

1110 Bonifant St

FOR LEASE

4TH FLOOR
SILVER SPRING,
MD 20910,



Dyana Snyder

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360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Front Call Box
- Lobby Directory
- 24/7 controlled access
- Elevator Access to all Floors
- Parking in Private Deck is \$125/mo per parking space.
- Lease terms offered starting at 60 months
- Landlord TI's available
- Full-Service
- Janitorial included
- Adjacent to Metro and Bus Routes
- Common Area Wi-Fi
- 6% Tenant - Rep Commissions

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Full Service)
Available SF:	11,695 SF
Building Size:	46,927 SF

DEMOGRAPHICS	0.3 MILES	1 MILE	5 MILES
Total Households	5,850	20,264	245,748
Total Population	9,575	40,771	633,801
Average HH Income	\$112,412	\$144,603	\$158,672



360° VIRTUAL TOUR

LOCATION

Located in 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 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

4TH FLOOR

Customize this entire floor into your trophy space!

Landlord amortized TI's can make this space your DREAM! With ample room, currently featuring more than 14 private offices, reception, private executive bathroom, three break rooms, expansive meeting room and 3 conference rooms.

Ask us for a space test fit and renderings of this space based on your layout and design needs!



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60/+ months
Total Space:	11,695 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 400	2,805 - 9,239 SF	\$24.00 SF/yr	Suite 400 offers great options for many different businesses! Enter into a reception/waiting area with sizeable conference room off the main reception area. Behind reception you will find an expansive kitchenette and work room area great for a centralized printing area! Off the private hallway you will find 5 private offices great for your Team member needs!
Suite 410	2,703 - 9,239 SF	\$24.00 SF/yr	Ideal Executive office or Private Medical Practice featuring reception area and conference room (or waiting area) off front entry, kitchenette, (5) Private offices + (1) Executive office with ensuite full bathroom and great views of downtown.
Suite 405	3,732 - 9,239 SF	\$24.00 SF/yr	Suite 405 offers an amazing entry through double glass doors off of the elevator. As you enter you have a built in reception desk with quartz counter tops. The reception area leads into an expansive conference/presentation room. Down the hall you will find an expansive break room ideal for your Teams needs. This suite has 3 large private offices with expansive windows and 2 interior offices that can accommodate multiple desks for your Team's needs.
Suite 415	2,458 - 9,239 SF	\$24.00 SF/yr	Team building office with (3) Private Offices with Executive Suite, large conference room area with private Kitchenette. (3) offices feature floor to ceiling glass walls facing interior of office. Ideal work room and separate storage room for a variety of business configurations.



Elevator Access - 4th floor



Large Meeting Spaces- Suite 405



Suite 400 - Kitchenette with work room functionality



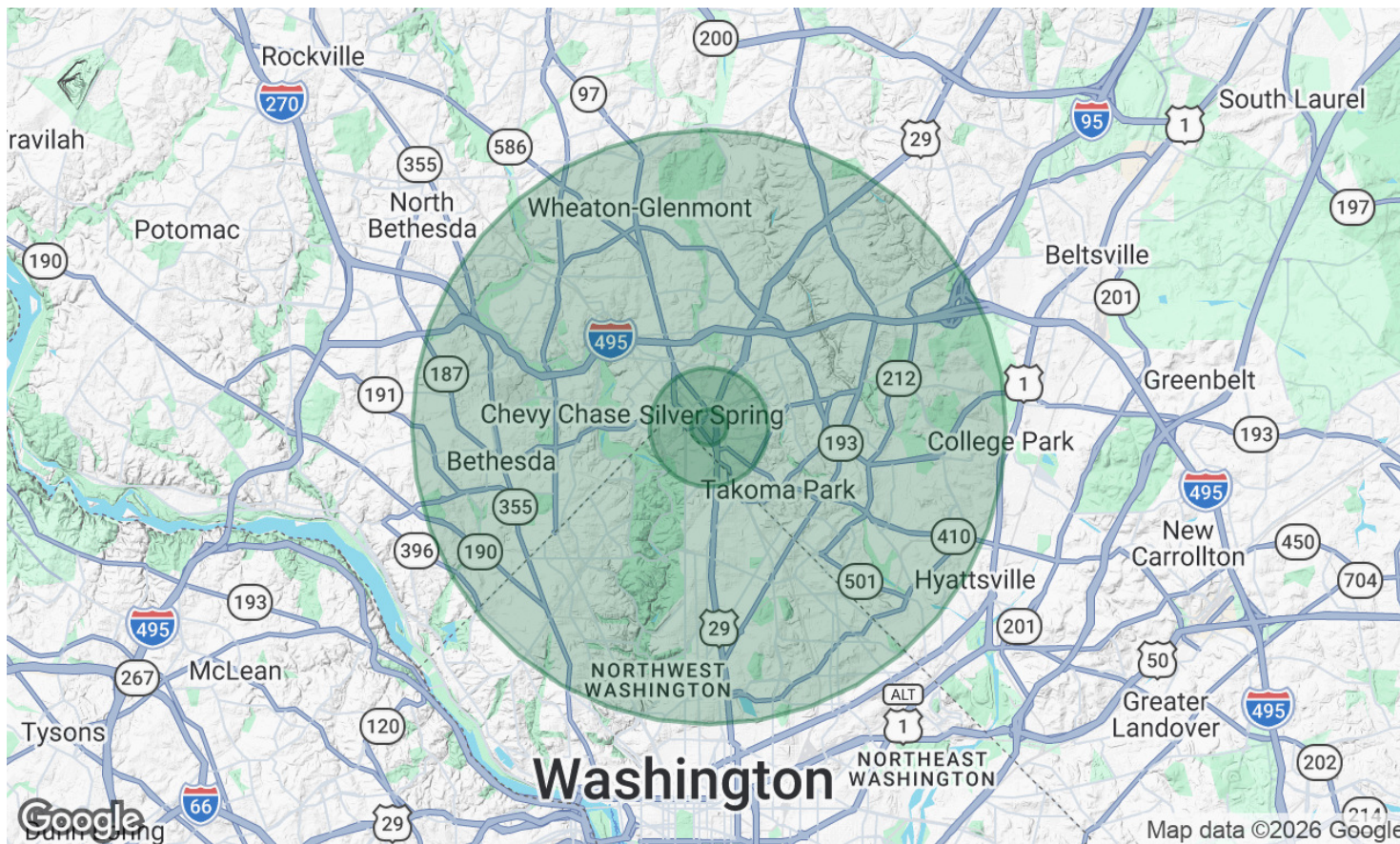
Suite 405- Welcoming Reception off Elevator



