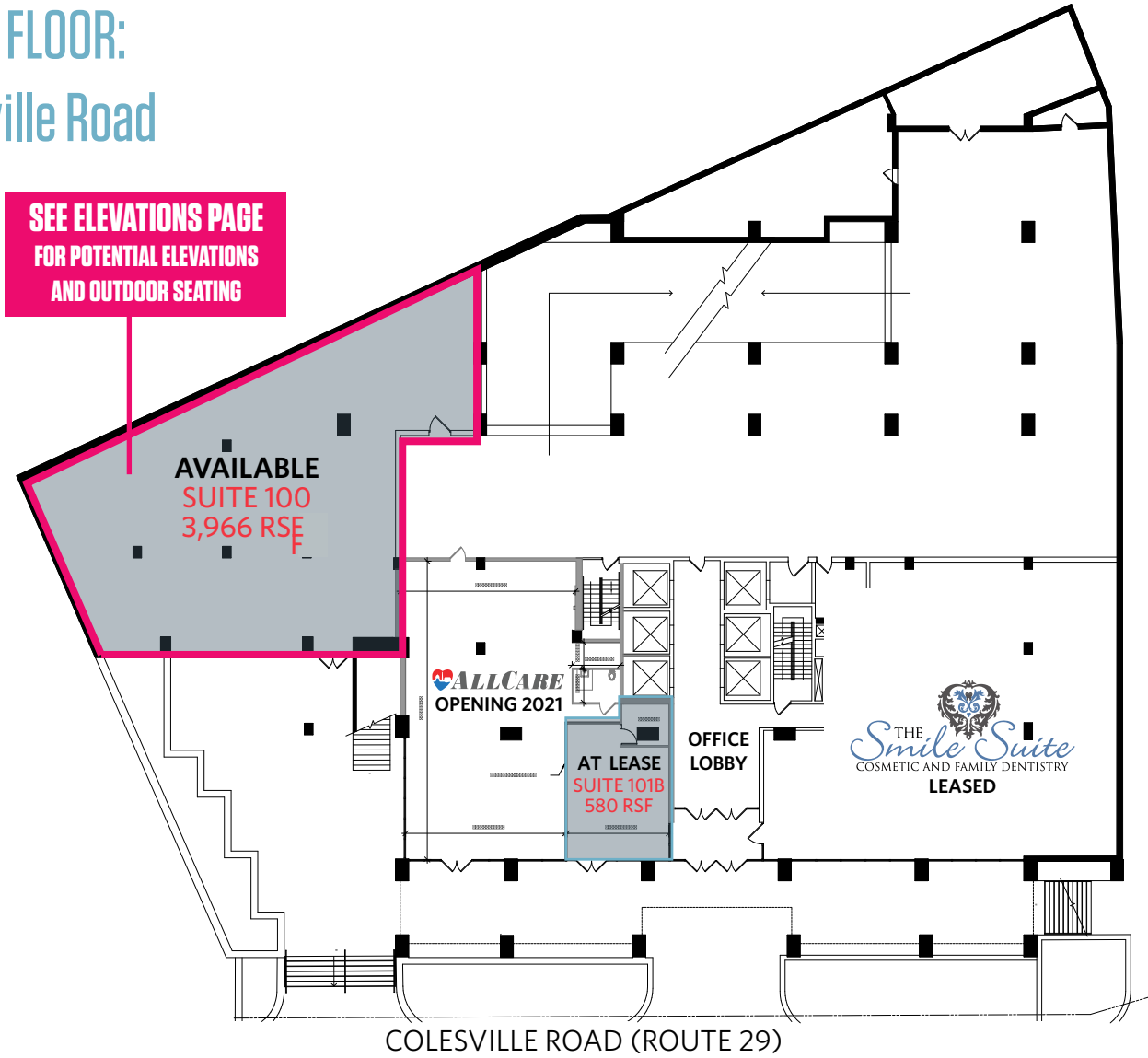
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LOBBY/GROUND FLOOR: Fronting Colesville Road



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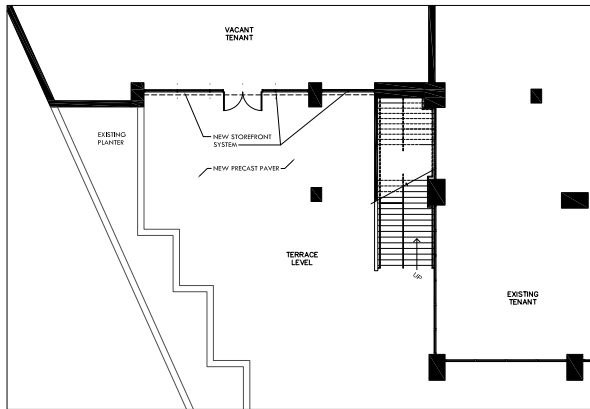
ELEVATIONS

