

8403 Colesville Road, Silver Spring, MD

PLUG & PLAY SHARED SUITE



FURNISHED PRIVATE OFFICES

From \$750/mo

1-10 offices available · Full-service rate

Plug & play private offices



Furnished



High-speed WiFi



Move-in ready



Terms from 6 months

Right-sized for small and mid-size firms — walk in, plug in, get to work.

Offering highlights



OFFICES

1-10 furnished



RATE

From \$750, full service



TERMS

From 6 months



FREE RENT

Up to 2 months*



POSSESSION

Move-in ready

**2 free months on a one-year term · 1 free month on a six-month term.*

Full-service rate — utilities & administrative costs included.



**EMISSARY
REALTY**

Tenant Representation · Leasing

FOR ADDITIONAL INFORMATION

Todd Sherbacow

202.251.5159 · Todd@emissaryrealty.com

Henry Frankel

202.341.3212 · Henry@suitematters.com

PROFESSIONALLY MANAGED BY



Suite Matters

One accountable partner
for everything inside your
suite.

Floor plan



Space attributes

- | | |
|--------------------------------|--------------------------------|
| 1-10 furnished private offices | Reception |
| 1-17 workstations | Large & small conference rooms |
| Collaboration areas | Work room |
| Storage & supply | Pantry & breakroom |
| High-speed WiFi | Tenants' lounge |

A look inside



PRIVATE OFFICE



WINDOW OFFICE



OPEN WORK AREA



PANTRY



Plug & play

FURNISHED · WIFI · MOVE-IN
READY



CONFERENCE



TEAM OFFICE



LOUNGE



12TH-FLOOR VIEWS



**EMISSARY
REALTY**

Tenant Representation · Leasing

FOR ADDITIONAL INFORMATION

Todd Sherbacow

202.251.5159 · Todd@emissaryrealty.com

Henry Frankel

202.341.3212 · Henry@suitematters.com

PROFESSIONALLY MANAGED BY



Suite Matters

One accountable partner
for everything inside your
suite.

The plug & play difference

25%

below co-working rates

2×

the size of a typical co-work suite

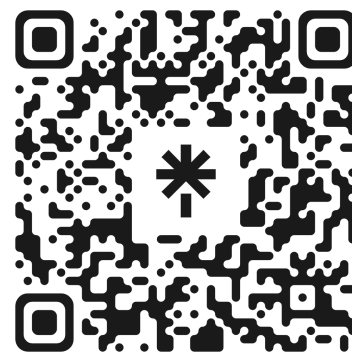
	8403 Colesville	Traditional lease	Co-working
Buildout	None — walk in	Months of construction	None
Furniture	Included	You purchase	Included
IT & WiFi	Ready day one	You install	Included
Commitment	From 6 months	5–10 years	Premium for flexibility
Monthly cost	From \$750 / office	Base rent + utilities	Market rate
Office size	Nearly 2× a co-work suite	Varies	Compact

Two firms, one partner. Leased by Emissary Realty · professionally managed by Suite Matters — one accountable partner instead of a dozen vendors, backed by 75+ years of combined leasing and office-management experience.



Schedule a tour

Scan to explore the space



- 3D online tour
- Video flythrough
- Website

Prefer in person?

Tours by appointment — call
Todd or Henry

Todd · **202.251.5159**

Henry · **202.341.3212**

*Furnished private offices from
\$750/mo, full service.*



**EMISSARY
REALTY**

Tenant Representation · Leasing

FOR ADDITIONAL INFORMATION

Todd Sherbacow

202.251.5159 · Todd@emissaryrealty.com

Henry Frankel

202.341.3212 · Henry@suitematters.com

PROFESSIONALLY MANAGED BY



Suite Matters

One accountable partner
for everything inside your
suite.