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PROPERTY DETAILS

- 6,641 SF second gen restaurant space available
- 640,000 SF Class A office complex with approximately 47,000 SF of street-front and plaza retail space
- Direct access into the MARC train, Silver Spring Metro Station Red Line and future Purple Line
- 486 Garage parking spaces for office and retail
- 5 Minute walk to Downtown Silver Spring
- 6.5M SF office within a 5 minute walk with a Walkscore of 97 - Walkers Paradise

KELLEY MILLOY

kmilloy@klnb.com | 202-420-7764

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

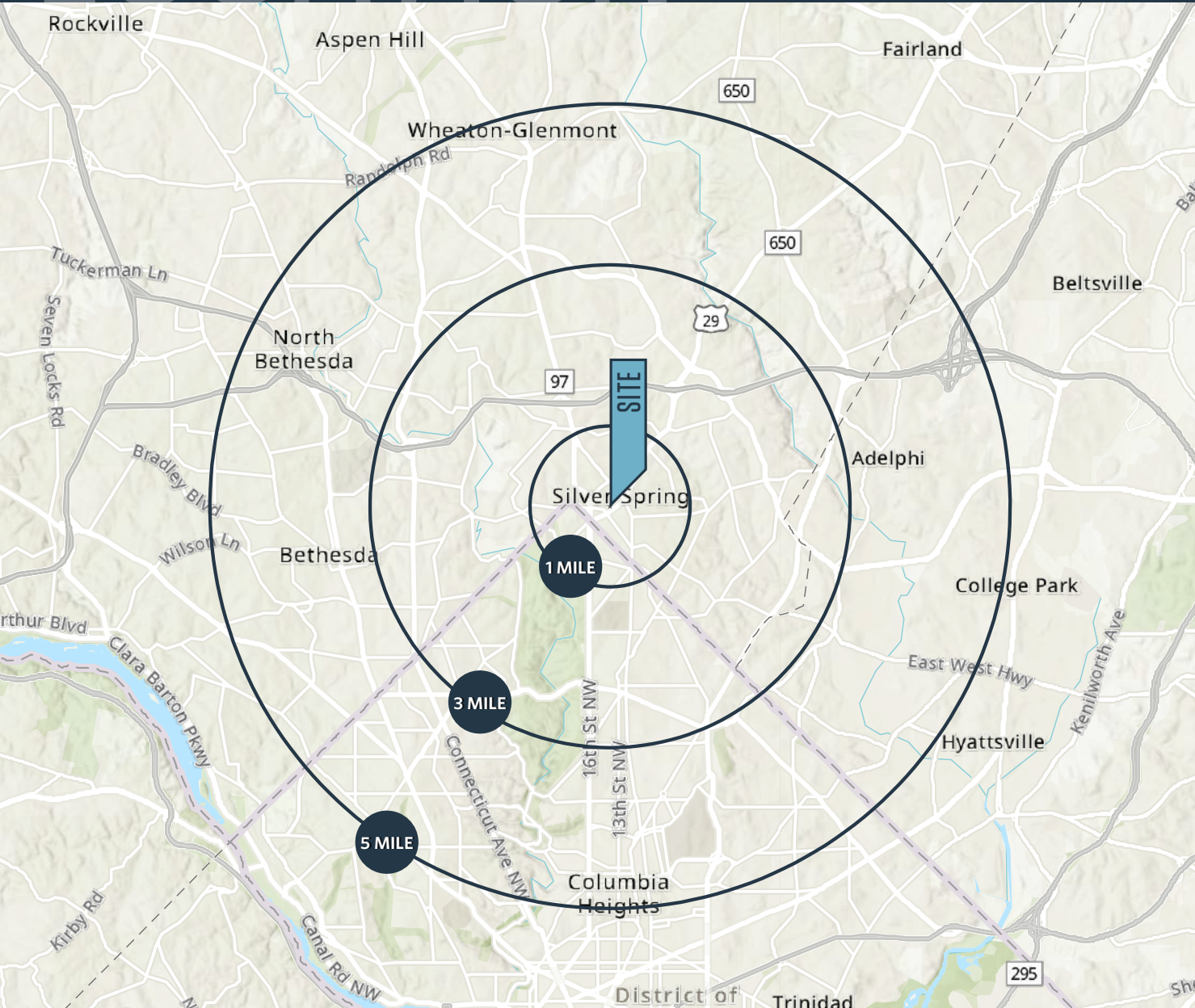
JENNIFER PRICE

jprice@klnb.com | 202-420-7768

LOCATION

SILVER SPRING METRO CENTER

8401 - 8405 COLESVILLE ROAD SILVER SPRING, MD 20910



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY
6,641 SF	Negotiable	Restaurant	Immediate
12,000 SF	Negotiable	Vanilla Shell	Immediate
855 SF	Negotiable	Vanilla Shell	Immediate
5,417 SF	Negotiable	Former Office	Immediate

