

ATWELL  
ON SPRING

1260 SPRING STREET  
SILVER SPRING, MARYLAND



1,851 SF AVAILABLE

2,512 SF AVAILABLE

SPRING STREET- 4,500 VPD

GEORGIA AVE - 25,100 VPD

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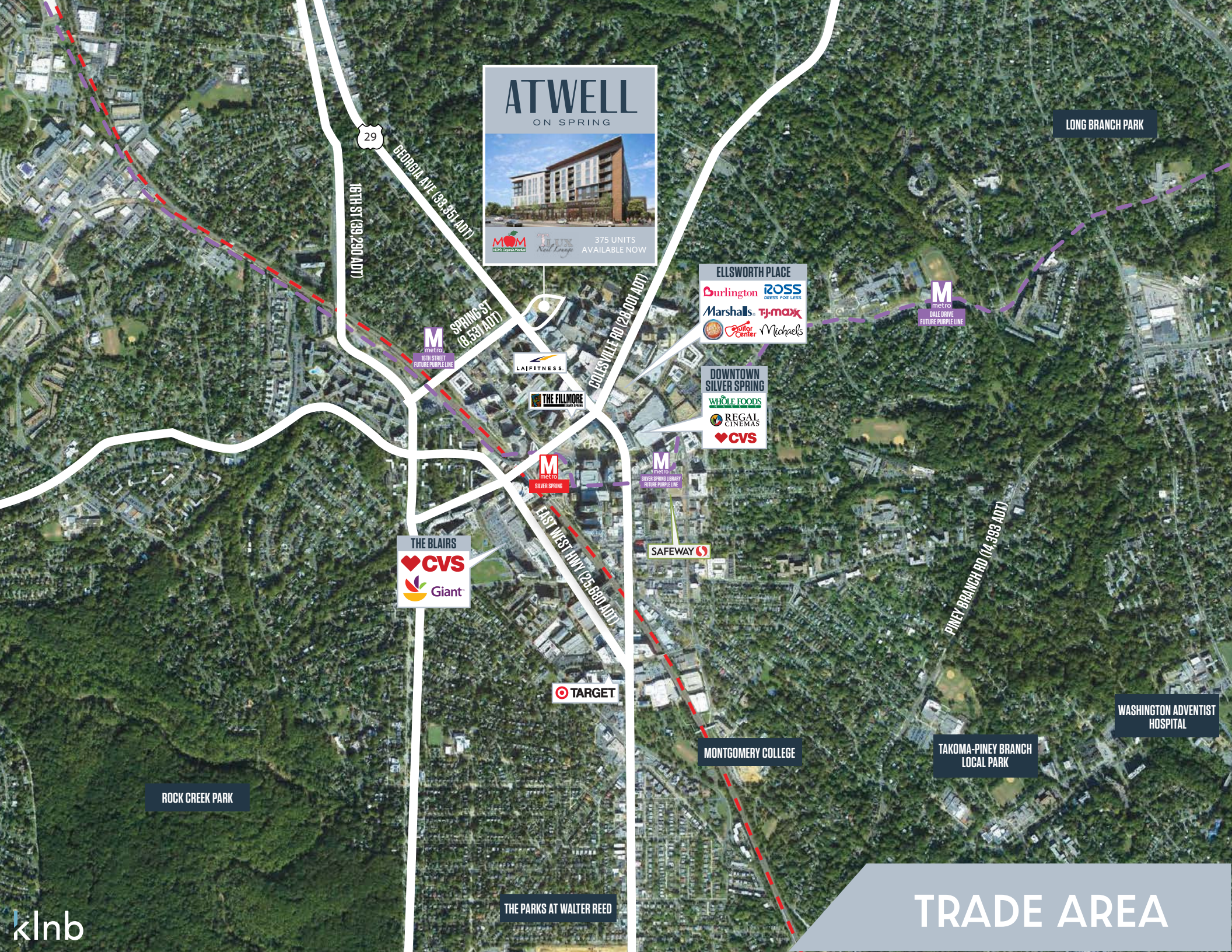
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STONEBRIDGE CARRAS

BOZZUTO

klnb



**ATWELL**  
ON SPRING



**MOM** (MOM Capital Market)  
**THE** *Mill Lane*  
375 UNITS  
AVAILABLE NOW

29  
16TH ST (39,290 ADT)  
GEORGIA AVE (38,351 ADT)

**M**  
metro  
16TH STREET  
FUTURE PURPLE LINE

SPRING ST  
(8,531 ADT)

LAIFITNESS

THE FILLMORE

**M**  
metro  
SILVER SPRING

EAST WEST HWY (25,680 ADT)

THE BLAIRS  
CVS  
Giant

TARGET

ELLSWORTH PLACE  
Durlington ROSS  
Marshall's TJ-maxx  
Circuit City Michaels

DOWNTOWN  
SILVER SPRING  
WHOLE FOODS  
REGAL CINEMAS  
CVS

SAFeway

**M**  
metro  
SILVER SPRING LIBRARY  
FUTURE PURPLE LINE

**M**  
metro  
DALE DRIVE  
FUTURE PURPLE LINE

PINEY BRANCH RD (14,393 ADT)

LONG BRANCH PARK

WASHINGTON ADVENTIST  
HOSPITAL

TAKOMA-PINEY BRANCH  
LOCAL PARK

MONTGOMERY COLLEGE

ROCK CREEK PARK

THE PARKS AT WALTER REED

TRADE AREA

# ATWELL

ON SPRING



375 UNITS  
AVAILABLE NOW

GEORGIA AVE (33,351 ADT)

COLESVILLE RD (28,001 ADT)

SPRING ST (8,531 ADT)

SILVER BRANCH

M metro  
SILVER SPRING

## ELLSWORTH PLACE



LAIFITNESS.

