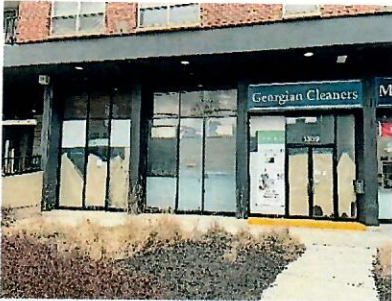


Larry Rosen

Commercial & Investment
Realty Associates, LLC



1309 Fenwick Lane - Exterior



Arrive Apartments



8735 First Ave. – Exterior view and interior view.

8735 First Ave. & 1309 Fenwick Ln.

Street Level- RETAIL SPACES – For Lease

Silver Spring, Md. 20910

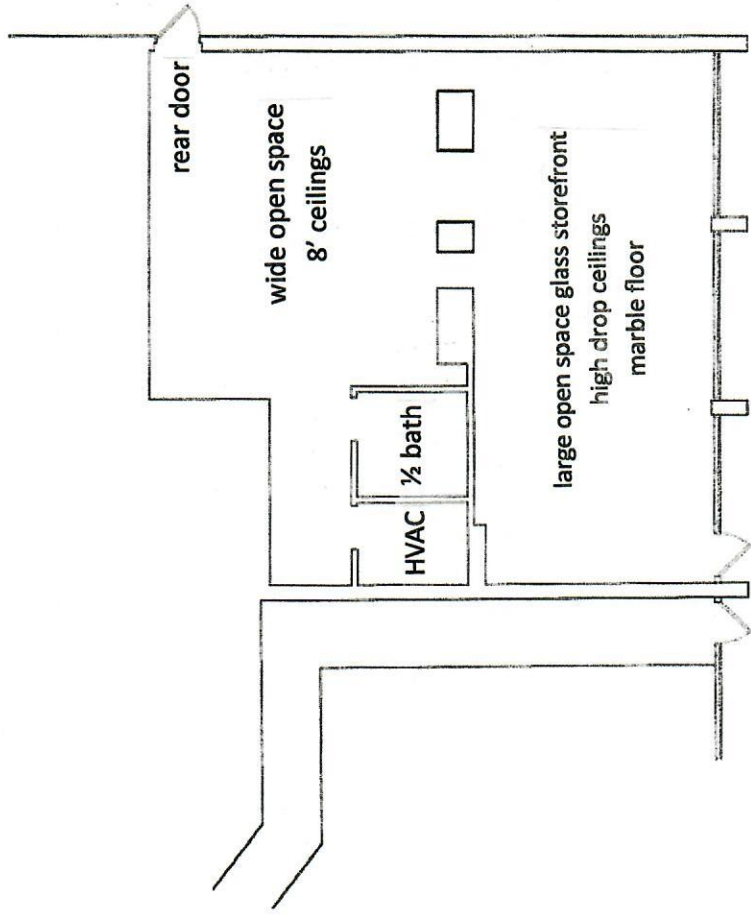
8735 First Avenue is 1,399 s.f. (RETAIL) Turn key space ready to move into. Space has a very high drop ceiling and lights along the front, drywall walls & insulation, separate HVAC system / ductwork, half bathroom, utility sink and rear door. Large retail signage box exists otop the space facing First Ave. Immediate delivery. Only \$27 p.s.f. or \$3,150 / month, plus utilities/cleaning.

1309 Fenwick Lane (SERVICE or RETAIL SPACE) is 1,375 s.f. \$42 p.s.f. or \$4,812 per month. Previous tenant submitted plans to the county and started building out a spa but did not complete the work. This space is ideal for a spa or other retail or personal service uses. Retail signage otop front door. Space has fully glass retail storefront and last tenant's plan was to construct a spa with 4 massage rooms, 2 half bathrooms, +/- 10 treatment stations, reception and waiting area on main level and a break lounge and office on the mezzanine level. There is a front and rear door.

Lease Term Long term leases preferred.

Join our current tenants/Parking: Arrive Silver Spring is a 15-story apartment building containing +/- 1,200 residents. The retail tenants are 7/11, Atlantic Shop, Silva Shoe Repair, Deli-Beer-Wine, City Place Dental, Indique Hair, Taco Restaurant, Kumon Learning Center. Street metered parking surrounds building with a County garage on Fenwick Lane and across Georgia Avenue.

This information was furnished to us by sources we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
Subject to correction of errors, omissions changes of price, prior sale or lease or withdrawal from the market without notice.



8735 First Avenue 1,399 s.f.

ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION Measure Up Corp. BUILDING MEASUREMENT SPECIALISTS www.MeasureUpCorp.com	DATE: 02-25-2021 SHEET: 6 OF 17	Drawn By:	FL-00
	AREA CHART State 8735 1,389 SF	N	

Ground Floor - Retail

8750 Georgia Ave, Silver Springs, MD

1309 FENWICK LN. PLANNED DESIGN FROM PREVIOUS TENANT