DEMOGRAPHICS | 2022:

1-MILE	3-MILE	5-MILE
Population		
40,155	235,497	641,054
Daytime Population		
30,023	91,590	341,069
Households		
19,912	88,511	247,206
Average HH Income		
\$132,903	\$157,965	\$165,143

TRAFFIC COUNTS | 2021:

Colesville Road	29,092 ADT
Silver Spring Metro	121,560 PPD

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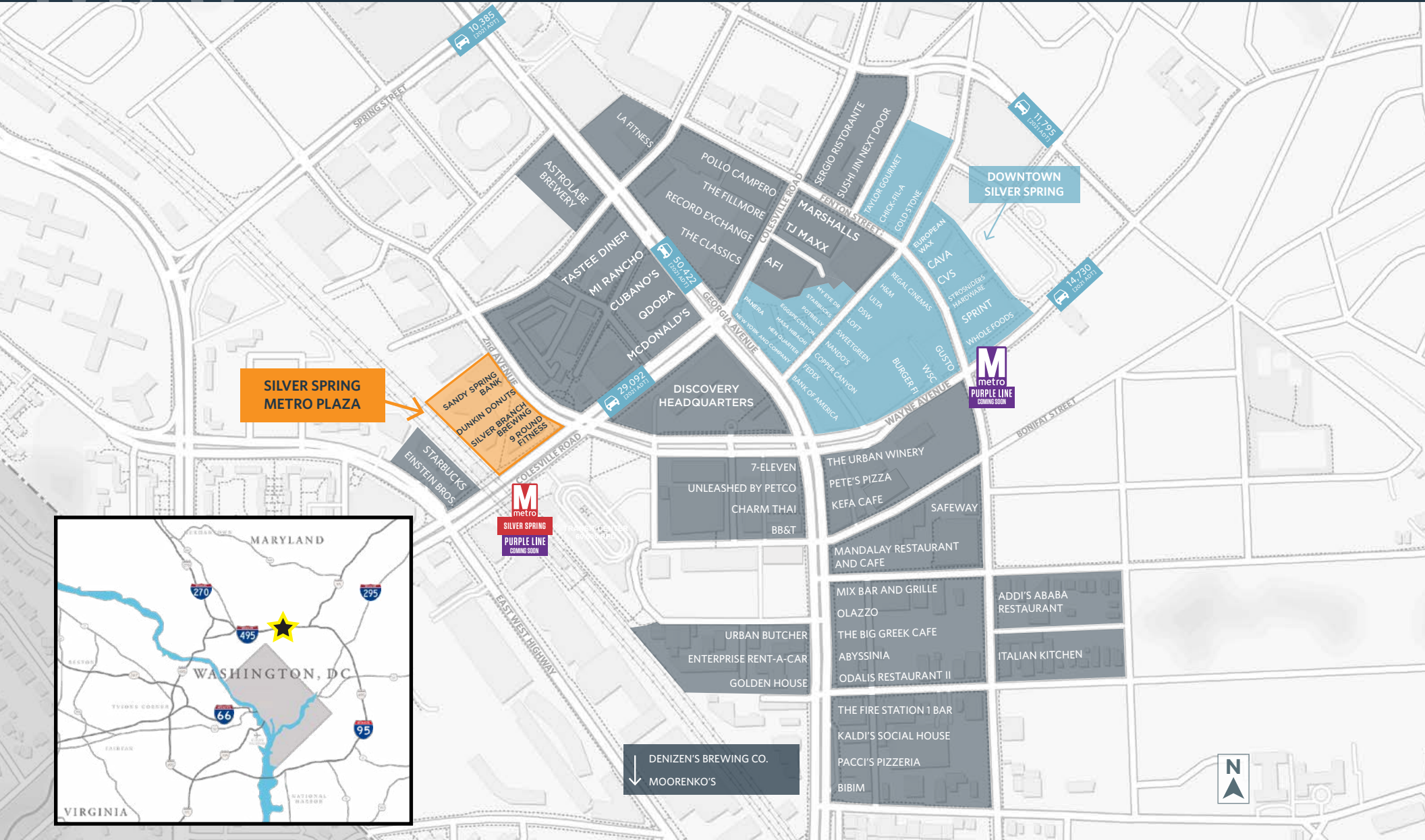
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MAP

