

1110 Bonifant St

FOR LEASE
SUITE 310

SILVER SPRING,
MD 20910,



Dyana Snyder

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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.

Don't miss out on an opportunity to rent an entire floor of the building at around 11,000! Move in quickly!

Tenant-Rep up to 6% 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**



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 310	4,814 - 8,066 SF	Full Service	\$24.00 SF/yr	This suite has it all! Private spaces, open spaces, conference room, reception desk and kitchenette! Suite 310 offers an exceptional entry through double glass doors right off of the elevators. As you enter, you will find an expansive luxury reception desk with waiting area. Kitchenette area features pendant lighting. Conference room and 2 additional offices are behind reception and this Suite offers 3 additional large-private offices with expansive windows. This suite does not disappoint! Make this your trophy space!



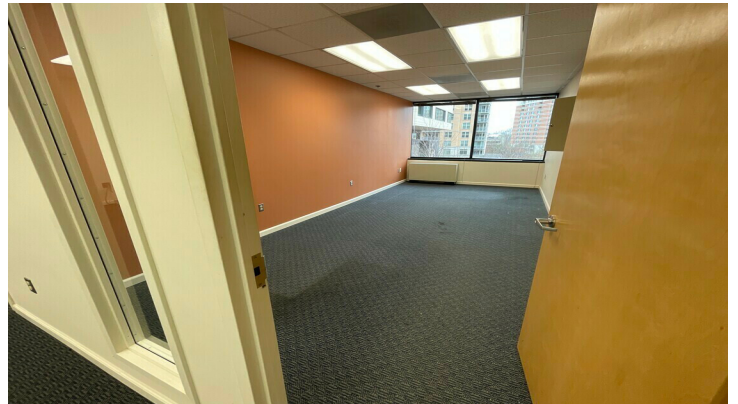
Reception Area



Large Private Offices



Large Private Offices



Large Private Offices



Kitchenette



Open Area for Coworking space



Team Cluster *Rendering



Team Cluster *Rendering



Team Cluster *Rendering



Team Cluster *Rendering



Team Cluster *Rendering



Team Cluster *Rendering



Traditional Office *Rendering



Traditional Office *Rendering



Traditional Office *Rendering



Traditional Office *Rendering



Traditional Office *Rendering



Traditional Office *Rendering



Executive Office *Rendering



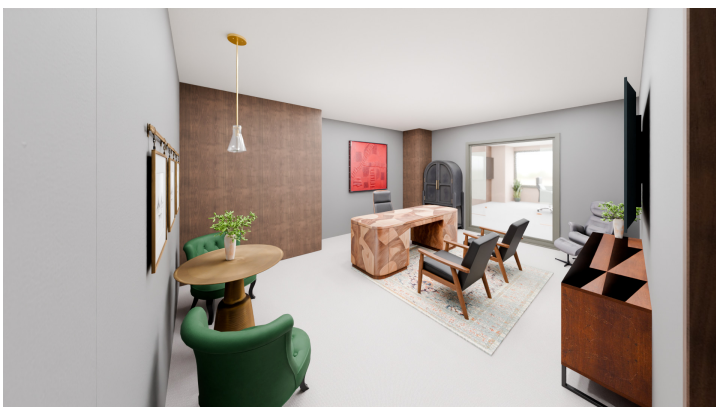
Executive Office *Rendering



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Executive Office *Rendering



Executive Office *Rendering



Executive Office *Rendering



Creative Office *Rendering



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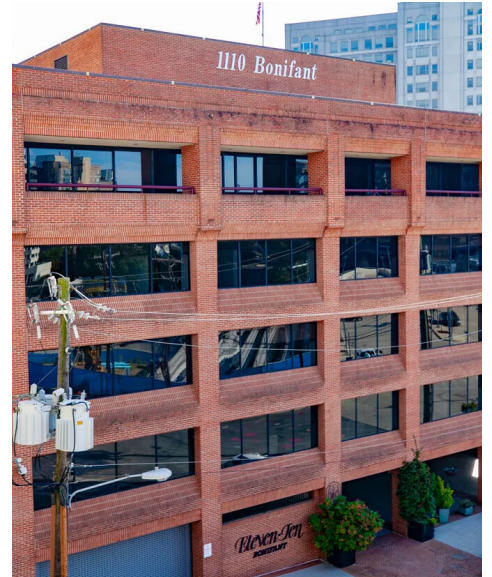
Creative Office *Rendering