8455 COLESVILLE ROAD

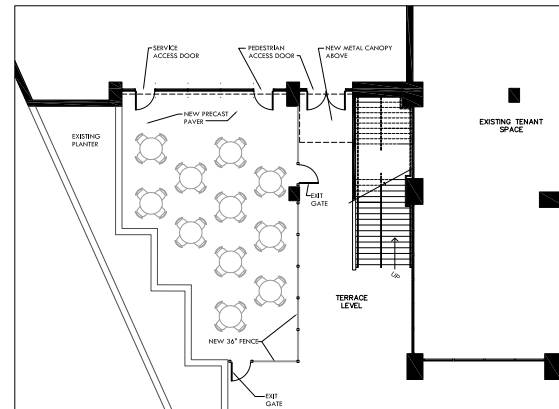
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SUITE 100 POTENTIAL ELEVATIONS

Single Tenant

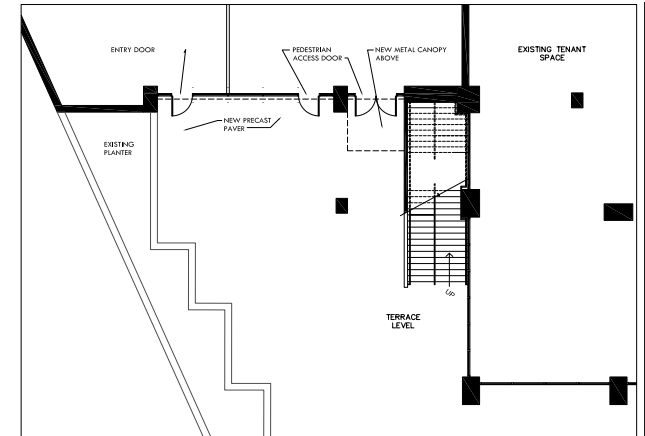


1
A1.0
SINGLE TENANT
PARTIAL PLAN- OPTION 1
SCALE: 1/8"=1'-0"

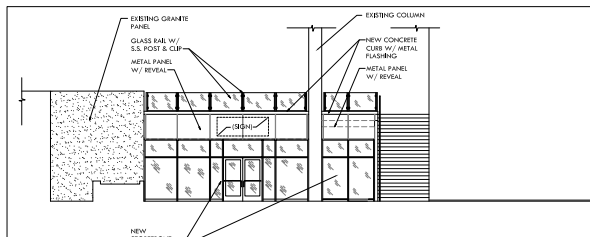


2
A1.0
SINGLE TENANT
PARTIAL PLAN- OPTION 2
SCALE: 1/8"=1'-0"

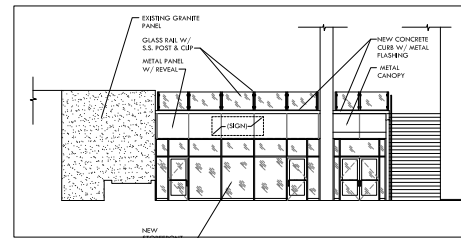
2 Tenants



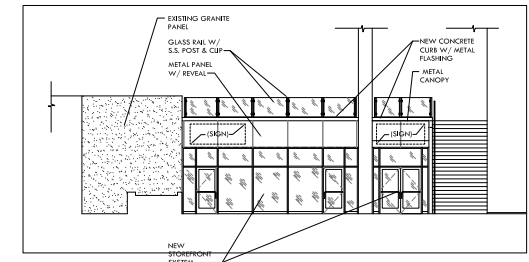
3
A1.0
2 TENANTS
PARTIAL PLAN- OPTION 3
SCALE: 1/8"=1'-0"



