

1110 Bonifant St

FOR LEASE
SUITE 220

SILVER SPRING,
MD 20910,



Dyana Snyder

Director, Property Management & Leasing

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360° VIRTUAL TOUR

LOCATION DESCRIPTION

Located in the heart of the newly redeveloped downtown area of Silver Spring 1110 Bonifant has a central location within walking distance of over 30 restaurants. Travel to and from the office for Employees and Clients will be a breeze with the adjacent Purple Line Metro (anticipated completion 2027) and Sarbanes Transit center (fully operational) adjacent to the building.

Additional parking adjacent to building in the Bonifant and Dixon public parking deck.

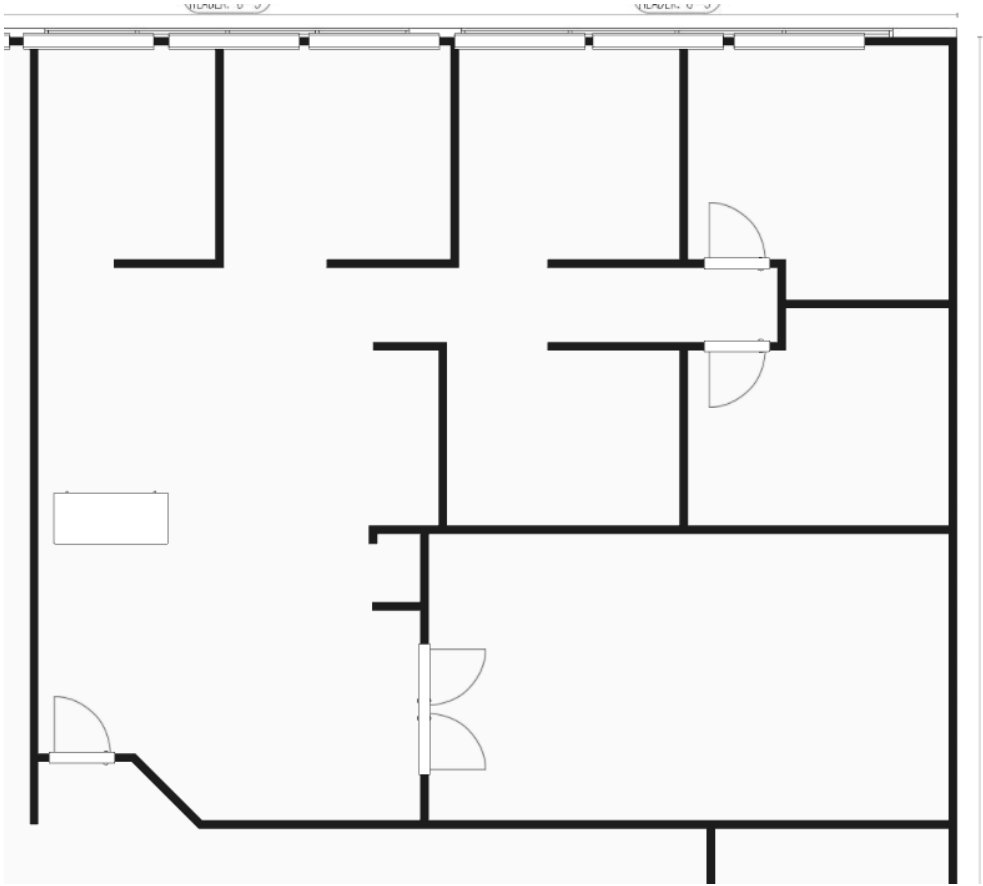
Tenant-Rep up to 4% commissions

PROPERTY HIGHLIGHTS

- Private Parking Deck with Gated Entry
- Front Call Box
- Lobby Directory
- 24/7 controlled access
- Elevator Access to all Floors
- 2 minute walk to Silver Spring Station
- 8 minute walk to Downtown Silver Spring with a wide variety of restaurants and shops

OFFERING SUMMARY

Lease Rate:	\$633.00 - 1,350.00 per month (Full Service)
Available SF:	73 - 223 SF



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 220	2,091 SF	Full Service	\$24.00 SF/yr	Welcome to Suite 220 featuring a reception area upon entering the space, with Conference room off the waiting/reception area -- ideal for Client meetings. The remaining space has (2) dedicated offices and (4) additional workspace areas with partitions.