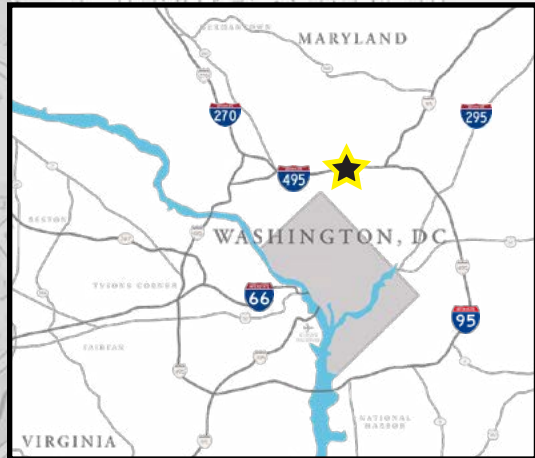
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SILVER SPRING METRO PLAZA

DOWNTOWN SILVER SPRING



KELLEY MILLOY

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JENNIFER PRICE

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klnb.com

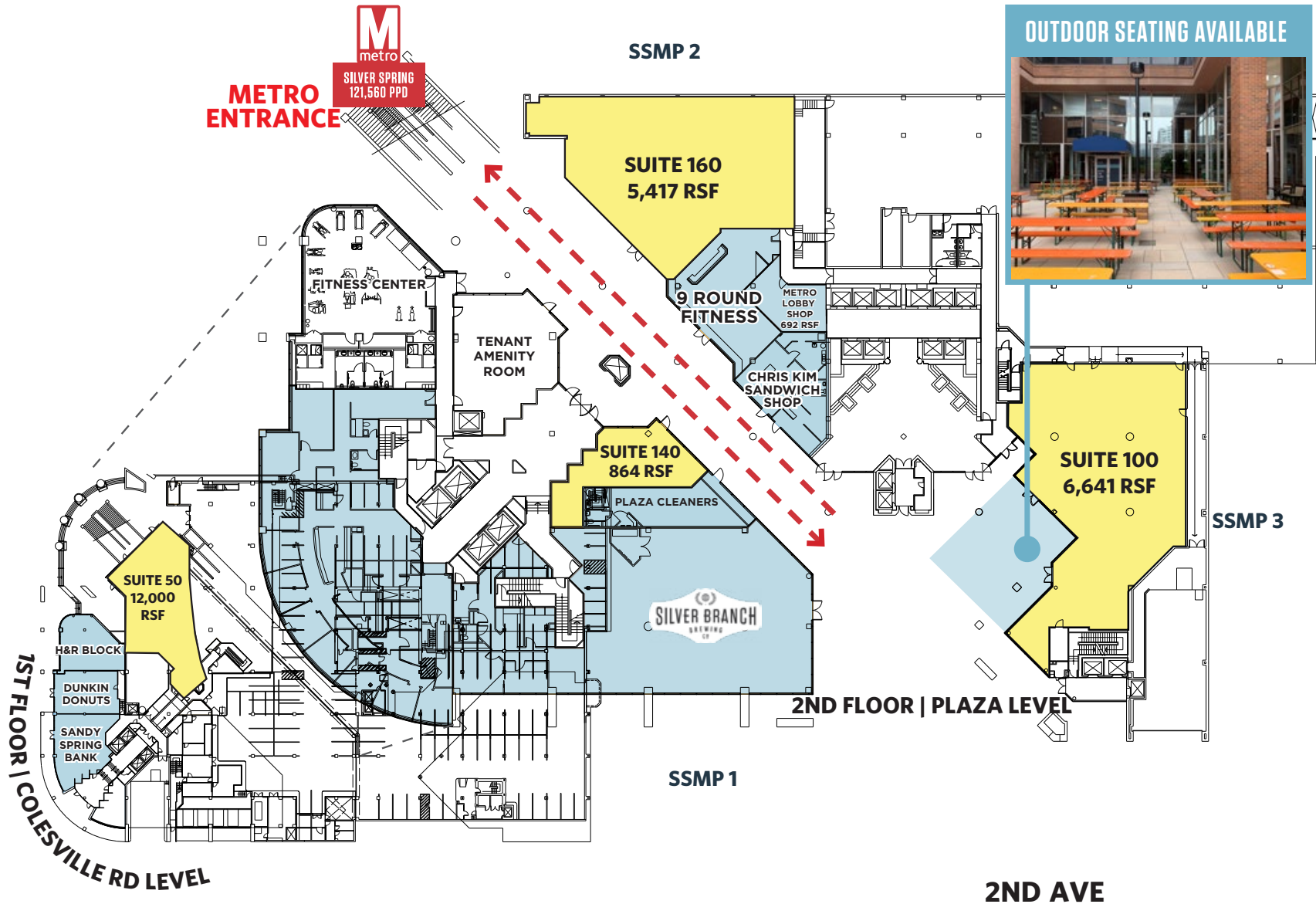
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SITE PLAN