Suite 410- Executive Office with ensuite Bathroom



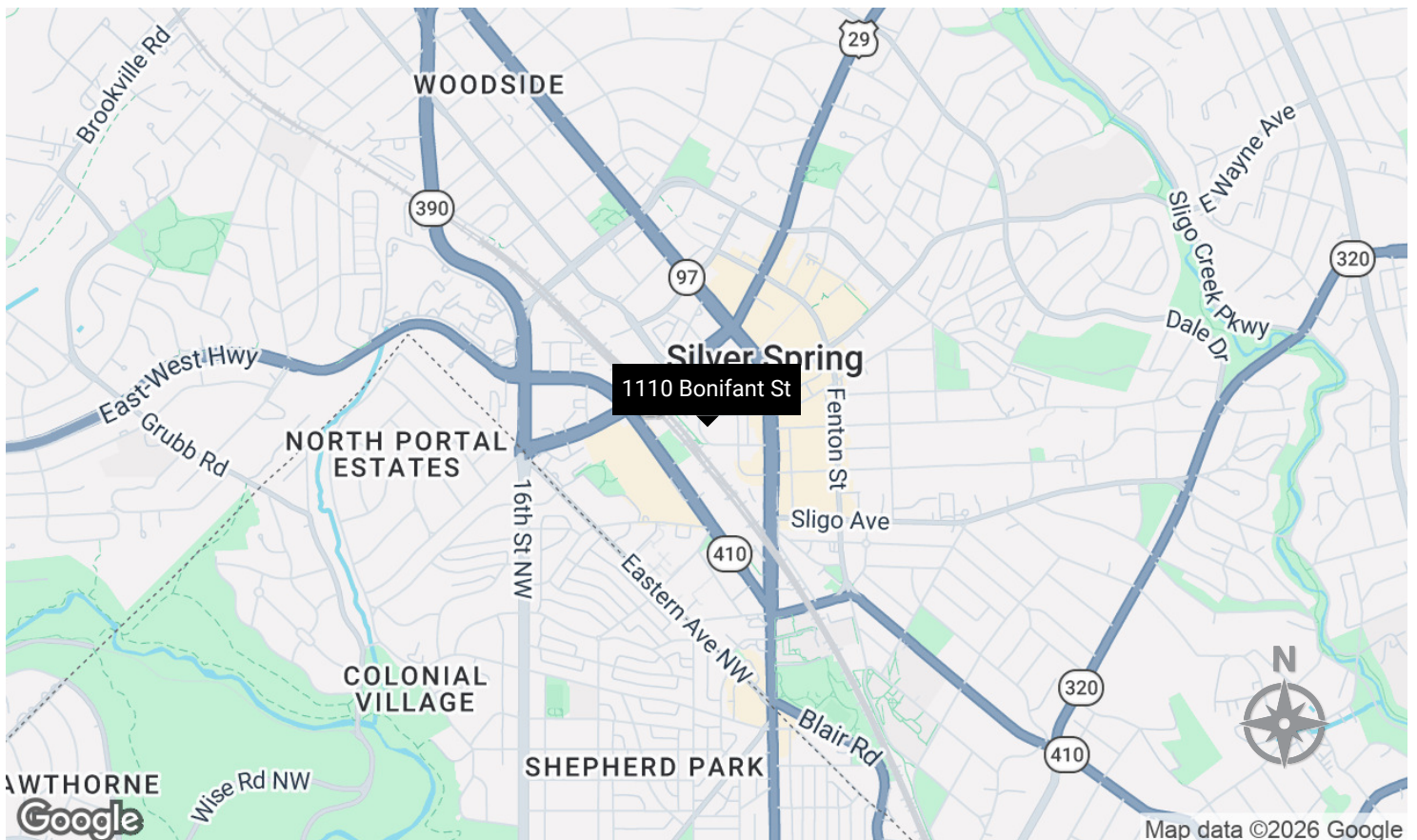
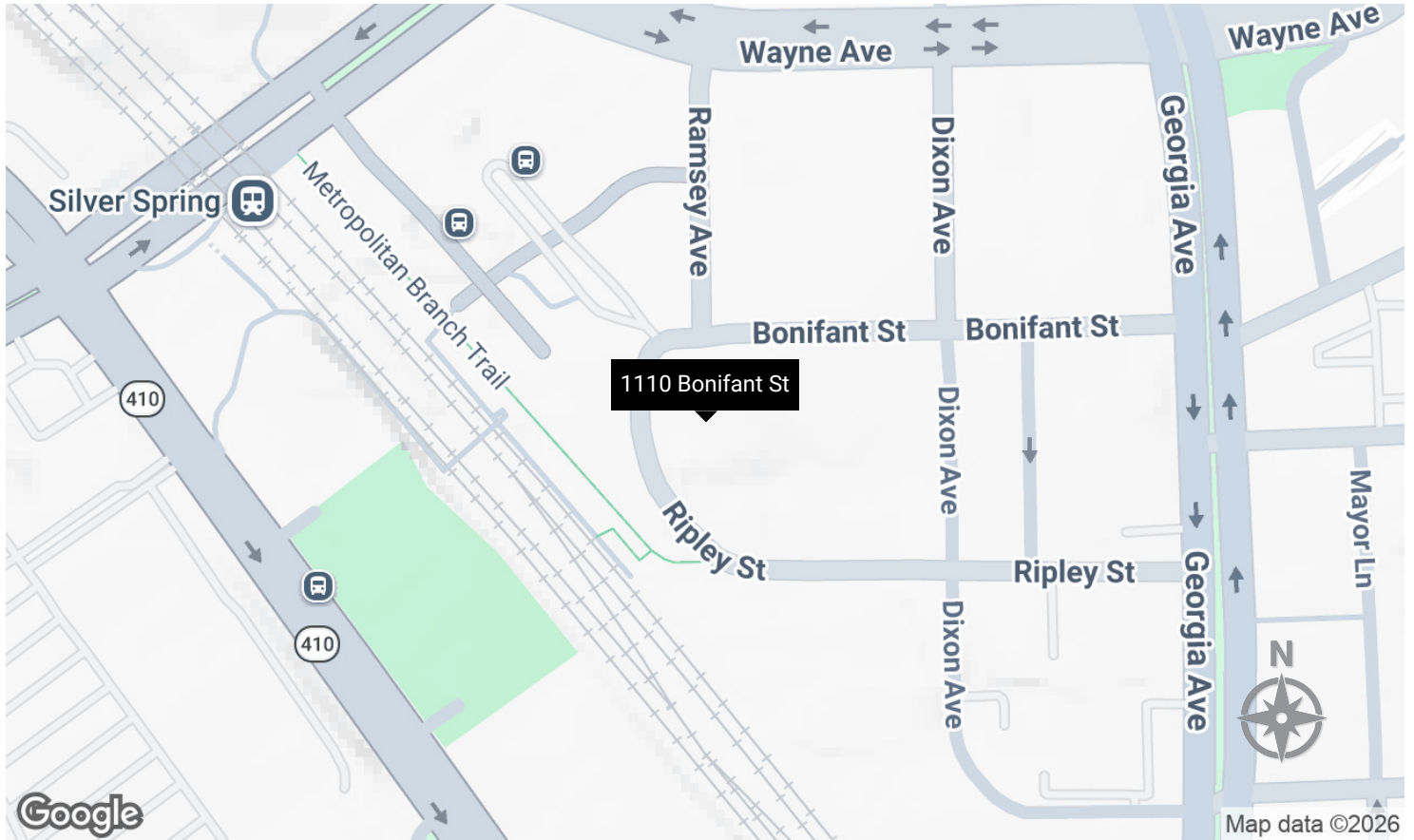
Suite 415 - Private Offices



POPULATION	0.3 MILES	1 MILE	5 MILES
Total Population	9,575	40,771	633,801
Average Age	37	39	39
Average Age (Male)	37	38	38
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	0.3 MILES	1 MILE	5 MILES
Total Households	5,850	20,264	245,748
# of Persons per HH	1.6	2	2.6
Average HH Income	\$112,412	\$144,603	\$158,672
Average House Value	\$478,421	\$676,186	\$774,136

2020 American Community Survey (ACS)



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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