Suite 220 Reception



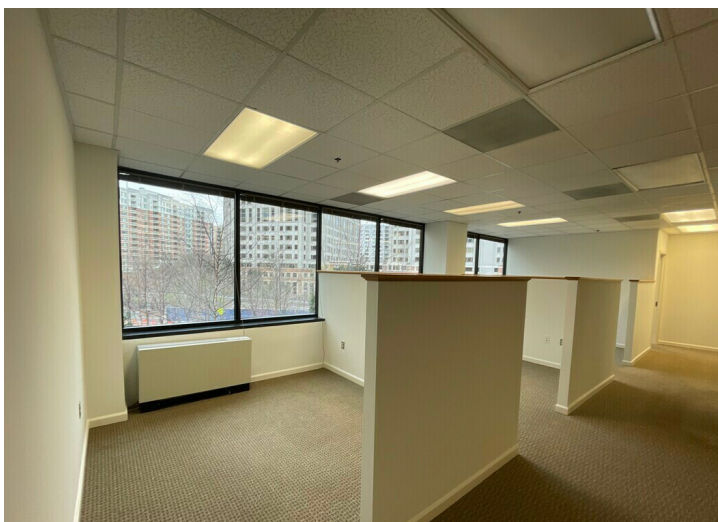
Suite 220 - Behind Reception



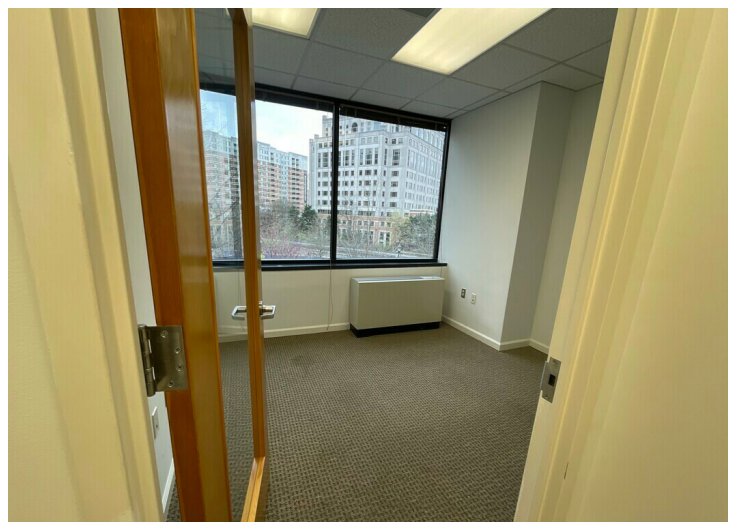
Suite 220 - Conference Room