4
A1.0
SINGLE TENANT
PARTIAL ELEVATION- OPTION 1
SCALE: 1/8"=1'-0"



5
A1.0
SINGLE TENANT
PARTIAL ELEVATION- OPTION 2
SCALE: 1/8"=1'-0"



6
A1.0
2 TENANTS
PARTIAL ELEVATION- OPTION 3
SCALE: 1/8"=1'-0"

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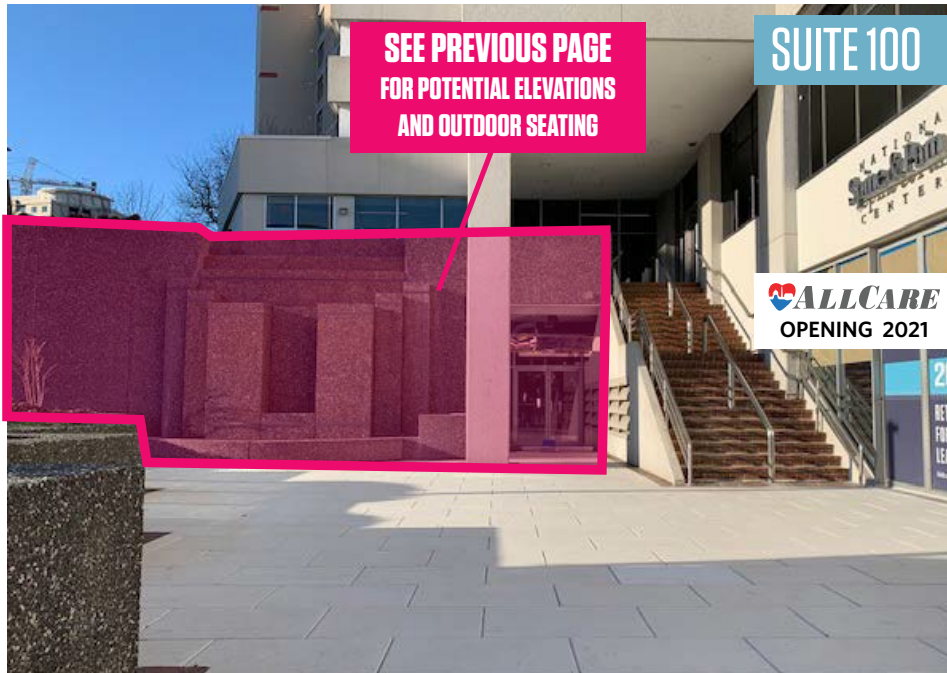
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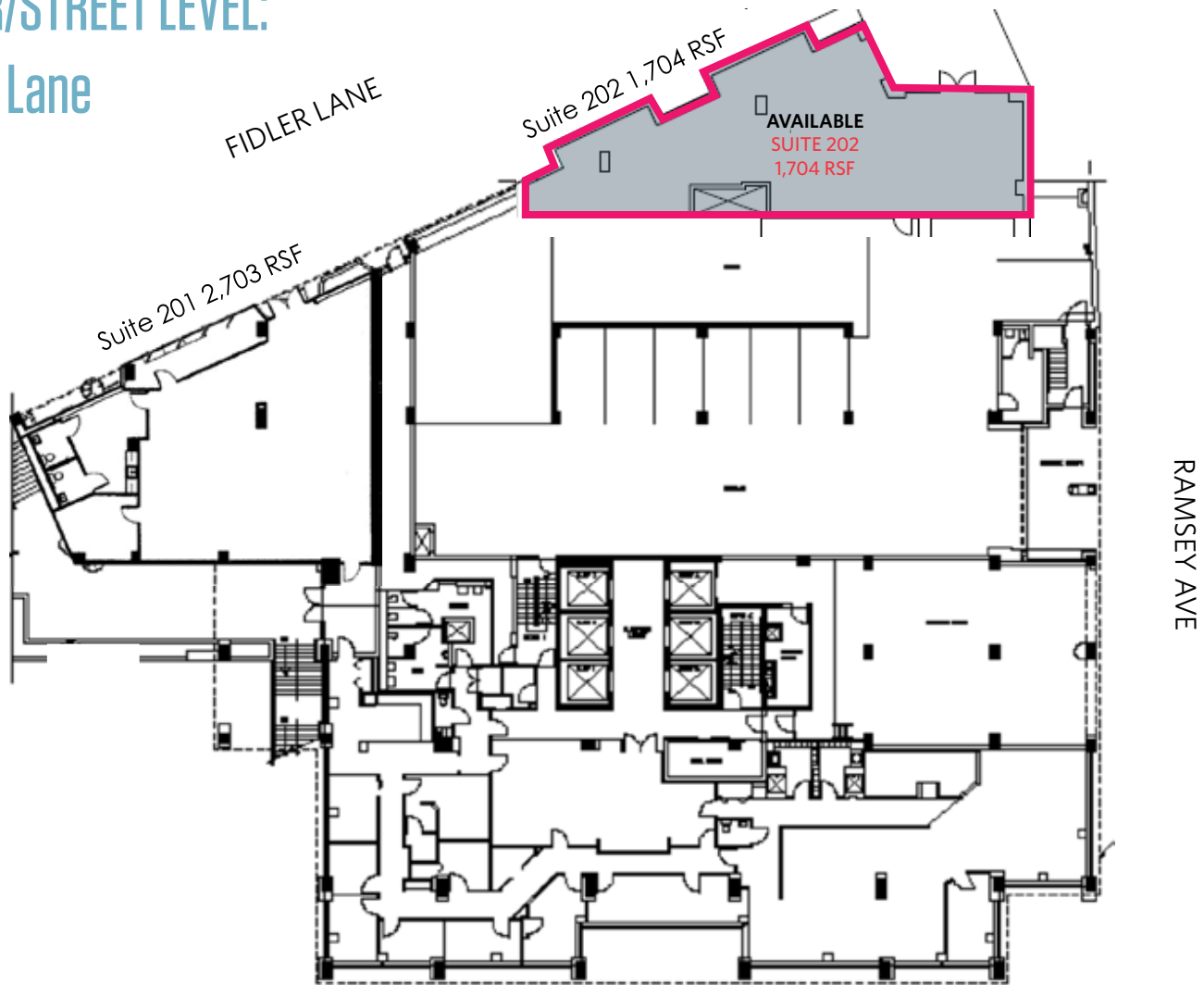
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klnb