THE FILLMORE  
SILVER SPRING

AFI Silver

## DOWNTOWN SILVER SPRING



M metro  
SILVER SPRING LIBRARY  
FUTURE PURPLE LINE

SAFeway



DENIZENS  
BREWING CO.

EAST WESTHWY (25,680 ADT)

DC

# A DYNAMIC TRADE AREA AN ENTERTAINMENT HUB

LIVE MUSIC AND CULTURAL DESTINATION



AFI Silver

CORPORATE HEADQUARTERS



RADIO ONE



FDA



Children's National

6.7 MILLION SF OF OFFICE  
785,000 SF of office development

11,114 RESIDENTIAL UNITS  
4,189 units planned

# THE NEIGHBORHOOD



# 28,357 SF OF RETAIL

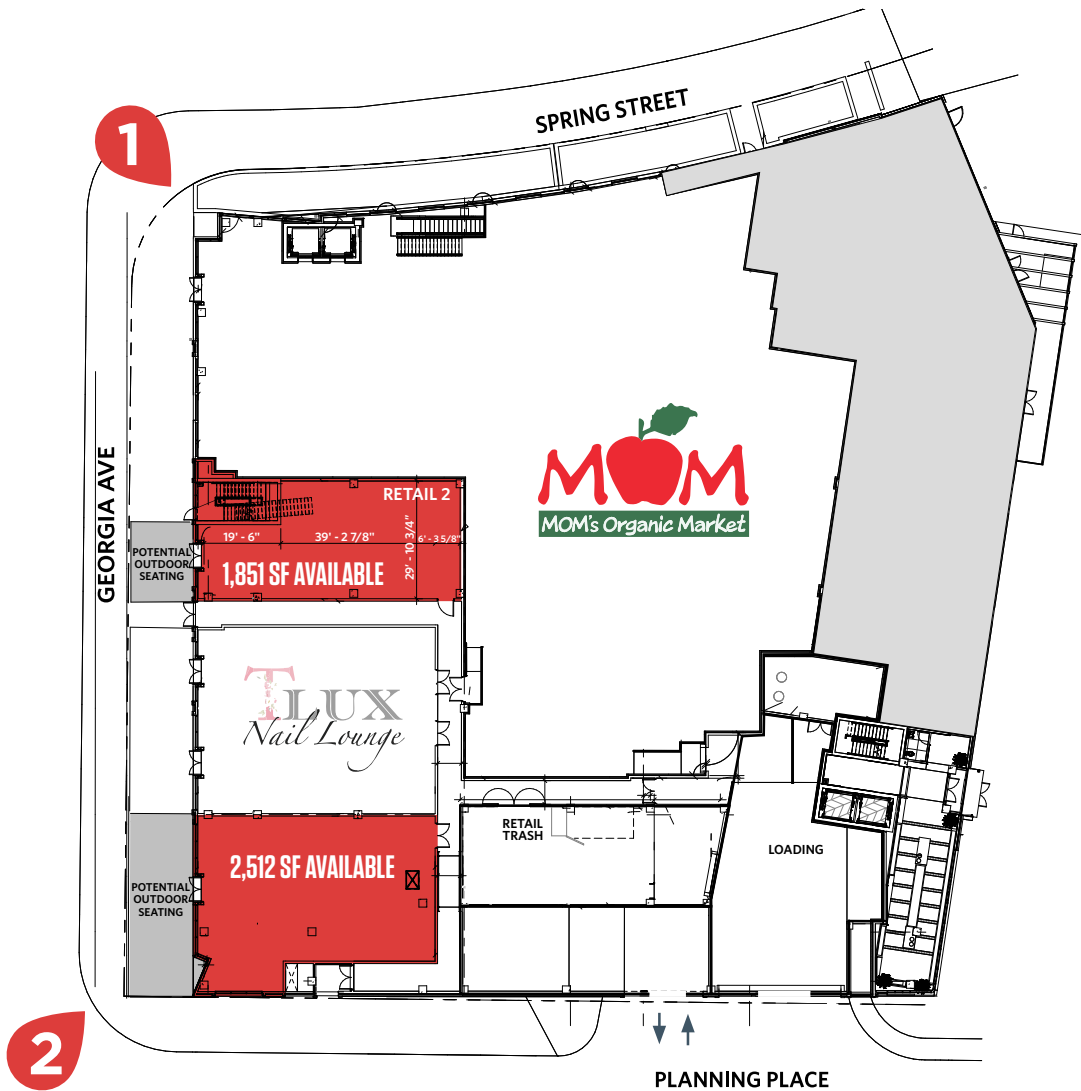
|          | SF       | CEILING HEIGHT | VENTING | STATUS    |
|----------|----------|----------------|---------|-----------|
| RETAIL 2 | 1,851 SF | 23'-4"         |         | AVAILABLE |
| RETAIL 5 | 2,512 SF | 23'-4"         | X       | AVAILABLE |

## 375 RESIDENTIAL UNITS

## 1,344 PUBLIC SPACES AT SPRING CAMERON GARAGE

(FREE NIGHTS & WEEKENDS)

## 1260 SPRING



SITE PLAN

# ATWELL

ON SPRING

## 1260 SPRING STREET

SILVER SPRING, MARYLAND



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