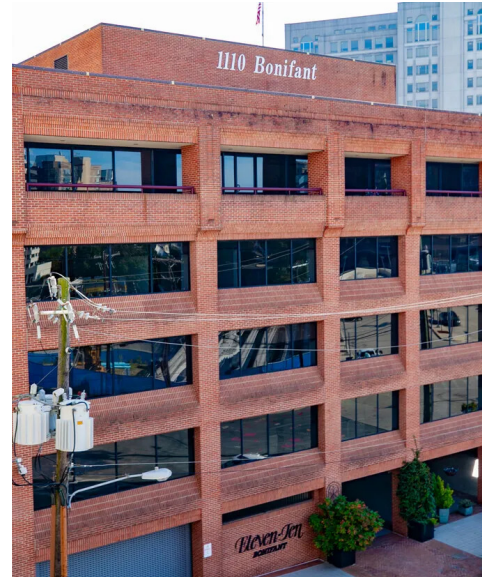
Suite 220 - Kitchenette

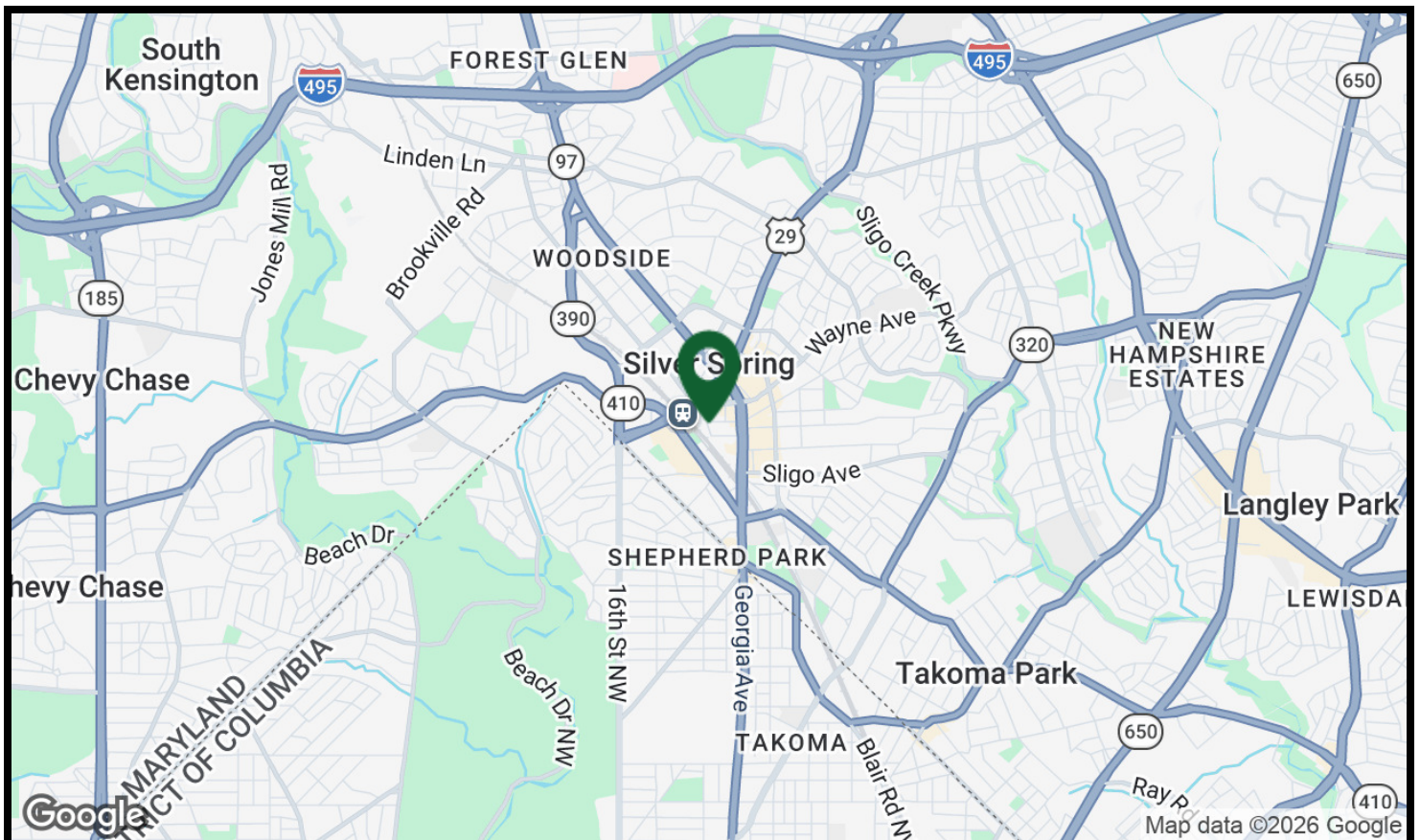
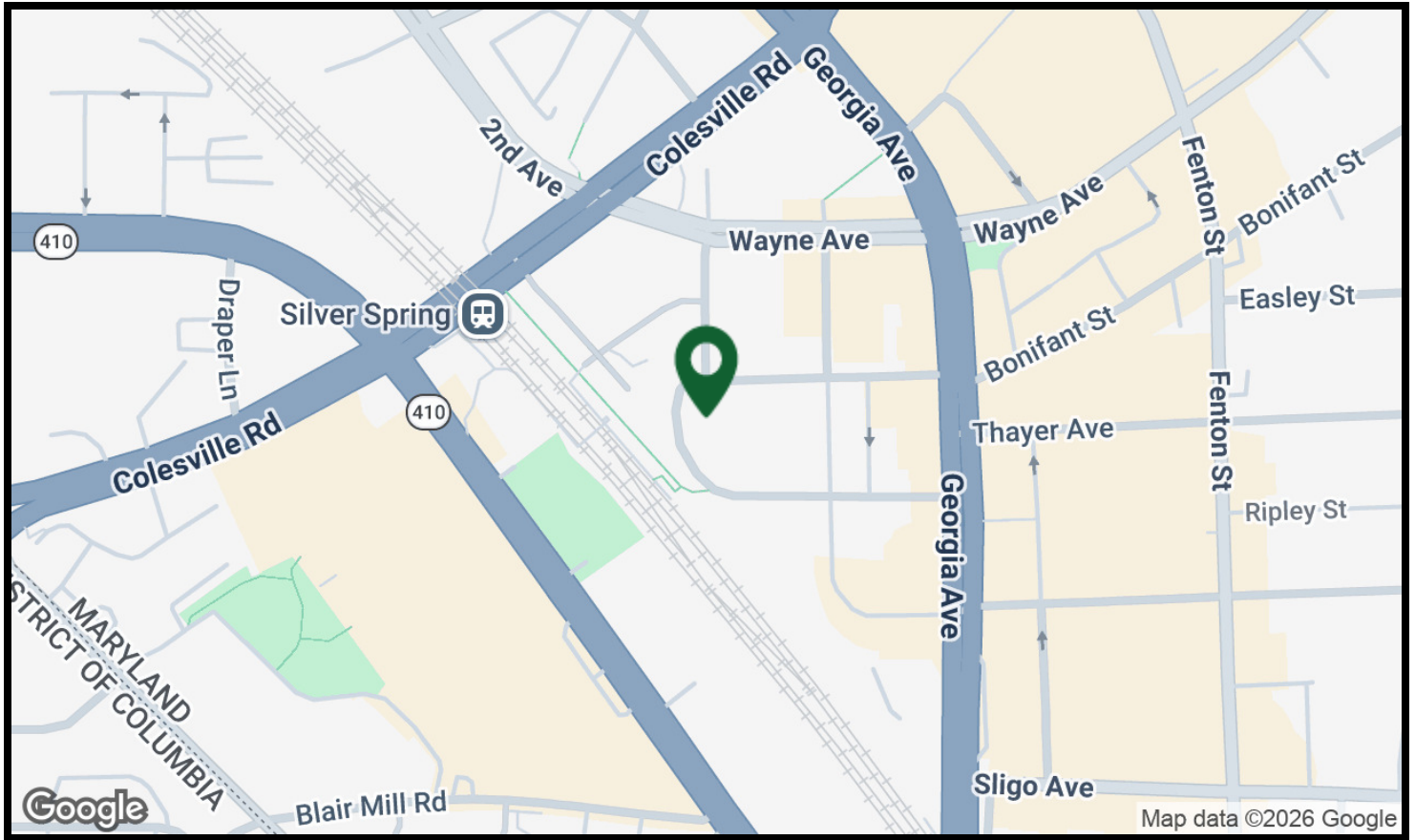