SECOND FLOOR/STREET LEVEL:

Fronting Fidler Lane



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m skalet@klnb.com | 202-420-7775

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PHOTOS

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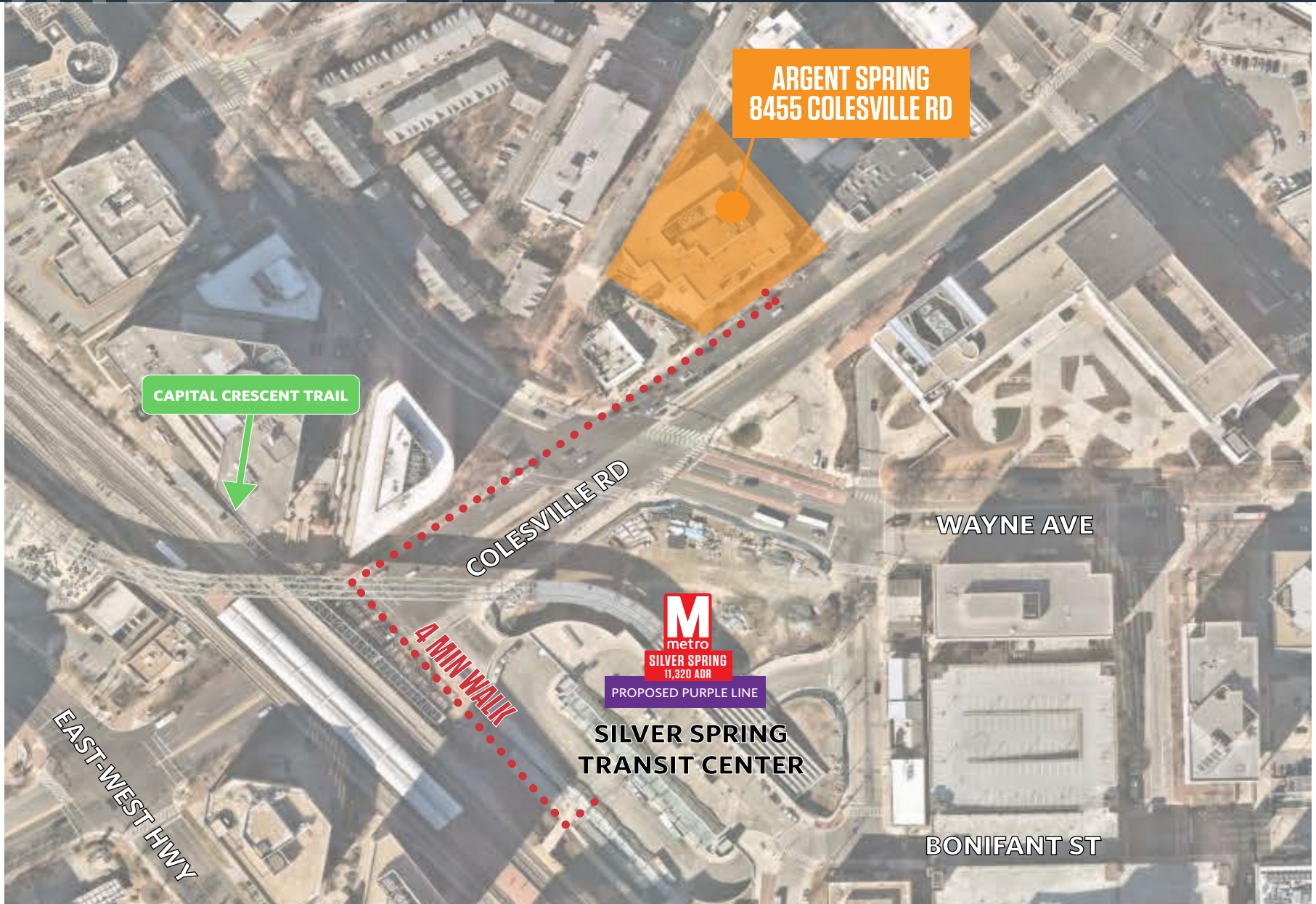
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FOR MORE INFORMATION, PLEASE CONTACT:

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mskalet@klnb.com
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1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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klnb.com

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