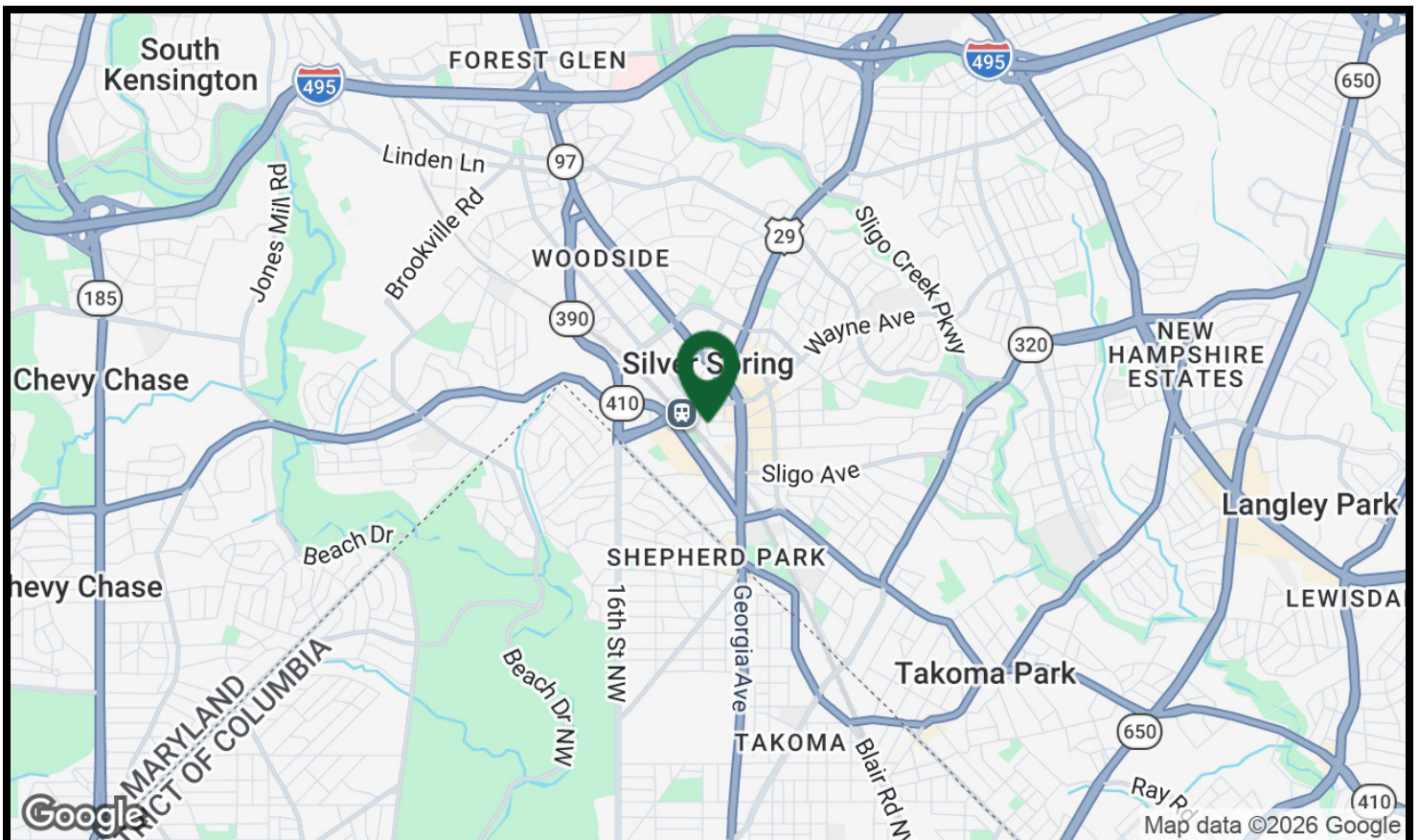
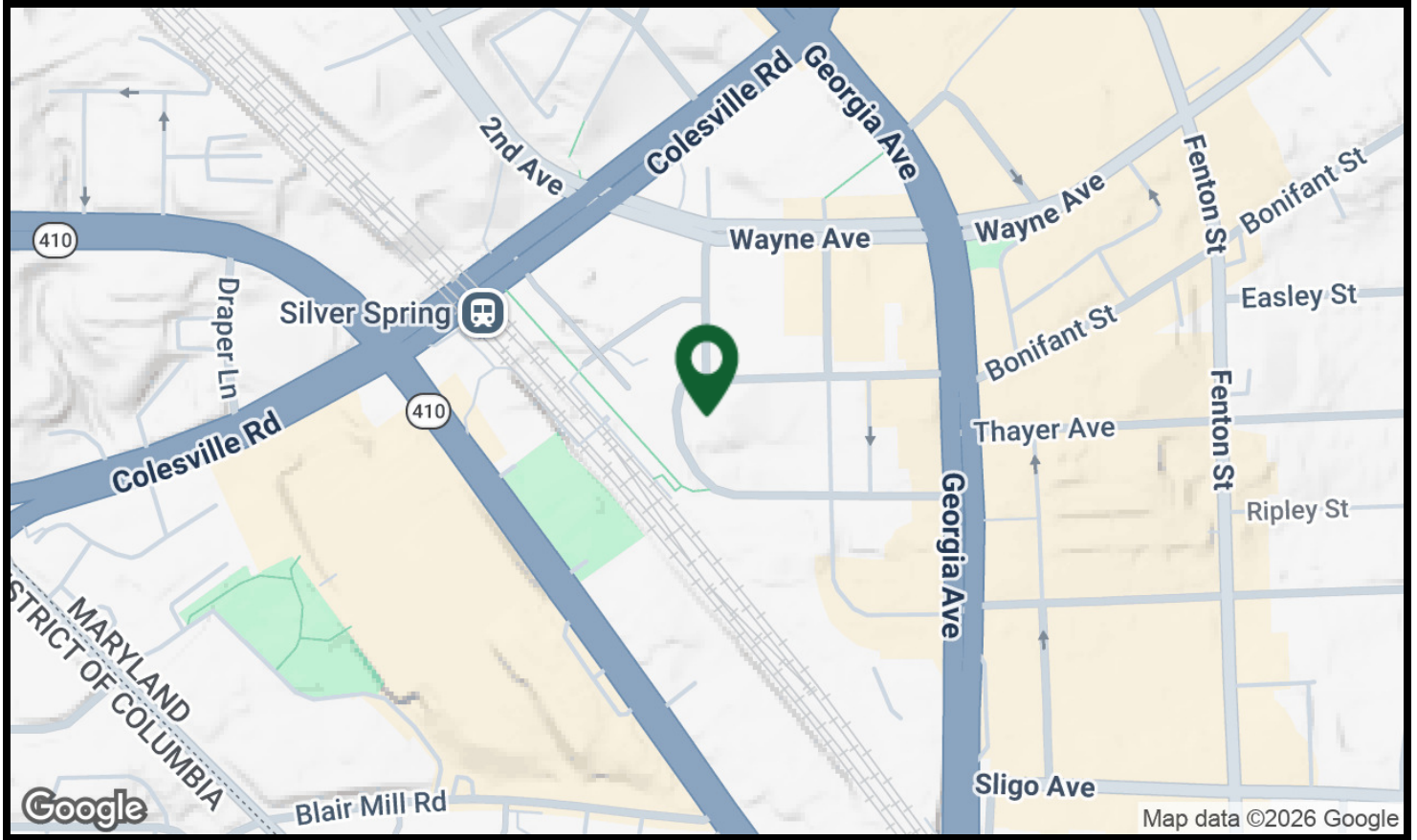


Creative Office *Rendering



Creative Office *Rendering





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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