Suite 220 - Partitioned Offices



Suite 220 - Private Offices





ABOUT RYAN STUART DEVELOPMENT

Headquartered in Falls Church, Virginia, Ryan Stuart Development invests in and develops commercial real estate throughout the Washington, D.C. region. Leveraging our entrepreneurial spirit and extensive market knowledge, we acquire and partner on long-term, value-add opportunities. As a local, privately-held company, Ryan Stuart Development embraces an entrepreneurial and flexible approach that makes it easy to do business with us.

At Ryan Stuart Development, we pride ourselves on having a team of highly specialized professionals with extensive experience in the commercial real estate industry. Our experts are dedicated to helping our clients achieve their goals and objectives by providing them with the knowledge, resources, and support they need to succeed.

We understand that investing in commercial real estate can be a challenging and complex process, which is why we are committed to assisting our clients every step of the way.

SPECIALIZED APPROACH

As a Tenant with Ryan Stuart Development, you will have access to a dedicated Property Management and Maintenance Team that can assist with all your leasing and maintenance needs.

We have partnerships with local-area vendors that specialize in alterations, repairs and replacement needs if you prefer to have a hassle-free experience, we are just a call or text away!

Tenant Portal Access

We have partnered with Yardi Breeze to allow Tenants a hassle-free experience with 24/7 access to submitting maintenance requests, sending secured messages, checking balances and setting up automatic online payments and viewing and electronically signing applicant and leasing documents.

From start to finish, let Ryan Stuart Development assist in your leasing needs with our dedicated industry professionals!



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