SILVER SPRING METRO CENTER

8401 - 8405 COLESVILLE ROAD SILVER SPRING, MD 20910

RT 29 - COLESVILLE RD - 28,931 VPD



KELLEY MILLOY

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LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

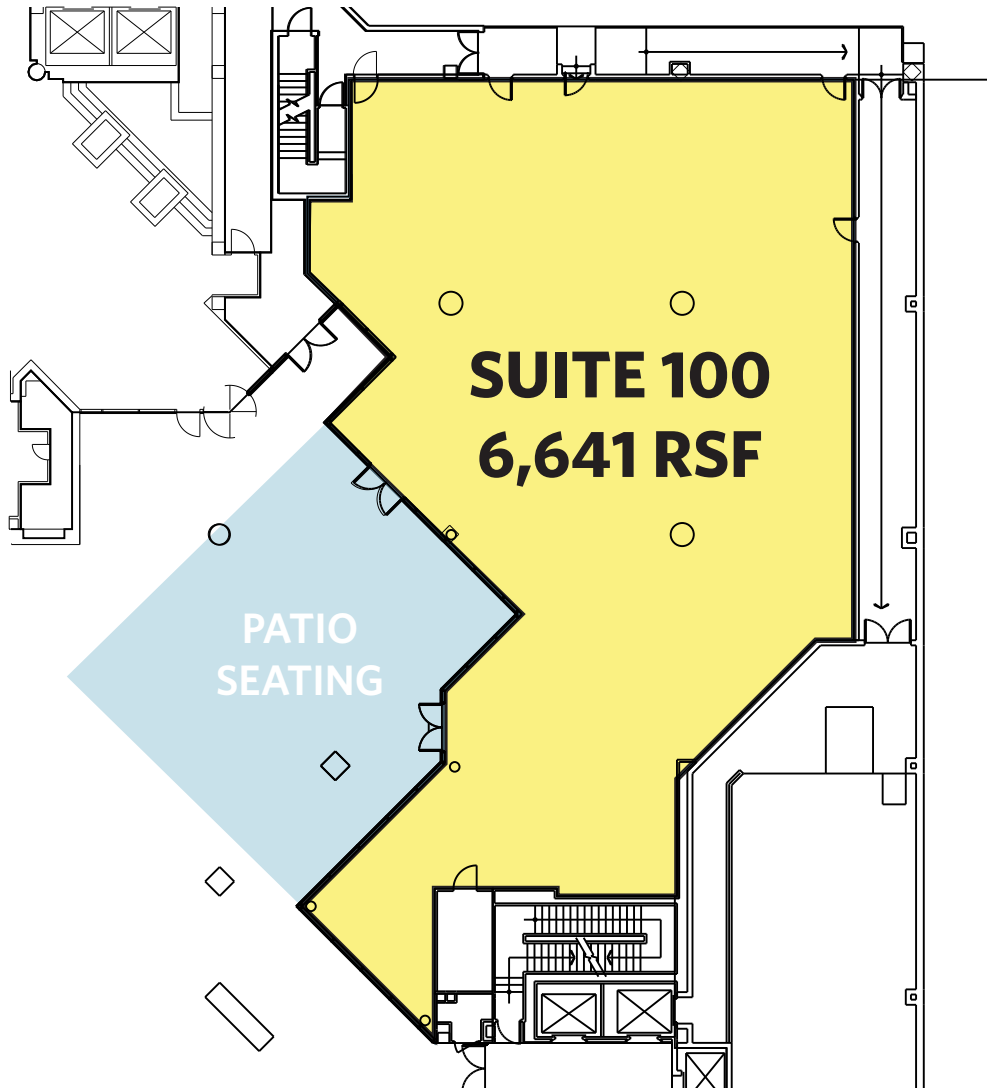
JASON FRIPRICE

jfrprice@klnb.com | 202-420-3753

klnb.com

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SUITE 100 - 2nd GENERATION RESTAURANT



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KELLEY MILLOY

kmilloy@klnb.com | 202-420-7764

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

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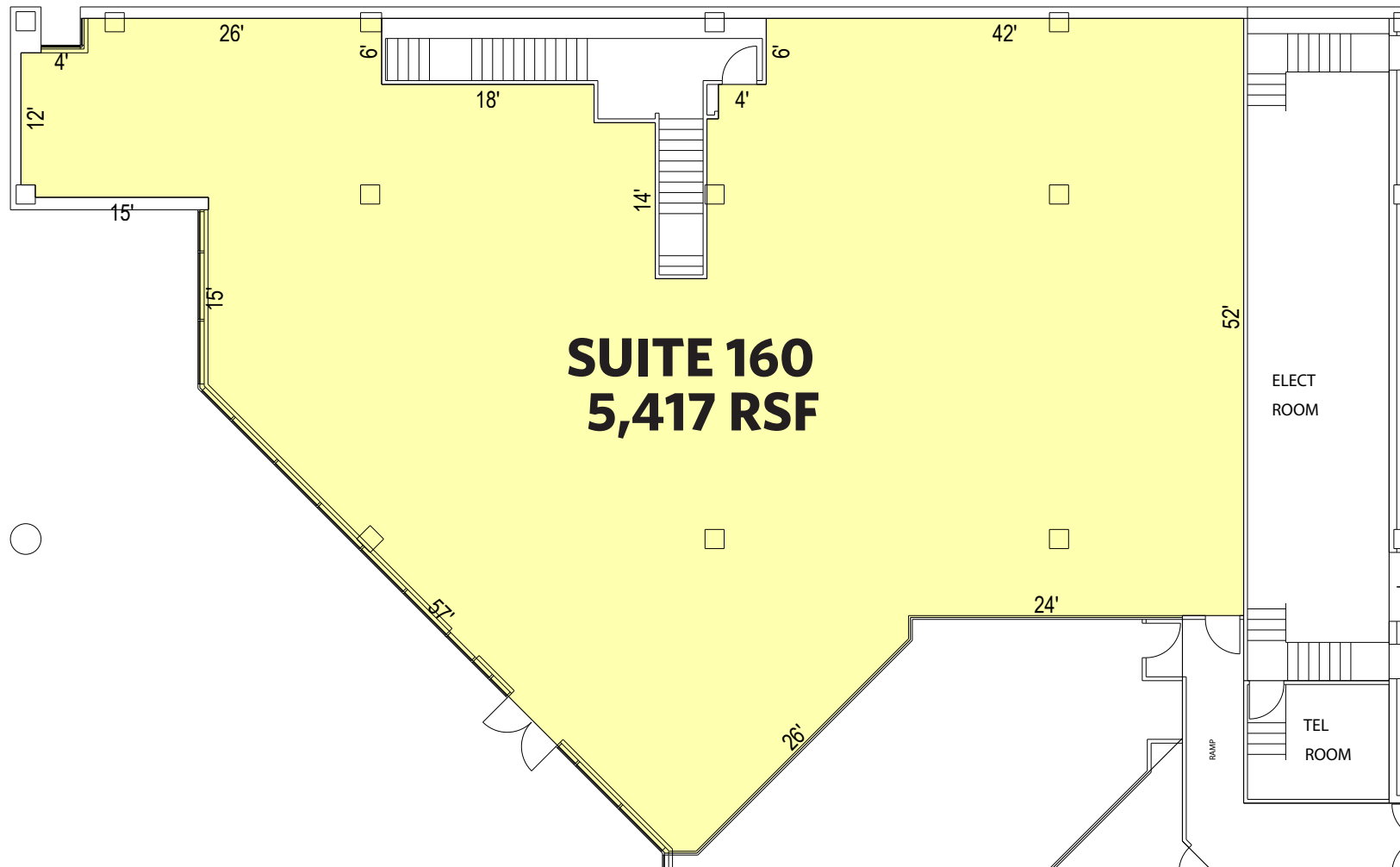
jprice@klnb.com | 202-420-7768

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SUITE 160

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KELLEY MILLOY

kmilloy@klnb.com | 202-420-7764

LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

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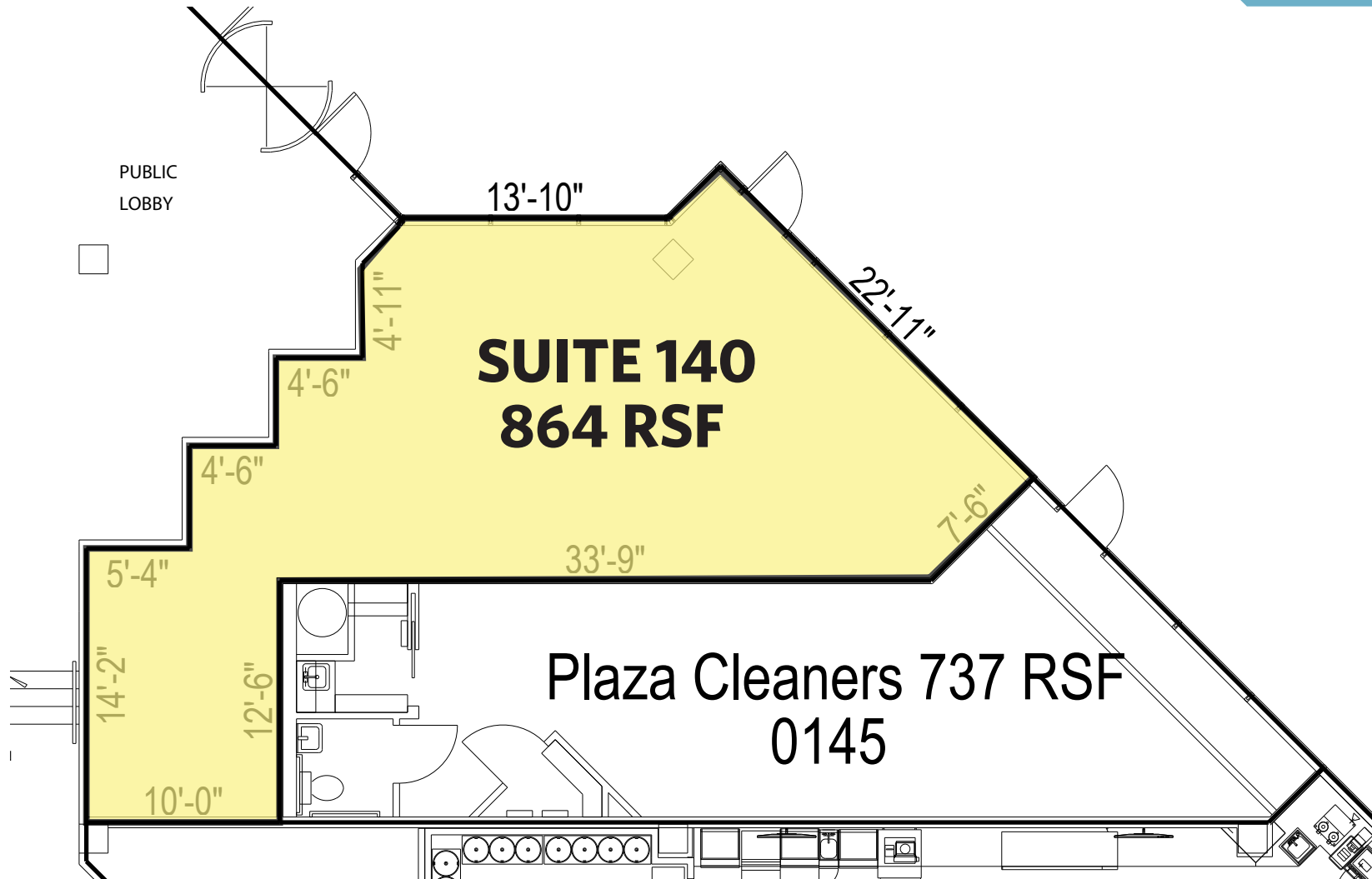
jprice@klnb.com | 202-420-7768

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SUITE 140

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LINDSEY ST. MAXENS

lstmaxens@klnb.com | 202-420-7769

JENNIFER PRICE

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klnb.com

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SILVER SPRING METRO PLAZA

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FOR MORE INFORMATION, PLEASE CONTACT:

KELLEY MILLOY

kmilloy@klnb.com
202-420-7775

LINDSEY ST. MAXENS

lstmaxens@klnb.com
202-420-7769

JENNIFER PRICE

jprice@klnb.com
202-420-7768

1130 Connecticut Avenue, Suite 600, Washington, DC 20036

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Properties

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 linkedin.com/company/klnb

 instagram.com/klnbllc

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